

CITY OF NORMAN, OK HISTORIC DISTRICT COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069 Monday, September 09, 2024 at 5:30 PM

AGENDA

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

ROLL CALL

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS: HISTORIC DISTRICT COMMISSION MEETING OF AUGUST 5, 2024.

CERTIFICATE OF APPROPRIATENESS REQUESTS

- 2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A RECOMMENDATION OF THE PRAIRIE HOUSE NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP) LOCATED AT 550 48TH AVENUE NE, NORMAN, OKLAHOMA.
- 3. (HD 24-17) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 904 CLASSEN BOULEVARD FOR THE FOLLOWING MODIFICATIONS: a) EXPOSE AND RESTORE FRONT PORCH COLUMNS; b) INSTALL SKIRT ON FRONT AND SIDE OF THE HOUSE; c) REPLACE WINDOWS WITH COMPOSITE WINDOWS ON THE EAST AND NORTH SIDES OF THE HOUSE.
- 4. (HD 24-18) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 505 CHAUTAUQUA AVENUE FOR THE FOLLOWING: A) DEMOLITION OF EXISTING GARAGE; B) CONSTRUCTION OF NEW HOUSE WITH AN ATTACHED GARAGE AND AN ACCESSORY DWELLING UNIT; C) INSTALLATION OF WROUGHT IRON OR ALUMINUM-CLAD FRENCH DOORS; D) APPLICATION OF PROPOSED EXTERIOR MATERIAL.

REPORTS/UPDATES

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

DISCUSSION

MISCELLANEOUS COMMENTS

ADJOURNMENT





CITY OF NORMAN, OK HISTORIC DISTRICT COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069 Monday, August 05, 2024 at 5:30 PM

MINUTES

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, on the 5th day of August, 2024, at 5:30 p.m., and notice of the agenda of the meeting were posted at the Norman Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

Chair Michael Zorba called the meeting to order at 5:32 p.m.

ROLL CALL

PRESENT
Taber Halford
Sarah Brewer
Karen Thurston
Barrett Williamson
Susan Ford
Michael Zorba
Jo Ann Dysart
Gregory Heiser

ABSENT Mitch Baroff

STAFF PRESENT

Anais Starr, Historic Preservation Officer, Planner II Jeanne Snider, Assistant City Attorney Whitney Kline, Admin Tech III

GUESTS PRESENT

Mack Caldwell, 701/703 S. Lahoma Ave., Norman, OK Greg Jungman, 642 S. Lahoma Ave., Norman, OK Lauri Kearns, 715 S. Lahoma Ave., Norman, OK Blake Hart, 702 S. Lahoma Ave., Norman, OK Brittani Beaver, 505 Chautauqua Ave., Norman, OK Owen Love, 3101 Venice Ct., Norman, OK

MINUTES

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

HISTORIC DISTRICT COMMISSION MEETING MINUTES OF JULY 1, 2024.

Motion by Jo Ann Dysart to approve the minutes from the Historic District Commission meetile of July 1, 2024; **Second** by Sarah Brewer.

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

CERTIFICATE OF APPROPRIATENESS REQUESTS

2. (HD 24-11) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE INSTALLATION OF A 6' WOOD FENCE IN THE SIDE YARD FOR THE PROPERTY LOCATED AT 702 S LAHOMA AVENUE.

Motion by Taber Halford to approve (HD 24-11) installation of a 6' wood fence in the side yard of the property, as submitted; **Second** by Sarah Brewer.

Anais Starr presented the staff report:

- Anais Starr stated that the applicant is requesting a 6' wood fence for privacy and security reasons. Ms. Starr also explained that this house is currently occupied by the Alpha Sigma Phi fraternity.
- Taber Halford asked if a front facing fence needs to have spacing in it or can it be solid
 per the Guidelines. Ms. Starr responded that the Guidelines states it can be a wood fence
 without any restrictions on design. Furthermore, she pointed that the Guidelines indicate
 a fence should not obscure the historic structure.

Blake Hart, Applicant, discussed the item:

- Blake Hart explained that the 6' fence would hide the AC units located along the side of the house, would provide privacy and security, and would help buffer noise. Mr. Hart also stated that they decided to propose wood since it was the least expensive option available.
- Commissioners gave feedback on other options that would not address those concerns and would not be a 6' wood fence. Some of those options were wrought iron fence with hedges or more lights and cameras to help with security.

Public comments:

- Mike Coldwell, 701/703 S Lahoma Ave., Norman, OK (Protest)
- Greg Jungman, 642 S. Lahoma Ave., Norman, OK (Protest)
- Lauri Kearns, 715 S. Lahoma Ave., Norman, OK (Protest)

Commission Discussion:

- Taber Halford pointed out that on the Sanborn Map, there are two separate lots.
- Greg Heiser asked for the definition of a side yard. Anais Starr responded that it is from the front edge of the structure to the back edge of the structure.
- Commissioners discussed the options including landscaping and temporary tents for events over installing a fence.

Applicant agreed to a postponement of his request.

Motion by Barrett Williamson to postpone (HD 24-11) installation of a 6' wood fence in the side yard of the property to a future time; **Second** by Karen Thurston.

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

Taber Halford recused from this item.

Motion by Barrett Williamson to approve (HD 24-12) installation of a concrete area in the side yard of the property, as submitted; **Second** by Karen Thurston.

Anais Starr presented the staff report:

 Anais Starr explained that the applicant is requesting the installation of a concrete area in the side yard that can be seen from the right of way which requires Commission review.
 Ms. Starr also explained that it meets the zoning ordinance as well as impervious coverage requirements.

Taber Halford, property owner, discussed the item:

• Taber Halford explained that the garage is 16' wide which does not give much room to park two cars so adding this concrete would give a surface in the side yard for his son to utilize the basketball hoop located there.

Commission Discussion

 Commissioners agreed that the additional concrete does not overwhelm the historic structure.

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

FEEDBACK

4. (HD 24-13) FEEDBACK DISCUSSION REGARDING A FUTURE REQUEST TO DEMOLISH THE EXISTING GARAGE AND CONSTRUCT A NEW SINGLE-FAMILY HOUSE WITH AN ACCESSORY DWELLING UNIT FOR THE PROPERTY LOCATED AT 505 CHAUTAUQUA AVENUE.

Anais Starr presented the staff report:

- Anais Starr stated that this is a vacant lot except for the original detached garage in the rear of the property. Ms. Starr explained that the garage is deteriorated, small for a modern day vehicle, and does meet three of the criteria in the Guidelines for demolition.
- Ms. Starr explained that the scale, size, and height of the proposed new structure are all elements that needed review and feedback. Ms. Starr explained some of the main features of the proposed house.

Owen Love, Applicant, and Brittani Beaver, Property Owner, discussed the item:

- Owen Love explained that the original home burned down 50 years ago and that the garage does not currently fit the owner's car.
- Karen Thurston had a few questions regarding the divided lites in the windows. Owen Love explained that the windows will be aluminum-clad wood windows with window pane configurations shown in the renderings.

- Sarah Brewer stated that the private walkway to the front doors should be located frd "
 the front entrance straight out to the public sidewalk as typically seen in the neighborhood
 instead of proposed location between the front door and the driveway..
- Commissioners had a lot of discussion regarding the attached garage but agreed that since it is not visible from the right of way that it would meet the Guidelines as long as the overhead garage door had recessed panels of either wood or composite material.
- The Commissioners did not find that the proposed painted brick was typical material found in the neighborhood and suggested the applicant look at other options such as white brick.
 Applicant stated they would discuss options with the owner to see what other options could give the painted white house look without having to paint the brick.

REPORTS/UPDATES

- 5. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE JULY 1, 2024.
- 549 S Lahoma Property owner must make application for replacement of windows.
- 514 Miller Ave Building permit for deck and pergola issued. Work has not started.
- 904 Classen Ave Work started. Installation of rear porch complete. Siding in progress.
- 607-609 S. Lahoma Owner states they are waiting on the contractor, Restor, to start the windows. Staff has verified.
- 425 Chautauqua Ave Building permit issued and work has started.
- 626 Tulsa St. Work has not started. Owner is considering submitting an amendment to the COA.
- 712 Miller Ave Work has not started.
- 221 Alameda Work completed.
- 423 S Lahoma Building permit issued and work has started.
- 444 College Ave Building permit issued. Work has not started.
- 485 College Ave Work has not started on items issued a COA. Remaining postponed items have been withdrawn.
- 1320 Oklahoma Ave Work has not started.

Administrative Bypass

- 600 Miller Ave Hand rail on front steps
 - 6. DISCUSSION OF PROGRESS REPORT REGARDING FY 2024-2025 CLG GRANT PROJECTS.

PROJECT 1:	Educational Training	\$ 3,000
PROJECT 2:	Memberships Dues for NAPC	\$ 150
PROJECT 3:	Southridge Historic Walking Tour Mobile App	\$ 1,500
PROJECT 4:	Historic Tour App Maintenance	\$ 1,725
PROJECT 5:	(NAPC) Commission Essentials Workshop (Fall 2024)	\$ 4,500
PROJECT 6:	(NAPC) Disaster Planning Workshop (Spring 2025)	\$ 3,500
PROJECT 7:	Quarterly Education Postcard	\$ 1,800
PROJECT 8:	Historic Coloring Book Reprint	\$ 1,700
Total CLG Bud	lget	\$18,375

MISCELLANEOUS COMMENTS

Anais Starr reminded the Commissioners that the nomination for the Prairie House will be on the September 9, 2024 Historic District Meeting.

Ms. Starr also notified the Commissioners about C.A.M.P training that will take place in fall 2024 regarding essentials and spring 2025 regarding disaster preparedness.

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The meeting was adjourned at 8:19 p.m.			
Passed and approved this	_ day of	_ 2024.	
Michael Zerba Historia District Chair			

Michael Zorba, Historic District Chair



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/09/2024

REQUESTER: Anais Starr

PRESENTER: Anais Starr, Historic Preservation Officer, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR

POSTPONEMENT OF A RECOMMENDATION OF THE PRAIRIE HOUSE NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP) LOCATED AT 550 48TH AVENUE NE, NORMAN, OKLAHOMA.

Property Location: Prairie House

550 48th Avenue NE

Owner: Prairie House Trust

Applicant: Prairie House Society

<u>Request:</u> Consideration of approval, rejection, amendment, and/or postponement of a recommendation of the Prairie House nomination to the National Register of Historic Places (NRHP) located at 550 48th Avenue NE, Norman, Oklahoma.

National Register Process

The National Register of Historic Places (NRHP) nomination was submitted by the Prairie House Trust with assistance from the Oklahoma State Historic Preservation Office. The State Historic Preservation Office staff has reviewed the nomination and will place it on the October 17, 2024 State Historic Preservation Commission Meeting agenda for consideration.

The National Park Service is charged with administering the NRHP Program. The Park Service through coordination with the Oklahoma State Historic Preservation Office, requires all nominations to the National Register of Historic Places be reviewed by the Certified Local Government (CLG) Historic District Commission. The Commission is tasked with listening to any comments from the property owner or public regarding the nomination and then making a recommendation for the listing in the National Register of Historic Places.

History

The Prairie House is located in east Norman approximately a half mile north of the intersection of Alameda and 48th Avenue Northeast. The Prairie House, frequently called the Prairie Chicken House by locals, was designed by University of Oklahoma Architecture Professor Herb Greene.

With the assistance of several of his students and a local carpenter the structure was completed in 1961.

Herb Greene was a student at Syracuse University when he transferred to the University of Oklahoma in 1948 to study under Bruce Goff. Goff who was the chair of the University of Oklahoma Architecture program from 1948 to 1955 became an international renowned architect known for his iconic organic designs. Bruce Goff and his disciples, including Herb Greene, became known as the American School at the University of Oklahoma. Herb Greene went on to become a faculty member at the University Of Oklahoma College Of Architecture from 1957 to 1964 continuing to create and influence the modern organic architecture movement. Goff's influence on Greene architecture can be seen in the organic elements found in the Prairie House.

In designing Prairie House, Greene sought to create a structure capitalizing on the sweeping prairie that surrounded it at that time. As stated in the submitted National Register nomination, Greene wanted to design and build "a poetic house" on the prairie. The Prairie House's distinctive architectural elements found throughout the structure's design expresses the unique physical and cultural aspects of its location in Norman. It also reflects the architecture movement developing during the 1950s and 1960s at the University of Oklahoma.

The Prairie House would be Herb Greene's primary residence until 1964 when he took a faculty position at the University of Kentucky. Greene eventually sold the Prairie House in 1968. There were various owners that followed. In 2021 the Prairie House Trust purchased the property with intent to protect, maintain, and restore this significant local, state, and national piece of architecture.

Architecture

The Prairie House has four distinctive elevations. Viewing the structure from the north side of the house, the elevation is a solid vertical wall that terminates on the west end with downward wing walls reminiscent of a prairie chicken wings (picture #0003). The east end of the north elevation terminates in a blunt vertical plane (picture #0007). The winged metal canopy spreads out from the south elevation with a metal support structure extending up to the roof ridge.

The east elevation is half-barrel shaped with a large window filling the second floor elevation. The iconic downward pointing wing walls are located between the second and first floor windows (picture #0009). On the opposite side of the house, the west elevation of the structure is A-frame shaped with windows extending the full-width of the first and second floor elevations (picture #0005).

The organic shapes of the elevation along with the wood sheathing typify the American School style that was emerging from the University of Oklahoma (OU) during the 1950s and 1960s. This architecture style was known for its emphasis on creativity and experimentation as seen in the Prairie House.

Historic/Cultural Significance

Herb Greene played an important part in the development of the American School design developed during the 1950s and 1960s at the University of Oklahoma. The Prairie House is one of only three structures that still remain in Norman designed by Greene during this time period. The Prairie House exemplifies the unique organic architecture designs developing during the American School era at the University of Oklahoma.

Listing the Prairie House in the National Register will highlight this important development period in Norman, Oklahoma while permanently documenting this significant structure.

<u>Action Required</u>: Motion for recommendation for the nomination of the Prairie House to the National Register of Historic Places.

Item 2.

United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

Signature of certifying official/Title: State or Federal agency/bureau or Tribal G In my opinion, the property meets doc criteria. Signature of commenting official:	
State or Federal agency/bureau or Tribal G In my opinion, the property meets doe	overnment
Signature of certifying official/Title:	Date
nationalstatewidelo Applicable National Register Criteria: A B C D	ocal
n my opinion, the property meets does recommend that this property be considered significance:	
hereby certify that this nomination requ he documentation standards for registering proper Places and meets the procedural and professional i	rties in the National Register of Historic requirements set forth in 36 CFR Part 60.
As the designated authority under the National His	storic Preservation Act, as amended,
3. State/Federal Agency Certification	
Location Street & number: 550 48 th AVE NE City or town: Norman State: OK County: Clevelar Not For Publication: Vicinity:	<u>nd</u>
	roperty listing)
Enter "N/A" if property is not part of a multiple p	
Other names/site number: <u>Herb Greene House, Pra</u> Name of related multiple property listing: <u>N/A</u> Enter "N/A" if property is not part of a multiple p	airie Chicken

United States Department of the Interior National Park Service / National Register of Historic Places Registration Form NPS Form 10-900 OMB Control No. 1024-0018 Cleveland County, OK Prairie House County and State Name of Property 4. National Park Service Certification I hereby certify that this property is: ___ entered in the National Register ___ determined eligible for the National Register ___ determined not eligible for the National Register ___ removed from the National Register ___ other (explain:) _____ Signature of the Keeper Date of Action 5. Classification **Ownership of Property** (Check as many boxes as apply.) Private: Public – Local Public - State Public – Federal

District Site

Category of Property (Check only one box.)

Building(s)

Structure

Item 2.

rairie House		Cleveland County, OK
ame of Property		County and State
Number of Resources withi (Do not include previously list		
Contributing1	Noncontributing	buildings
		sites
0		structures
0	6	objects
1	6	Total
6. Function or Use Historic Functions (Enter categories from instructions) DOMESTIC/single dwelling		
Current Functions (Enter categories from instruction VACANT)	ctions.)	

rairie House	Cleveland County, OK		
ame of Property	County and State		
7. Description			
Architectural Classification			
(Enter categories from instructions.)			
OTHER/ORGANIC			
<u> </u>			
Materials: (enter categories from instructions.)			
much mist (effect categories from mistractions.)			

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Principal exterior materials of the property: CEDAR SIDING AND SHINGLES

Summary Paragraph

On the outskirts of Norman, Oklahoma stands an icon of the Organic Style. The 1.5 story, 1,763 square foot "Prairie House," designed by Herb Greene was completed in 1961. Curved in plan and tapered in section, a balloon framed armature supports other more sculptural wood-framed elements, including a vault, furring around windows and decorative "tusks." All this is clad with roll roofing and sheathed with an artistically composed weather layer of wood shingles and boards. A corrugated metal canopy sweeps up the south side of the building and terminates in a pyramidal shape above the main roof. Aside from its sculptural interest, this corrugated metal assembly is at once a carport, entrance marker and a major component in the house's natural ventilation strategy. The house's windows are treated architecturally as voids in the wall, all the better for opening to views of what was a vast prairie setting in 1961. Largely still a rural setting; the surrounding area is composed of open prairie with rural residences dotting the environs. After the Greenes sold the property in 1968, a screen of cedar trees was added to the perimeter of the property. However, it is still possible to appreciate the structure as a sculptural object on a prairie within its own 3.62 acre site. Modifications made to the structure through the years have been minor, with no serious compromise to the original design intent. And although the exterior

Prairie House Cleveland County, OK

Name of Property

County and State

siding of the house has deteriorated significantly, it retains a high level of historic integrity. The interior is missing its first floor finish of cork tile and shag carpet that once covered the stair and second floor - otherwise, the interior is remarkably intact, and retains a majority of its original features. Interior features include an extant concrete and granite paver floor at the Entry, where a dramatic open stair with its distinctive rail of rebar, connects the floors and roof levels. Perhaps most notable is the commitment to cedar boards and shingles as the sole finish materials for walls, ceilings and built-ins throughout the house – all these have survived in good condition and remain with a high level of historic integrity.

The Prairie House was purchased by the Prairie House Trust in December 2021. The Prairie House Preservation Society (PHPS) is a 501(c) 3 nonprofit organization, founded in January of 2022, with a primary mission to restore the property.

Narrative Description

Site and Setting [Photos #0001 and #0002]

The Prairie House is part of what was once the prairie northeast of Norman. Running north-south, 48th Avenue is characterized as a rural two lane road with little traffic, few cross streets, and little development. Instead, it is lined with large swaths of prairie and dotted here and there with a rural house or ranch. When the Prairie House was new, there was no physical or visual barrier between the property and the road or surroundings, the apparent site extending in all directions.

The 3.62-acre lot, once indistinguishable from the adjoining Oklahoma plains, is now framed along the property lines with a dense screen of evergreen trees. Conversely, while the sculptural house once was visible from 48th Avenue and beyond, it is now only visible through an agricultural-style gate of steel pipe. Still, within those cedar tree borders, an authentic representation of the prairie is extant. The gravel drive that comprises the entrance to the site is a straight shot along the south edge of the property, sidling up to, and terminating at the front edge of the house's canopy. The main character of the site is given by the diverse array of naturally occurring native prairie plants. Located along the north edge of the driveway, between the road and the house is original propane tank whose character-defining wood shroud is no longer extant. Other notable site features, though non-historic, include two ponds, a shipping container on a concrete pad, and a stack of old telephone poles.

The house itself, set back about 150 feet from the road, is situated long ways, from east to west, with the entry facing south. When viewed from along the south end of the site, the house still presents itself against a long backdrop of grassland, and conversely, from the north and west edges of the site, the house can be viewed with significant grassland in the foreground. While the vast prairie of the 1960s is somewhat diminished with the planting of cedar trees and the spread of housing, this is still a rural part of central Oklahoma, and the spirit of the prairie is still there.

Prairie House	Cleveland County, OK
Name of Property	County and State

Resources

The house itself is the sole Contributing Resource proposed for this application.

Because the original, still extant propane tank has lost its character-defining wood shroud, it cannot be considered a contributing resource. However, restoration plans include building a replica shroud, as adequate documentation exists to do so. Other non-contributing resources currently on-site include two ponds, a stack of telephone poles, a shipping container on a concrete slab, and a fire pit.

Exterior Description

In plan, the Prairie House is designed in the shape of a pointed ellipse, resembling a leaf or fish – in terms of geometry, a "vesica piscis." Tapered in section, the main balloon-framed wood structure is adorned with tusk-like protuberances and a wing-like metal canopy that shelters the main entrance. The cladding of cedar shingles and rough-sawn boards is mounted over structural wood sheathing, with a weather resistant barrier of black mineral coated roll roofing in between. This wood cladding, dynamically composed over the exterior faces of the building, presents like ruffled feathers or the shaggy pelt of a bison. This biomorphic collage of a house takes its place naturally, organically, upon the landscape.

The wing-like canopy serves as the carport and main entrance to the house, and is constructed of corrugated aluminum and held aloft by a zig-zag shaped steel support structure. This assembly is perched upon a steeply sloped concrete plinth with large granite "paver" insets. [The same floor treatment continues on into the interior Entry space.] As an interesting sidenote, the granite came from the Roosevelt Granite Co. quarry in Snyder, which was operated by the Joyce family, and located on the property where Greene designed the Joyce House residence (1960).

With a total square footage of 1,763 square feet, the two story house is accessible solely from the main entrance, located on the south-facing elevation. The non-original raised panel wood door is flanked by historic side lites and transoms above; the low head height of the canopy provides contrast to the feeling of expansiveness on the interior side of the door.

Windows are oriented for observing sunrise and sunset, and the large west-facing "Eye" window features a panel of deep red textured glass. Windows throughout the house are cleverly stopped in place using concealed aluminum channels and wood strips such that from the inside, the windows have zero frame profile – consequently, they approach the appearance of a literal hole between the interior and exterior. This is one of a few "trick" details in the house that are potentially traceable back to Greene's early experiences with Goff and John Lautner.

Prairie House Cleveland County, OK

Name of Property

County and State

The roof is flat, not visible from the ground, except for a non-original, thin metal edge at the perimeter. Although the recent, non-historic, synthetic white roof membrane has likely prevented untold damage to the original interior, its metal edge has altered the way the top edge of the Prairie House meets the sky. Also visible on the roof is a custom conical rain hood for the plumbing vent, and a metal pyramidal form of corrugated metal that functions to allow roof and natural ventilation access.

South Elevation [Photo #0003]

In the foreground of the south elevation is the wing-like canopy, composed primarily of corrugated aluminum. This canopy protects a steep, ramped plinth, also in the foreground. Swooping up the main surface of the elevation, the corrugated aluminum panels continue above the roof plane, terminating in a pyramidal shaped form. The form, materiality and purpose of the corrugated metal assembly become clearer when one enters the house.

The ramped plinth itself; with granite slabs set in concrete, resembles Carlos Scarpa's arranged terrazzo at enormous scale, and is not unlike Wright's "desert masonry" at Taliesin West in construction technique.

Centered under the canopy and on the main surface of the elevation is a raised panel entry door, which replaces the original flush door evident in the historic photographs [Historic Figure #5]. Also missing is the original screen door, important to the natural ventilation system designed for the house. It was likely custom built for the house as it had a downward pointing trapezoidal opening and appears to be made of the same wood as the house's cladding [Historic Figure #6]. Though the framing is deteriorating, the deep set glass side lites flanking the entry door are still extant; but the large transom lite above the door and side lites is replaced with an acrylic panel, and the original glazing channels and hardware [known to exist from historic photos and architectural drawings] are missing.

The main surface of the south elevation is otherwise devoid of fenestration, yet this is where the most expressive iteration of the "feathered" cedar siding occurs. On the upper westernmost portion of the elevation, the side of a tapered barrel vault form can be seen. Historic Figure #4 illustrates this "vault" element under construction. The vault is clad in cedar shingles and protrudes westward from the second level. This will be discussed in more detail as seen from the west elevation. Springing from the vault is a "tusk" pointing downward and clad in rough-sawn cedar boards. Across the main surface of the exterior wall, the feathered cedar siding is composed in four distinct fan-shaped arrangements, with exposed areas of black roll roofing creating the negative space in between. A break in form at the floor line is emphasized by a rugged shadow line where the bottom edge of the wall boards terminate, overlapping the skirting boards, which continue towards the ground at a more extreme angle. The purpose of the skirting is to enclose the crawl space under the house, so while the pitch of the skirting increases the sculptural aspect of the overall form; it does not negatively impact any functional considerations. At the top edge of the main roof, galvanized metal roof trim, about 2" in profile has been added in conjunction with a roof replacement just prior to acquisition by the Prairie House Trust. As originally constructed, the top ends of the cedar boards simply terminated against the sky.

Prairie House	Cleveland County, OK
Name of Property	County and State

At the top right edge of the elevation, there is a small protuberance that is clad in shingles. It is likely there for purely sculptural reasons, indeed, a construction photo [Historic Figure #5] shows the south elevation without the protuberance in place, and there is nothing apparent in the photo that would have required furring out.

East Elevation [Photo #0005, Continuing Counter-clockwise]

The foremost edge of the east elevation reads as a narrow, vertical triangle. Here is where the tapered form of the building section can be best recognized. And because of the house's unusual plan shape, partial views of the curved south and north elevations are seen obliquely. Appearing somewhat like an opening in a tipi, a full height, triangular area of fenestration serves morning sunshine to the kitchen/dining area on the main level, and the study above at the second level. Included in this fenestrated area are corrugated aluminum flaps to admit natural circulation.

The shingle-clad protuberance discussed in the south elevation narrative can be seen here on the east elevation, at the top left edge of the triangular opening.

The side of the wing-like canopy, its zig-zag supports and ramped plinth can be seen to the south and beyond, figuring heavily into the composition from this vantage point. Also from this vantage, the handling of the upswept canopy edge continuation can be better appreciated as a layer that is pulled away from the main surface of the south wall, not simply overlaid. The ancillary space in between the metal and the primary wall is infilled on the east side with glass. The bottom of the ancillary space, though not visible in elevation is closed off with a glass soffit.

Along the left edge of the triangular fenestration opening the wood wall extends slightly eastward, forming a shallow wing-wall, shading the glass somewhat from the late morning sun. At the sharp leading edge of the wing-wall, copper flashing has been used to complete the weather barrier layer beneath the wood siding. Just nominally visible, the flashing is not really part of the exterior palette of materials – but its presence demonstrates that the technical details of the project were seriously considered.

North Elevation [Photo #0007, Continuing Counter-clockwise; see also Photo #0008]

Just east of elevation center are two windows, serving bedrooms. These windows are paired together and treated like portals in their exterior presentation. [The portals are better seen in photo #0008.] They are afforded the portal-like depth from a bulge in the main surface of the wall. The bulge appears to be furred out over the surface of the structural framing - not evident on the interior of the building – it's only purpose seems to be creating visual depth in the wall around the fenestration. Once again, the ventilation flaps are present under the vision glass. The easternmost flap is missing its corrugated aluminum skin. The outer wing walls formed by the portal openings are finished in shingles and capped with vertical boards between the windows. The more or less vertical boards that form the finish of the primary wall surface above the portal extend somewhat past the soffit above the windows. From the inside, this helps strengthen the illusion that the window is a literal opening to the outdoors.

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The "cascading rivulet of more-or less horizontal boards" discussed on the east elevation appears here again, on the east edge of the elevation, and directly adjacent to its right is a medium sized, fan shaped array of boards. Starting at about ¼ the way across the width of the elevation, there are a couple of courses of shorter, more or less vertical boards along the top of the house. These begin a gradual transition to the more lively shingled form of the west-facing Vault, and the second tusk, now also visible. [Also reference Photo #0008.]

The boards on this side are otherwise quite orderly by comparison with the rest of the house.

West Elevation [Photo #0009, Going Counter-clockwise]

The west side is one of the more stunning views of the house. Completing the enclosure on the west end of the vault is a large, arched window called the "eye." The vault, with its eye, is straddled by the two decorative tusks while the expressive form of the carport in the background extends out to the south.

The eye, with its large expanse of vision glass, affords a view from the living room on the second floor. From the exterior elevation vantage point, on the right side of the eye, there is a triangular pane of deep red textured glass joined to the vision glass with an aluminum mullion. Though not currently functioning, the red pane was once operable for natural ventilation. The eye is hooded by the vault, shading the glass from the early afternoon sun. The front edge of the hood tapers to a thin edge and is clad in a coursed array of shingles. Below the eye, is a tapered horizontal projection that, together with the vault hood, completes a rim around the eye. Extending from the lower corners of this rim are the two tusks, in the form of downward pointing cones, clad in a combination of shingles and boards. As can be seen more readily in Photos 0008 and 0010, the tusks blend together with the vault, which in turn, blends into the main armature of the house. Historic Figure #4 provides good insight into how this transition was accomplished.

Centered below the eye, the first floor window seen on this elevation serves the master bedroom. Because the vault extends westward beyond the limits of the first floor, the shingle-finished soffit beneath it shades this bedroom window, which is also flanked by angled wing walls, finished in shingles. The soffit and the wing walls together form a deep portal that shades the glass. The wing walls also taper in plan to the left and right of the window opening, blending them into the main armature of the house. Below the bedroom window, the original ventilation flap remains, though its corrugated aluminum sheathing is missing.

Beyond, and to the south, the metal entrance canopy can be seen again.

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Naturally, the windows, especially when viewed from the interior, are the best place to appreciate that the architect has finished the surfaces in the same materials, inside and out. This together with the zero sightline edge details increase the sensation that the interior and exterior spaces flow together. And by pairing the west glazing with the space to end the day with family, the architect shows great sensitivity in the connection between family and nature¹.

Landscaping [Photos #0011 – 0015]

Originally, the house was landscaped "only by grass and native wild flowers." Mary Greene later planted some trees after settling into the house, as she felt the need for more privacy. Subsequently, other trees have volunteered or have been intentionally planted, certainly the opaque curtain of cedars at the perimeter of the property were not part of the original state of the site. Neither of the ponds on the site is original to the project and consequently listed as non-contributing resources. The small pond west of the house has actually caused damage to the ramped canopy plinth and recommendations from the Historic Structures Report recommend removing at least the small pond.

The origin of the telephone pole stack is unknown, but is not original to the project. The shipping container at the east edge of the lot, near the large pond, is also a later addition to the site and is currently being used for storage. Neither original is the concrete slab the shipping container sits upon. The Fire Pit known, though it has been skillfully crafted of uniformly sized igneous rocks, is listed here as non-contributing because it is not known to have been present during the house's period of significance.

Interior Description [Photos #0016-0024]

From the Entry, all the main areas of the house can be directly accessed – upon entering the house, to the right is the kitchen and adjoining dining area. From there it is possible to continue on through all three bedrooms, arranged in a suite, or returning to the Entry, the Master Bedroom or the pair of children's bedrooms can be accessed directly. Situated betwixt the bedrooms is the sole bathroom in the house, arranged in the "Jack and Jill" style, it is accessible from the Master Bedroom and from the children's bedrooms. The children's bedrooms feature a three-way operable wall that allows privacy, but can be opened to enlarge a shared activity area for the children.

Returning to the Entry, the curved stair with its rebar railing dramatically sweeps up to the second level where the Living Room and Study are located. While these two functions are housed in a single, arc shaped plan, the belly of the curve and built-in storage closets serve to loosely define the areas from one another. While the Study features a thin, triangular east-facing window and a storage space for art supplies, the living area features a large, arched "eye"

¹Greene, Herb, Mind and Image: An Essay on Art and Architecture (Lexington, University Press of Kentucky, 1976)

² Ruggles, Connie. "Life in a Greene House." Sooner Magazine. September 1, 1961

³ Conversation with Herb Greene

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window, from which the surrounding landscape can be admired from a raised platform. Though missing its padded upholstery, it is large enough for four to five people to gather comfortably. At the lower left area of the window is a triangular section of textured red glass. Continuing back to the railing that overlooks the entry, one can continue up a very narrow stair that extends to the roof.

This dramatic stair provides access for opening or closing the roof door, which functions as the exhaust flap for the house's seminal passive cooling system. Naturally, a screen door is included for insect control.

The house's ventilation system is essentially a solar chimney, the vertical metal sweeping up the south wall of the house is allowed to transmit enough of the sun's heat to engage the "stack effect" setting up a convective air path, rising up to exit the screen door on the roof while pulling cooler air in through the ventilation flaps which are found below most of the house's windows.

Alterations

Examining the Prairie House and its surroundings reveals deviations from the original construction plans and subsequent modifications and rehabilitation efforts by new owners. Changes encompass interior materials, detailing, roof replacement, and exterior landscaping, reflecting evolving tastes and needs. Despite various alterations, none have caused irreversible damage or significant endangerment to the house. Noteworthy modifications include changes in flooring, counter materials, a fireplace addition, glass substitution with Plexiglas, and replacing the original roof. The most conspicuous alteration involves the prairie itself, transformed by introducing trees, rocks, and water features, affecting the site's water flow.

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8. S	tatement of Significance	
	cable National Register Criteria "x" in one or more boxes for the criteria qualifying the property for the criteria qualifying the criteria qualifying the criteria qualifying the property for the criteria qualifying the criteria q	or National Register
	A. Property is associated with events that have made a significal broad patterns of our history.	nt contribution to the
	B. Property is associated with the lives of persons significant in	our past.
X	C. Property embodies the distinctive characteristics of a type, po- construction or represents the work of a master, or possesses or represents a significant and distinguishable entity whose conditional distinction.	high artistic values,
	D. Property has yielded, or is likely to yield, information impor- history.	tant in prehistory or
	ria Considerations a "x" in all the boxes that apply.)	
	A. Owned by a religious institution or used for religious purpos	es
	B. Removed from its original location	
	C. A birthplace or grave	
	D. A cemetery	
	E. A reconstructed building, object, or structure	
	F. A commemorative property	
	G. Less than 50 years old or achieving significance within the p	ast 50 years

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Areas of Significance	
(Enter categories from instructions.)	
Architecture	
D 1 1 CC 10"	
Period of Significance 1961 – 1968	
1701 – 1700	
Significant Dates	
<u>_1961</u>	
Significant Person	
(Complete only if Criterion B is marked above.)	
	
Cultural Affiliation	
Architect/Builder	
Herb Greene	
11010 0100110	

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Prairie House is eligible for the National Register under Criterion C: Architecture. It is significant at a state level because it is an iconic embodiment of Organic architecture within the context of the Modern Movement, a testament to Greene's innovative design philosophy. Greene's influence, especially as it is embodied in the Prairie House can be seen also on both a national and international level as evidenced in the work of related Organic or "American School" architects such as Mickey Muenig and Bart Prince - and with respect to the Hungarian "Living Architecture" movement in which the work of Green and Goff is frequently referenced. Greene only designed six buildings in Oklahoma and each is distinctive and significant in their own right.

The period from 1961 to 1968 encompasses the time when Greene owned the house and was thus in control of its condition and maintaining the design vision for the property. Subsequent owners made unsympathetic alterations to the house's interior; altered its setting by digging ponds and planting a thick border of trees at the perimeter and allowed it to fall into disrepair.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Background

Norman, Oklahoma is the third most populous city in the state, with a population of 128,026 as of the 2020 census. Established during the Land Run of 1889, Norman was named after Abner Norman, the initial land surveyor, and was incorporated in 1891. By 1902, Norman had developed a downtown district with essential businesses, and its population grew to 3,700 by 1913, aided by the extension of the Oklahoma Railway Company's streetcar line.

Pre-statehood, early city leaders took aim to attract the territory's first institute of higher learning, leaving it to other communities to slug it out over the state capital location. It paid off-the University of Oklahoma, founded in 1890, remains a central institution in Norman, the largest driver of the city's economy. With an enrollment of over 32,000 students, the University of Oklahoma is the state's largest university, imparting a significant higher education presence to the city of Norman.

Roughly coinciding with the construction of the Prairie House, the completion of Interstate 35 in 1959 began to change the complexion of development in Norman, spurring its growth as a bedroom community for Oklahoma City. The population surged from 33,412 in 1960 to 52,117

⁴ Broi, Vincenzo, "Imre Makovecz: A Natural Architect," *Trieste Contemporanea*, September 1998 https://www.triestecontemporanea.it/BroiE.htm Accessed June 7, 2024

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by the end of the decade. Continued expansion in the 21st century saw the population rise to 128,026 in 2020.

Context and Early History

Meanwhile, Herb Greene was finishing up his studies at OU, studying under and working for the inimitable Bruce Goff, who chaired the Architecture program from 1948-55. Greene also works over his 1950 and 1951 summer breaks for John Lautner in Los Angeles, and graduated from OU in 1953. Afterwards, he works for Houston architect Joseph Krakower, before returning to Norman in 1957 to join the faculty at OU. Though Goff is now gone, the "American School" era of free thought and creativity continues. Among Greene's goals for his professorship, he wanted "to contribute to the imaginative side of the University of Oklahoma department of architecture" and to pursue his love of painting and collage. During his appointment, he designed and built his first significant project in Oklahoma:

The Prairie House (1960-1961), on the outskirts of Norman, was built with the help of a local carpenter and Greene's students at OU. Greene's residence, which also housed his painting/design studio, drew widespread acclaim after Julius Shulman, "The recorder of American Modernism," published photographs of the home in the 1961 issue of Life magazine. Some consider the Prairie House one of the most coherent embodiments of the Organic architecture exemplified by Bruce Goff and his followers.

Greene's art and architecture follow Goff's perspective that Organic design synthesizes all visual and performing arts and should accommodate "people, place, time, materials and spirit." In his practice and pedagogy, Greene posed non-conformist inquiries into what architecture can be. When he embarked on the Prairie House design, he intended to "build something that would be poetic at the time. A poetic house out on the prairie." The Prairie House design manifested a new spatial imaginary unthinkable in 1960. Greene was successful in his endeavor to build a house that is also a poem, and, in the process, he developed a unique approach to design in which architectural form is capable of expressing feeling, cultural memory, regional history, symbol, and a relationship to the surrounding environment.

Relevant People

Herb Greene, designer of the Prairie House was an architecture student at Syracuse University when he read about the program at the University of Oklahoma [OU] under the leadership of Bruce Goff. Soon thereafter, Greene left Syracuse and moved to Norman, Oklahoma. There he studied under and worked for Goff on some of his masterpieces, including the Bavinger House, NRIS Ref# 01001354. While studying at OU, Greene spent the summers of 1950 and 1951 in Los Angeles working for Wright protégé John Lautner. And after graduating in 1953, Greene began practice in Houston, first at an office, then launching out on his own. In 1957 he returned to the Norman campus as a faculty member and remained until 1964. Though Goff was no longer at the College of Architecture, the "American School" era of free thought and creativity continued under Greene and other like-minded individuals.

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Greene retained ownership of the house when he and his family moved to Kentucky where he began an appointment at the University of Kentucky College of Architecture. They rented out the house, at one point to a fraternity. But in 1968, the Greenes sold the house, marking the end of its period of significance.

During Greene's appointment at OU, he designed and built the Prairie House with the help of a local carpenter and his students⁵. The project is an early example of a true design-build program. This "American School" notion, in which the designers have direct hands-on involvement with the construction, made it possible to pull off such an unusual project without exhaustive drawings. The house was not inexpensive - it was constructed for about \$25,000⁶ at a time when the median cost of a house in Oklahoma was \$7,900⁷.

While famed architectural photographer Julius Shulman was in Norman photographing Goff's Bavinger House, he heard about Greene's creation and went to see it. Shulman ended up staying with the Greenes for three days, sleeping on the window lounge upholstered platform in the Living Room and photographing the house. Shulman showed the photos to his contact at Life magazine, and the house was published there in 1961.

Architectural Significance

The home and Greene's legacy as an educator, architect, writer and artist, is not only significant to OU and the history of Organic design, but also to architectural pedagogy on an international scale. The Prairie House was profiled in the exhibition catalog and installation, "Renegades: Bruce Goff and the American School of Architecture," at the Fred Jones Jr, Museum of Art and the coinciding OU history of architecture curriculum. The unique structure and visionary design philosophy of the home serves as a source of inspiration across disciplines and remains significantly relevant to material culture discourse and design research/studio programs.

Norman became the center of an Organic design movement at the University of Oklahoma (OU) during the 40-60s. This period of Organic modernism, now referred to as the American School, encompasses the design pedagogy and architecture of Bruce Goff, Herb Greene and other midcentury alumni from the OU School of Architecture. The Prairie House and related archival materials, now in the University's collection, inspire an appreciation and desire to protect local heritage by showcasing the rich history embedded in the built environment of Oklahoma. A deep understanding of regional modern architecture encompasses an awareness of Norman's social history: from the Native American histories of the land, the settlement and founding of the City of Norman during the Land Run of 1889, the complicated history of Norman as a sundown town, and finally to the deterioration and loss of American School sites within Oklahoma. The destruction of American School masterworks like Goff's Bavinger House, 1955, underscores the importance of preserving the Prairie House.

⁵ "Skeleton of Christmas Future." The Norman Transcript. Norman. July 10, 1960. (Newspapers.com)

⁶ "New Homes Wacky and Staid." Life Magazine. November 24, 1961

⁷ United States Census https://www2.census.gov/programs-surveys/decennial/tables/time-series/coh-values/values-unadj.txt Accessed June 7, 2024

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Greene built the house in the spirit of educational collaboration, giving his own OU students the experience of working on the original construction of the Prairie House. Greene's art and architecture follows in the footsteps of Goff's perspective that Organic design synthesizes all of the visual and performing arts and should accommodate "people, place, time, materials and spirit". Under the leadership of Bruce Goff (1904-82), Herb Greene (b. 1929), Mendel Glickman (1895-1967), OU faculty developed a curriculum that emphasized individual creativity, organic forms, and experimentation. At the current age of 94, Greene is the only living member of the University of Oklahoma American School faculty and the Prairie House is one of only three buildings still standing in Norman from this significant era in Oklahoma history.

The Prairie House is an early example, as is Goff's Bavinger House, of a design-build program, intended to enrich local community through direct hands-on involvement of architecture students and faculty. The Prairie House is a testament to Goff and Greene's pedagogy—an experimental, resourceful and contextual approach to architecture that draws from interdisciplinary influences ranging from the visual arts, music, dance, literature, regional history/culture, and philosophical traditions. It is an architectural work that has come to represent an overlooked history of the Modern era.

Conclusion

The Prairie House, situated four miles east of downtown Norman, is sited within the cross timbers ecosystem which extends through central Oklahoma. While the vast prairie of the 1960s is somewhat diminished with the planting of cedar trees and spread of farm properties, this is still a very rural part of central Oklahoma, and the spirit of the prairie is still there. The design pays homage to the distinct characteristics of the site by promoting regional reflection and ecological awareness.

Greene's architectural vision, rooted in Goff's Organic design principles, sought to synthesize various arts and respond to the elements of "people, place, time, materials, and spirit." His non-conformist approach to architecture posed thought-provoking inquiries, leading him to conceive the Prairie House as a poetic creation on the vast prairie landscape, a spatial manifestation unimaginable in the 1960s. Successful in his endeavor, Greene crafted not just a dwelling but a poetic masterpiece, developing an innovative design approach where architectural form becomes a conduit for expressing emotion, cultural memory, regional history, symbolism, and a profound connection to the surrounding environment.

Eligible for listing on the National Register under Criterion C, Architecture, the Prairie House embodies a historical lineage of the American School of Architecture which emerged from the University of Oklahoma in the 1950s and 60s. The cultural importance of the home to Norman, OK, and abroad, inspires a current day fascination with Greene. His ties to Bruce Goff, Frank Lloyd Wright and John Lautner situate the house as an iconic example of Organic Modernism, which has sparked curiosity and imaginations internationally since the 1960s. The site's rarity

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within the Organic design movement perpetuates a continued interest for the general public, modern architecture circles, and across the arts and humanities fields of discipline.

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10. Geographical Da	ata			
Acreage of Propert	y 3.62 [Cleveland	County Assessor]		
Use either the UTM	system or latitude/l	ongitude coordinates		
Latitude/Longitude Datum if other than V (enter coordinates to	WGS84:	_		
1. Latitude: -97.3710	057	Longitude: 35.224758		
2. Latitude:		Longitude:		
3. Latitude:		Longitude:		
4. Latitude:		Longitude:		
Or UTM References Datum (indicated on NAD 1927 o		983		
1. Zone:	Easting:	Northing	g:	
2. Zone:	Easting:	Northing	g:	
3. Zone:	Easting:	Northing	g:	
4. Zone:	Easting:	Northing	j.	

Prairie House Cleveland C	
Name of Property	County and State

Verbal Boundary Description (Describe the boundaries of the property.)

26-9-2W 3.616 AC PRT SE/4 BEG NE/C S350' W450' N350' E450' POB

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include all the land historically associated with the Prairie House.

11. Form Prepared By

name/title:	Michael Hoffner, AIA, Architect; on	behalf of
organization:	Prairie House Preservation Society	
street & number:	235 Edgemere CT	
city or town:	Oklahoma City state: OK	zip code: <u>73118</u>
<u>e-mail</u>	michael@hoffnerdesignstudio.com	
telephone:	405 625 2131	
date:	June 10, 2024	

Additional Documentation

Submit the following items with the completed form:

- Maps: A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- Additional items: (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Prairie House Cleveland County, OK

Name of Property

County and State

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Prairie House

City or Vicinity: Norman

County: Cleveland County State: Oklahoma

Photographer: Michael Hoffner, AIA

Date Photographed: May 28, 2024

Description of Photograph(s) and number, include description of view indicating direction of camera:

Number	Subject	Direction
0001	Context view along 48 th , peeking into site	Northwest
0002	View at driveway, approaching house	West
0003	South facing elevation.	North
0004	South facing elevation [Left], east facing elevation [Right].	Northwest
0005	East facing elevation.	West
0006	East facing elevation [Left] and north facing elevation [Right].	Southwest
0007	North facing elevation.	South
0008	North facing elevation [Left], west facing elevation [Right]	Southeast
0009	West facing elevation.	East

Prairie House Cleveland County, OK

Name of Property

County and State

Name of P	roperty	County and State
0010	West facing elevation [Left], south facing elevation [Right]	Northeast
0011	Location of non-extant historic wood shroud at extant historic propane tank.	North
0012	Non-historic Small Pond	Northeast
0013	Non-historic Large Pond	Northeast
0014	Power pole stack	Northwest
0015	Shipping container on concrete slab.	Northeast
0016	Interior View from Entry Looking up the Stair	West
0017	Interior View from Second Level Looking up Roof Stair	East
0018	Interior View from Second Floor Looking at Solar Chimney	South
0019	Interior View from Roof Stair Looking at Roof Screen Door	East
0020	Interior View from Second Level Looking at Living Room	West
0021	Kitchen Looking from Family Room	South
0022	Kitchen Looking from Family Room	South
0023	Bedroom Looking at Closet	East
0024	Between Bedrooms Looking at 3-Way Folding Doors	South

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 - 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

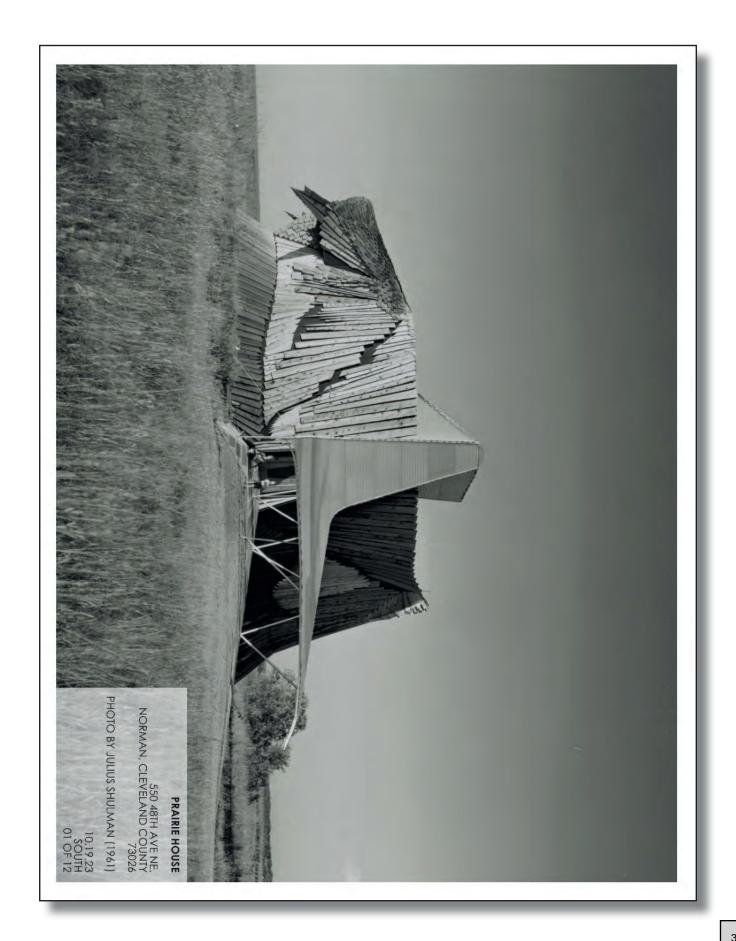
Tier 4 – 280 hours

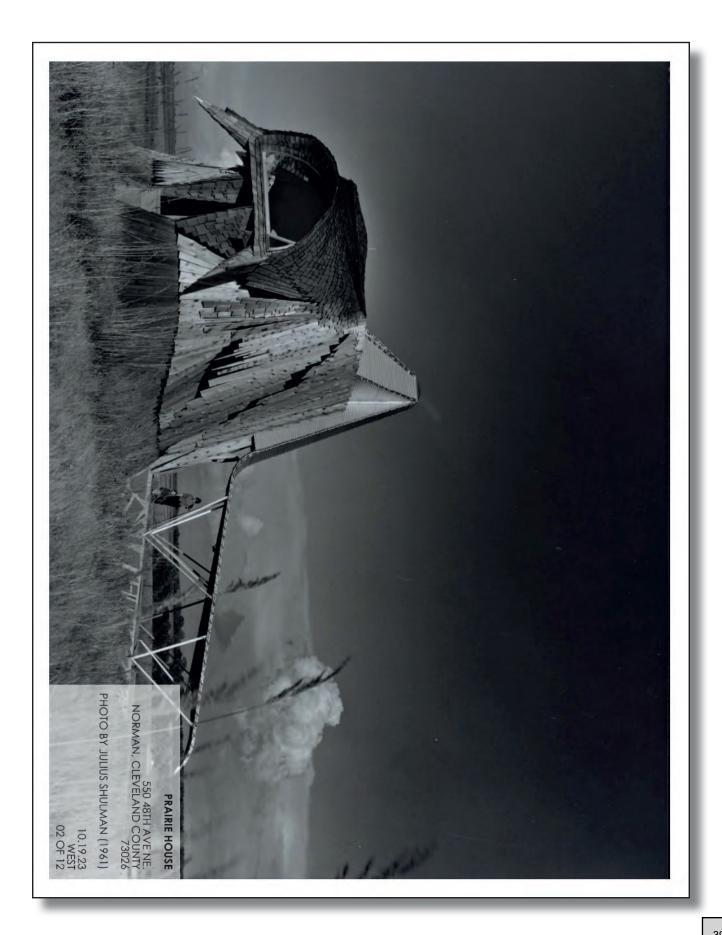
The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Sections 9-end page 25

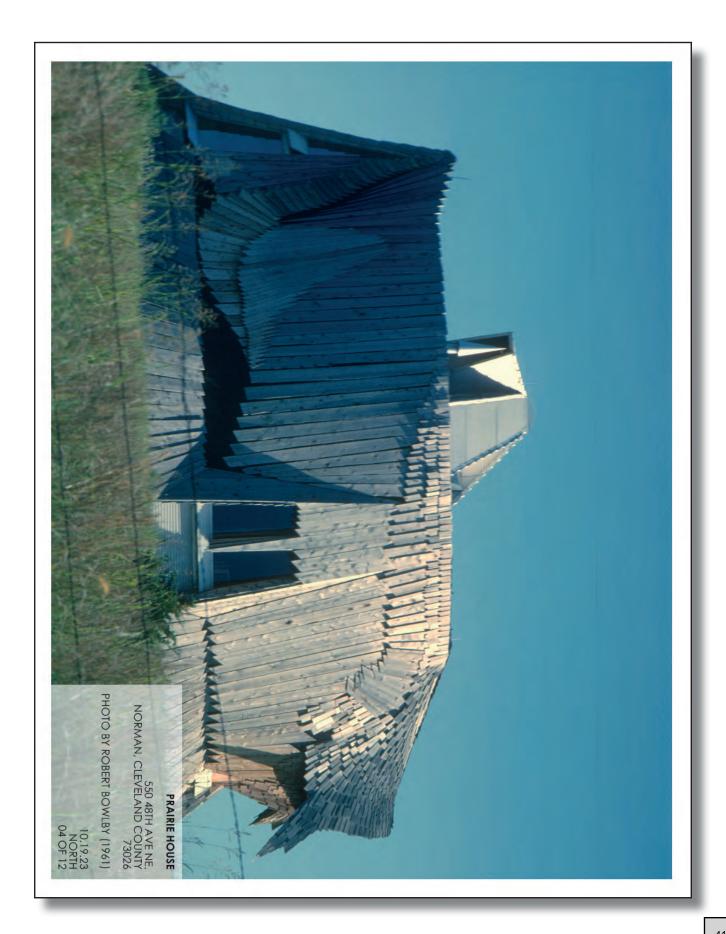
CLEAR FORM		
HISTORIC PRESERVATION RESOURCE IDENTIFICATION FORM		
PLEASE TYPE ALL DATA IN UPPERCASE - FIELDS IN RED ARE REQUIRED		
1. PROPERTY NAME: Prairie House		
2. RESOURCE NAME: Prairie House		
3. ADDRESS: 550 48th Ave.		
4. CITY: Norman 5. VICINITY:		
6. COUNTY NAME: CLEVELAND		
7. LOT: 8. BLOCK: 9. PLAT NAME:		
10. SECTION: 26 11. TOWNSHIP: 9 12. RANGE: 2W		
13. LATITUDE (NORTH): (ENTER AS: "dd.dddddd") N 35.2251		
14. LONGITUDE (WEST): (ENTER AS: "-dd.dddddd") W -97.37096		
15. UTM ZONE: 16. NORTHINGS: 17. EASTINGS:		
18. RESOURCE TYPE: BUILDING		
19. HISTORIC FUNCTION: SINGLE DWELLING		
20. CURRENT FUNCTION: ORGANIZATIONAL		
21. AREA OF SIGNIFICANCE, PRIMARY: ARCHITECTURE		
22. AREA OF SIGNIFICANCE, SECONDARY:		
23. DESCRIPTION OF SIGNIFICANCE: The Prairie House is significant due to its unique architectural style. Greene's personal home was a fresh freestyle approach to the organic movement in architecture championed by Frank Lloyd Wright and Bruce Goff. 24. DOCUMENTATION RESOURCE:		
25. NAME OF PREPARER: Shane D. Hood		
59. SURVEY PROJECT NO ✓ 26. PROJECT NAME: Prairie House DOE		
27. DATE OF PREPARATION: 10.25.2023 28. PHOTOGRAPHS yes		
29. YEAR: 2023		

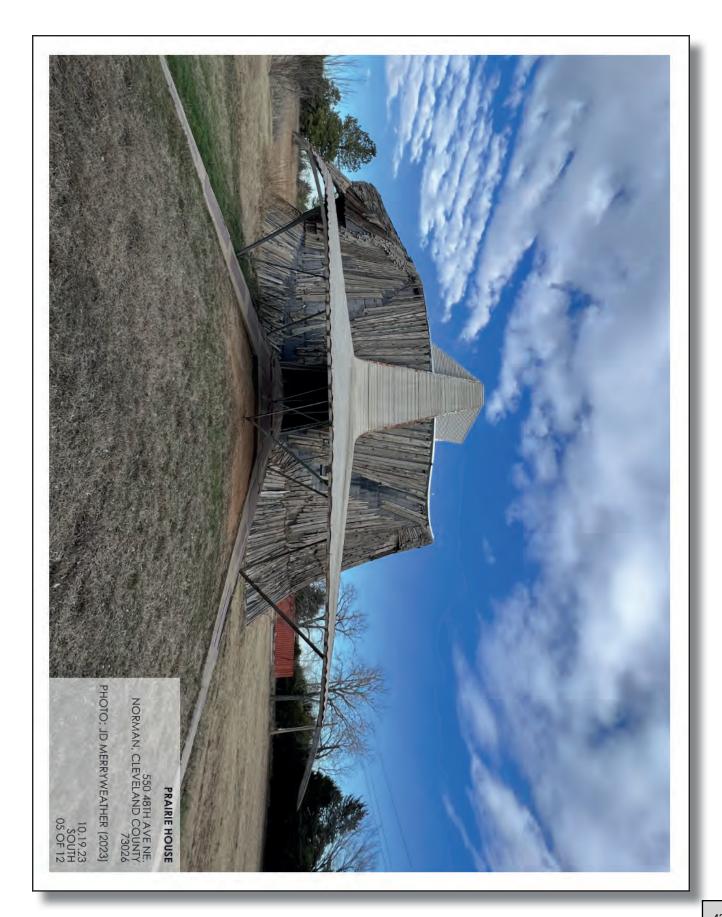
30. ARCHITECT/BUILDER: Herb	Greene
31. YEAR BUILT: 1961	
32. ORIGINAL SITE: yes	33. DATE MOVED: na
34. FROM WHERE: na	35. ACCESSIBLE: YES
36. ARCHITECTURAL STYLE:	MODERN MOVEMENT
37. OTHER ARCHITECTURAL STYL	E: Organic
38. FOUNDATION MATERIAL:	CONCRETE
39. ROOF TYPE: FLAT	▼ 40. ROOF MATERIAL: SYNTHETICS
41. WALL MATERIAL, PRIMARY:	WOOD
42. WALL MATERIAL, SECONDARY:	
43. WINDOW TYPE: FIXED	▼ 44. WINDOW MATERIAL: ALUMINUM
45. DOOR TYPE: SLAB	▼ 46. DOOR MATERIAL: WOOD
47. EXTERIOR FEATURES: Roug	h sawn cedar siding and shingles, corrugate aluminum carport, stone p
48. INTERIOR FEATURES: rough	n sawn cedar siding and shingles, rebar hand railing, stone entry area
49. DECORATIVE DETAILS: reba	ar handrail, organic cedar siding and shingles, red colored glass, alumin
50. CONDITION OF RESOURCE:	FAIR (SOMEWHAT IN NEED OF MAINTENANCE)
51. DESCRIPTION OF RESOURCE: 52. COMMENTS: nono	The home is an organic style home from the modern movement, built in 1961 the exterior has an undualting skin clad in cedar rough-sawn siding and shingles with a prominent aluminum awnir that rises to a point above the home.
53. ATTACH LOCATION MAP	
	ER: NO
54. LISTED ON NATIONAL REGISTI	
54. LISTED ON NATIONAL REGISTI 55. NATIONAL REGISTER ENTRY:	





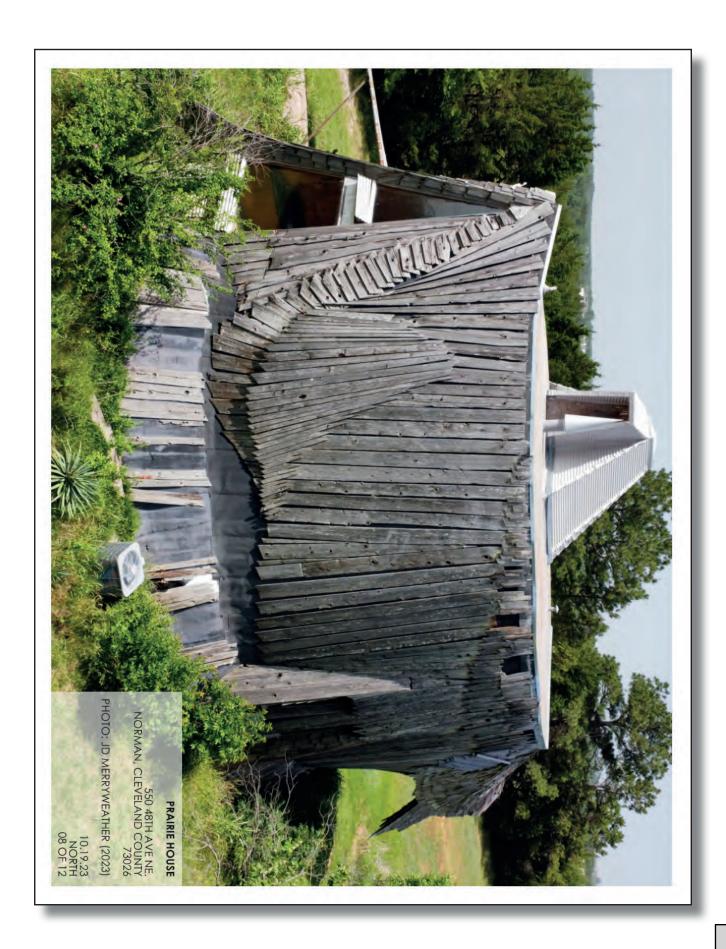


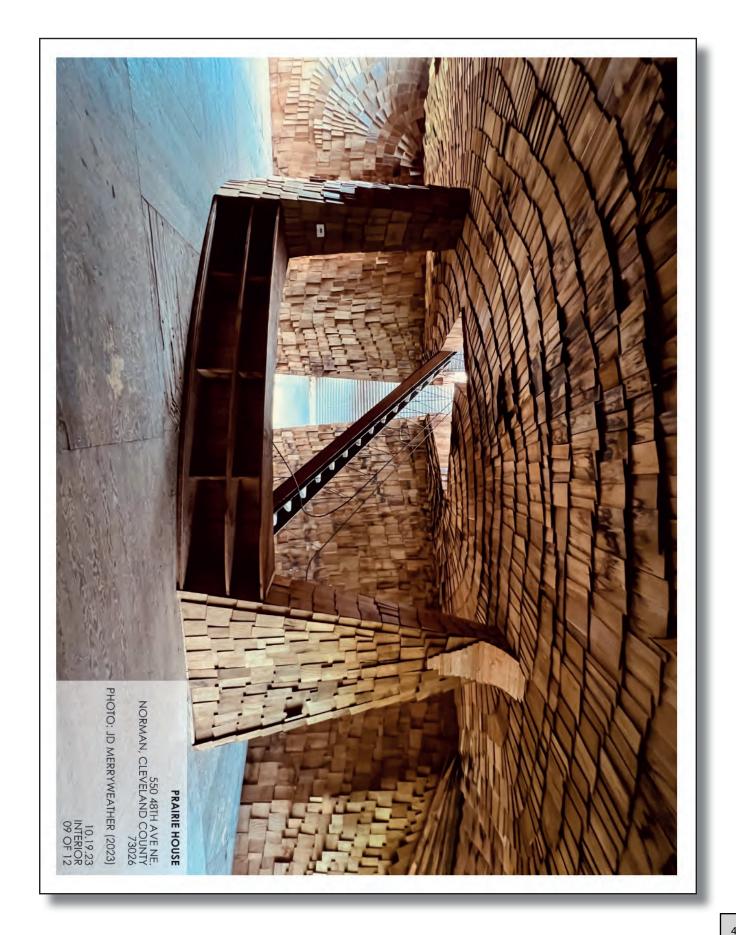


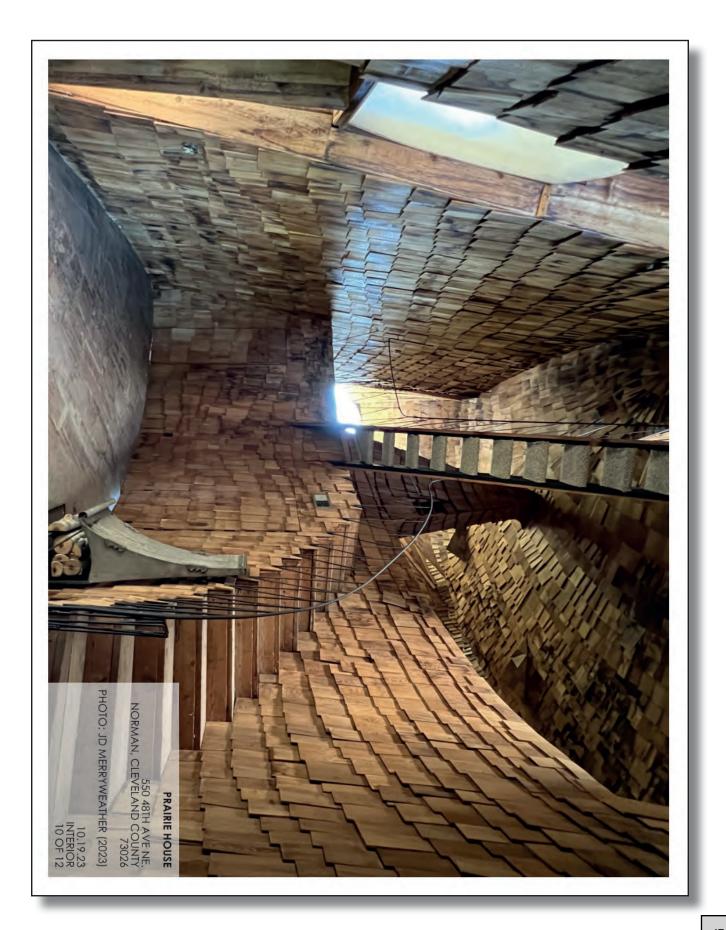




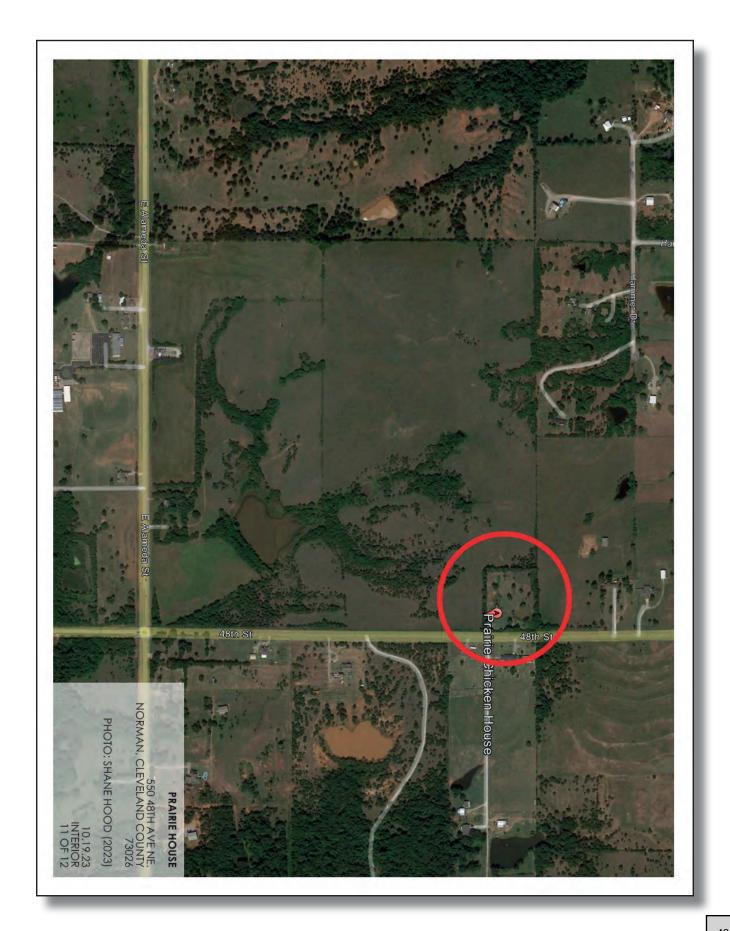














October 31, 2023

Shane D. Hood W Design Architecture and Interiors 608 East 3rd Street Tulsa, OK 74120

RE: <u>Herb Greene House (aka Prairie House, Prairie Chicken), 550 48th Avenue NE, Norman, Cleveland County</u>

Dear Mr. Hood,

Thank you for your submission. Based on the materials provided and a review of our files, it is our opinion that the referenced property is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C as an excellent example of Organic architecture designed by Herb Greene.

The National Register nomination form is available from our office. It is formatted utilizing Microsoft Word software and is available at https://www.okhistory.org/shpo/forms. If you would like a copy of the necessary forms, please let me know via email.

Preparing a successful nomination can be a difficult task for those inexperienced in nomination preparation. Information regarding consultants capable of assisting with the nomination can be found at https://www.okhistory.org/shpo/consultants. We also have many examples of nominations prepared by non-professionals, sometimes in collaboration with our office. For your reference, I have enclosed the Oklahoma National Register Nomination and Request for Formal Determination of Eligibility Manual as well as the National Register form for the Joyce House in vicinity of Snyder, Kiowa County, which was listed in 2012. For more information on submittal requirements, visit https://www.okhistory.org/shpo/nominationrequirements.htm.

Please do not hesitate to contact me at 405-522-4479 or at matthew.pearce@history.ok.gov if you have any questions. Thank you for your interest in Oklahoma's historic and architectural heritage.

Sincerely,

Matthew Pearce, Ph.D.

National Register of Historic Places Coordinator

Enclosures

800 Nazih Zuhdi Drive, Oklahoma City, OK 73105-7917 405-521-6249 | Fax 405-522-0816 | www.okhistory.org/shpo





CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/09/2024

REQUESTER: Ryan Hauser

PRESENTER: Anais Starr, Historic Preservation Officer, Planner II

ITEM TITLE: (HD 24-17) CONSIDERATION OF APPROVAL, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 904 CLASSEN BOULEVARD FOR THE FOLLOWING MODIFICATIONS: a) EXPOSE AND RESTORE FRONT PORCH COLUMNS; b) INSTALL SKIRT ON FRONT AND SIDE OF THE HOUSE; c) REPLACE WINDOWS WITH COMPOSITE WINDOWS ON THE EAST AND NORTH SIDES OF

THE HOUSE.

<u>Property Location</u> 904 Classen Boulevard

District Miller Historic District

Owner/Applicant Ryan Hauser

Request (HD 24-17) Consideration of approval, rejection, amendment,

and/or postponement of Certificate of Appropriateness request for property located at 904 Classen Boulevard for the following

modifications:

a) Expose and restore front porch columns;

- b) Install skirt on front and north side of the house;
- c) Replace windows with composite or aluminum-clad windows on the east and north sides of the house.

Property History

Historical Information

2004 Miller Historic District Nomination Survey Information:

Ca. 1913. Bungalow/Craftsman. This non-contributing, one-story, aluminum-sided, single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood hung windows are twelve-over-one and one-over-one. The wood door is glazed paneled. The wraparound porch has been enclosed on the north side with one-over-one windows and aluminum siding. The remaining partial porch has aluminum-sided walls and an aluminum-sided column supporting the south side of the porch roof. There is a decorative concrete block, interior,

slope chimney on the north side, a gabled dormer with a single rectangular window on the front and a rear screened porch. Decorative details include gable returns and double and triple windows. The building is noncontributing due to a loss of integrity.

Sanborn Insurance Maps

The primary structure is shown in its present location on the 1925 and 1944 Sanborn Maps. The existing accessory structure in its current configuration is not shown on either map, indicating that the structure was erected sometime after 1944.

Previous Actions

August 6, 2001 - A COA was granted for the installation of rear yard fence.

September 9, 2002 - A COA was granted for the installation of a swimming pool.

March 6, 2006 - A COA was granted for the installation of French doors on the accessory structure.

October 6, 2008 - A COA was granted for the replacement of an overhead garage door in the accessory structure.

September 11, 2017 - A COA was granted for the exterior modification of an existing accessory structure and the addition of a pergola. This work was not installed.

January 3, 2022 – A COA was granted for the modification of an existing accessory structure and replacement of metal and vinyl siding with fiber cement siding of the house. The request for the replacement of windows on the north side was postponed, pending additional information from applicant.

May 10, 2023 – A COA was granted for the removal of a secondary front door and for the addition of wooden brackets on front gables. The request for the replacement of all the windows on the house with aluminum-clad wood windows and for the restoration of porch columns on the front of the house were postponed to allow the applicant to revise his submittal. The request to install a new front door and side lights was denied.

Project Overview

The property owner, Ryan Hauser, is in the process of replacing the metal and vinyl siding on the house with fiber cement siding as approved by the Commission. Before proceeding with the remainder of the siding installation he is seeking approval to replace windows, install a skirt on the front and north sides of the house, and restore the front porch columns. His application also requests the replacement of the front door and sidelights. This identical request was submitted and denied at the May 10, 2023 meeting. The Historic District Ordinance does not allow an identical request to be re-submitted for review unless there has been a substantive change. This request is not on the agenda for review.

Reference - Historic District Ordinance

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

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

REQUESTS

a) Expose and restore front porch columns; Project Description:

The applicant proposes to remove the half walls enclosing the front porch and restore the existing columns using brick and wood. The applicant is currently in the process of replacing the exterior metal and vinyl siding with fiber cement siding on the house. He is now at the point where siding needs to be installed on the front and north sides of the house. He has done some exploration of the exterior walls and has found the original exterior material is absent from the columns. The applicant proposes to restore the porch with a typical column design found in the Miller District. The proposed front porch column will be a brick base topped with a wood column. The proposed columns for the north side of the house will be brick half-columns. The applicant has submitted drawings to illustrate his proposal to expose and restore the porch columns.

Reference - Preservation Guidelines Exterior Walls 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.
- .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.

Issues and Considerations:

It is apparent from the photos submitted with the application that most of the original materials and features found on the front and northeast sides of the house have been removed in

previous renovations. The applicant believes the restoration of the columns is a practical solution that will also improve the aesthetics of the house. He is proposing to add a brick base topped by a wood column to the existing columns as shown in his submitted drawings.

The Guidelines for Walls and Porches encourage the replacement of missing features. The Historic District Ordinance states alterations to non-contributing houses should only be controlled to the degree necessary to make them compatible with the general atmosphere of the district.

The proposed column design is a typical design found in the Miller Historic District. The proposed brick and wood are compatible with the District.

The Commission will need to determine if the proposal to restore the porch columns on this non-contributing structure is compatible with this house and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-17) Certificate of Appropriateness request for property located at 904 Classen Boulevard for the following modifications: a) Expose and restore front porch columns;

b) Install skirt on front and side of the house; *Project Description:*

The pictures submitted by the applicant show multiple layers of materials on the exterior wall. There is a wood plank base, topped by a layer of tongue and groove boards, layered with cement siding, and finally a layer of metal siding. Once the metal and cement siding is removed it will expose the remaining tongue and groove layer which is not an appropriate exterior wall material.

To address the lack of wall material the applicant is proposing to install a skirt on the front and north sides of the house that will be comprised of either thin brick or wood. The preferred option would be to create a skirt composed of thin brick in a color to match brick columns. The second option would be to install slatted wood planks. The submitted drawing illustrates the proposed skirt.

Reference - Preservation Guidelines

3.16 Guidelines

The Historic District Commission will use following criteria for review of a Certificate of Appropriateness (COA):

- .1 Preserve Original Entrances, Porches, and Balconies. Retain and preserve entrances, porches, and balconies that contribute to the overall historic character of a building, including columns, pilasters, piers, entablatures, balustrades, sidelights, fanlights, transoms, steps, railings, floors, and ceilings.
- **.4 Replace Missing Features**. Replace missing entrance, porch, or balcony features with a new feature based on accurate documentation of the missing original or a new design compatible with the historic character of the building and the district.
- **.6** Avoid Enclosures. It is not appropriate to enclose a front porch or a front balcony.

- .7 Avoid Removing Details. It is not appropriate to remove any detail material associated with entrances and porches, such as graining, beveled glass, or bead board, unless an accurate restoration requires it.
- **.8** Avoid Changes to Primary Façades. It is not appropriate to remove an original entrance or porch or to add a new entrance or porch on a primary façade.
- .9 Avoid False Historical Appearances. Features or details that are introduced to a house shall reflect its style, period, and design. Features shall not create a false historical appearance by reflecting other time periods, styles, or geographic regions of the country.
- **.11 Maintain Wood Elements.** Wood porch floors and columns may require an eventual replacement due to moisture penetration; wood floors and columns shall only be replaced with wood of the same profile and dimension.

Exterior Walls

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.
- .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.

Issues and Considerations:

As stated earlier, tongue and groove wood is not appropriate exterior material and will not provide weatherproofing. The applicant needs to address the lack of appropriate wall material in these two areas and has submitted two options for a skirt: either thin brick or wood planks. The applicant is willing to install whichever material the Commission thinks is appropriate for this house.

A brick skirt is a design element and a compatible material found within the District. Thin brick would be a modern-day material that has not been requested for use in the Historic Districts. However, this is a non-contributing structure that has had many alterations to the exterior, and this material may be appropriate.

While wood is a compatible material with the District, the proposed wood skirt is not typical of the District.

The applicant is open to any other suggestions that would address the wall issue. However, he does believe a brick skirt would be the most aesthetically compatible with this house and the District.

The *Historic District Ordinance* states alterations to non-contributing structures should only be controlled to the degree necessary to make them compatible with the general atmosphere of the District. The *Guidelines for Walls and Porches* encourage replacing missing features based upon evidence of the original construction of a feature or the installation of a feature that is designed similarly to those found in the District.

While it is not clear that there was a skirt originally on this house, the applicant does need to address the lack of wall material. The proposal for thin brick is a practical solution to a difficult issue and will be compatible with the District in design.

The Commission will need to determine if the installation of the proposed skirt on this non-contributing structure is compatible with this house and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-17) Certificate of Appropriateness request for property located at 904 Classen Boulevard for the following modifications: b) Install skirt on front and north side of the house;

c) Replace windows with composite or aluminum-clad windows on the east and north sides of the house.

Project Description:

The applicant would like to replace the deteriorated and mismatched windows that are located on the front and north sides of the house. Currently, there are a variety of window materials and pane configurations. The applicant proposes to replace wood and metal windows with Anderson fiberglass windows. To bring uniformity to the front and northeast sides of the house the applicant is proposing to replace the existing one-over-one windows with six-over-one windows. For the three windows located in the bay window on the north of the house, the applicant proposes to replace the twelve-pane wood windows with replica fiberglass windows. Additionally, the applicant would like to make the windows on the front match by installing windows of the same size. The applicant has provided drawings to illustrate his proposal.

Reference - Preservation Guidelines

Windows

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.

- .5 Replace Only Deteriorated Features. If replacement of a deteriorated window or door feature or details is necessary, replace only the deteriorated feature in-kind rather than the entire unit. Broken sash cords, for example, can be repaired and do not necessitate replacing an entire window. Match the original in design, dimension, placement, and material.
- .7 Window Replacement. An original window that is deteriorated more than 50% and is not repairable may be replaced in-kind if it meets the following:
- a. Shall have a wood exterior, unless replacing a metal casement window.
- b. Light patterns same as the original.
- c. Size and dimension the same as the original.
- d. Double-pane simulated divided lights with wood muntins on the exterior and interior and a shadow bar between the panes may be allowed for windows on the side or rear that are not visible from the street.
- .9 Preserve Original Openings. Do not create new openings in the front or side façades of historic structures. Do not enlarge or diminish existing openings to fit stock window sizes. If new openings are necessary to meet code requirements, they shall be compatible with historic windows for that structure in proportion, shape, location, pattern, size, materials, and details.
- .10 Materials. Wood is allowable for in-kind replacement of windows. Aluminum-clad and metal windows can be considered for the replacement of metal casement windows that are deteriorated on a case-by-case basis. Fiberglass and aluminum—clad windows can be considered on non-contributing resources and on rear elevations not visible from the front right-of-way. Vinyl-clad windows are prohibited for both contributing and non-contributing structures in the historic districts.

Issues and Considerations:

This house has undergone many renovations over the decades and contains a variety of window materials and window pane configurations. Several of the windows on the north side of the structure are wood but are not original to the house as they are part of an addition installed before the property was added to the Miller Historic District. Other windows in the house are metal or vinyl and have various window pane configurations including nine-overnine, six-over-one, and one-over-one. It should be noted that the 2004 Miller Historic District Survey indicates windows at that time included both twelve-over-one and one-over-one pane configurations.

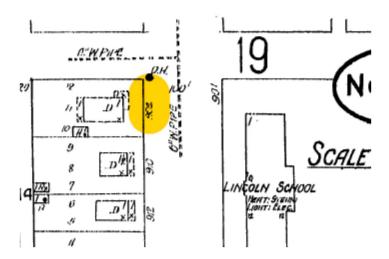
The *Guidelines* allow aluminum-clad and fiberglass windows for non-contributing structures. This structure is a non-contributing structure and the proposed six-over-one windows are pane configurations found in the Miller Historic District.

The Commission would need to determine if the proposed replacement of windows on this non-contributing structure would be compatible with this house and the District as a whole.

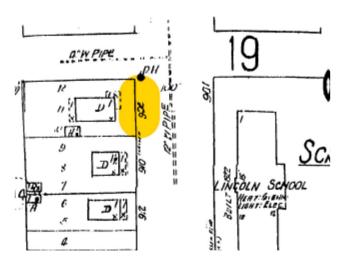
Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-17) Certificate of Appropriateness request for property located at 904 Classen Boulevard for the

following modifications: c) Replace windows with composite or aluminum-clad windows on the east and north sides of the house.



1925 Sanborn Map 904 Classen Blvd



1944 Sanborn Map 904 Classen Blvd

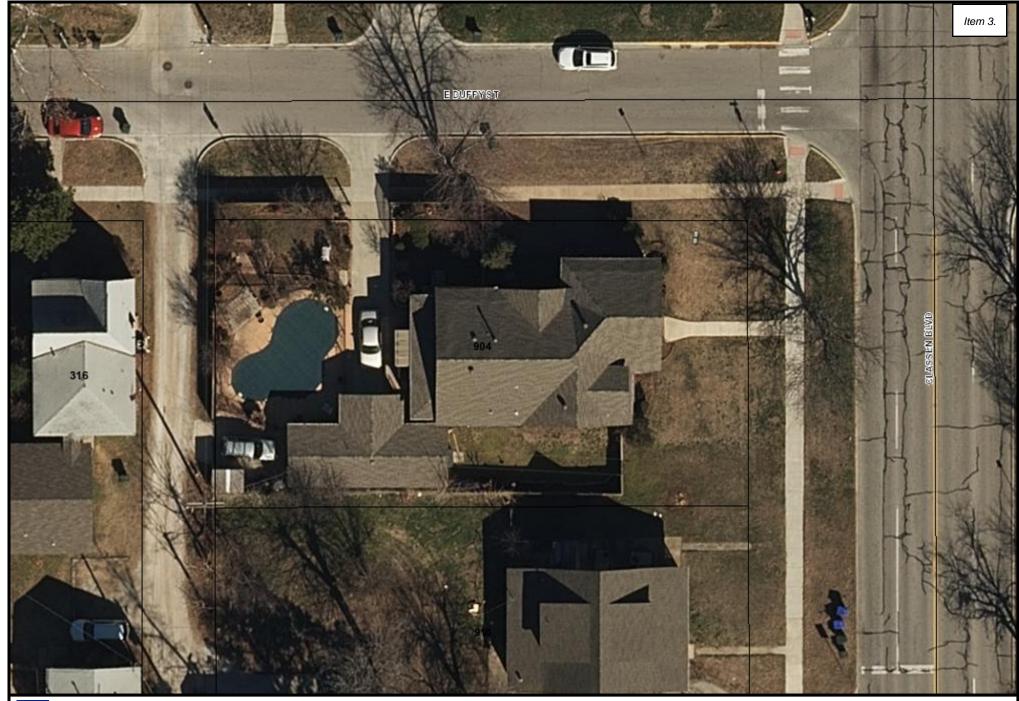
TYPE	ALL ENTRIES.
1.	PROPERTY NAME: NORMAN, OKLAHOMA
2.	RESOURCE NAME:
	ADDRESS: 904 S. Classen Avenue
4.	CITY: NORMAN
5.	VICINITY: YES (yes or no)
6.	COUNTY: CLEVELAND
7.	BLOCK: 14
8.	LOT:
9.	PLAT NAME: Classen-Miller Addition
10.	SECTION: N/A
11.	TOWNSHIP: N/A
12.	RANGE: N/A
13.	RESOURCE TYPE: B Building
14.	HISTORIC FUNCTION: 01A Single dwelling
15.	CURRENT FUNCTION: Same
16.	AREA(S) OF SIGNIFICANCE: 030 Architecture
17.	SIGNIFICANCE: Contributing to the Classen-Miller District
	,
18.	DOCUMENTATION SOURCES: Sanborn Insurance Maps, 1944, 1925
	NAME OF DREPARES. MERCURY UPTGEORY AGGGGGGGGG
19.	NAME OF PREPARER: MEACHAM WEISIGER ASSOCIATES 709 Chautauqua, Norman, Ok. 73069
20.	405 - 321 - 6221 SURVEY PROJECT: CITY OF NORMAN, OKLAHOMA
21.	DATE OF PREPARATION: AUGUST, 1988
))	PHOTOGRAPHS. VES VEAD 1000

BUILE	DING CONSTRUCTION DESCRIPTION:
23.	ARCHITECT/BUILDER:
24.	YEAR BUILT: Ca. 1922
25.	ORIGINAL SITE? Yes DATE MOVEDFROM WHERE
26.	ACCESSIBLE? Yes
27.	ARCHITECTURAL STYLE: 65 Bungalow/Craftsman
28.	FOUNDATION MATERIAL: 65 Quarried concrete
29.	ROOF MATERIAL: 63 Asphalt
30.	WALL MATERIAL: 55 Aluminum
31.	WINDOW TYPE: Double hung, 1/1, 12/1
32.	WINDOW MATERIAL: 20 Wood
33.	DOOR TYPE: Panel/lites/side
34.	DOOR MATERIAL: 20 Wood
35.	EXTERIOR FEATURES: Bay window; recessed porch
36.	INTERIOR FEATURES: N/A
37.	DECORATIVE DETAILS: QA window dormer
38.	CONDITION OF RESOURCE: Fair
39.	DESCRIPTION OF RESOURCE: Present and historic: Gabled roof,
	hipped above front porch; one story with one-half basement;
	chimney center; quarried concrete block porch; original
	square columns covered with siding
	Alterations: Covered with siding Post 1980's
4Ø.	COMMENTS:

42. PLACEMENT:









Map Produced by the City of Norman Geographic Information System Online Mapping Service.

Zoning:

The City of Norman assumes no responsibility for errors or omissions in the information presented.

904 Classen

Scale: 1 " = 25 '

Blk: Lot:



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

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

COA Application Review Process:

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

ltam	3

				Staff Only Use:	non
The City of Norman Historic District Commission			HD Case #		
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)		COA)	Date		
		`		Received by:	
	y relevant building permits must be ity Development Office 405-366-53		or separate		
Address	of Proposed Work:				
Applicar	nt's Contact Information:				
	Applicant's Name:William Ryan	Hauser			
	Applicant's Phone Number(s):405	473-6388			
	Applicant's E-mail address:tengw	ar@me.com			
	Applicant's Address:904 Classen	Blvd.			
	Applicant's relationship to owner:	☐ Contractor ☐ Eng	gineer \square A	Architect	
Owner's	Contact Information: (if differen	t than applicant)			
	Owner's Name:				
	Owner's Phone Number(s):				
	Owner's E-mail:				
Project(s	s) proposed: (List each item of w	ork proposed. Work	not listed h	ere cannot be review	/ed.)
1) Replac	ce front door and sidelights.				
²⁾ Expos	e pillars on closed in front porch	and reframe to inco	rporate the	m into architecture a	ınd buil
3) Build b	orick skirt below closed in porch	on northeast side of	house.		
4) Replac	ce windows with composite wind	ows on the east and	north side	of house.	
Support	ing documents such as project d t page for requirements.)
Authoriz	<u> </u>				
	certify that all statements contained				
	are true to the best of my knowledge complete the changes in accordance				
	ns for such construction. I authorize				
	g and photographing the project for				
	proposal and the completed project				
•	I without prior approval from the His		mmission o	r Historic Preservation	Officer
Property Owner's Signature:William R. Hauser Date:08/13/202			2024		
	licable): I authorize my representati	-	-	• •	
	nt made by my representative rega		be binding	upon me.	
	ed Representative's Printed Named Representative's Signature:	e:		Doto	
AUUTOTIZ	eu nepresentative s signature:			Date:	

	The City of Norman Historic District Commission Certificate of Appropriateness Request Application Checklist				
Supp	orting Documents				
install the ex Prese applic	tisting status as well as the proposed changes. rvation Officer prior to submitting your COA ap	specification sheets all need to clearly illustrate both It recommended that you meet with the Historic plication request to ensure you have a complete not be forwarded for review by the Historic District			
	Documentation of Existing Conditions – Picture 2 existing materials to be replaced or altered mixed and the conditions of the conditions	ctures of the appearance, condition and dimensions ust be submitted.			
	☐ B. Site Plan – Show existing structures and site elements as well as proposed structures and site elements. The following elements should be included on a site plan drawn to scale:				
	 ☐ Buildings, garages, sheds ☐ Fences, walls ☐ Sidewalks, driveways, parking pads ☐ Patios, decks, Swimming pools, etc. ☐ Trees (see F Tree Preservation Plan) Note: Additions and New Structures need to son the site plan. 	show adjacent property structures and site elements			
	Illustration of the proposed materials and deled to illustrate the design, materials, and finish	lesign - Photos, drawings and/or samples must be nes of the proposed work.			
□ D .	Elevation drawings and floor plans indicati	ng existing and proposed features:			
	 □ Exterior materials □ Doors □ Foundation materials, dimensions □ Roof, ridgeline, chimneys 	☐ Architectural Elements☐ Windows☐ Porches, stoops, gutters☐ Steps, ramps, railings			
can be ornam constr	e included on site plan. Show existing large sha nental trees greater than 4" in diameter. Descr ruction needs to be provided. Any trees propos				
□ F.	☐ F. Additional Documents for New Construction or Additions:				
	☐ Streetscape elevation of existing structure and adjacent structures	☐ Floor height of proposed house addition, comparison to adjacent properties			
	☐ Color Photos of site - front, side and rear	☐ Total height of proposed house or addition, comparison to neighboring structures			
	☐ Site Plan to include structures, pavement, trees of subject property and adjacent	☐ Elevation drawings of each façade of proposed house or addition			

☐ Floor Plans

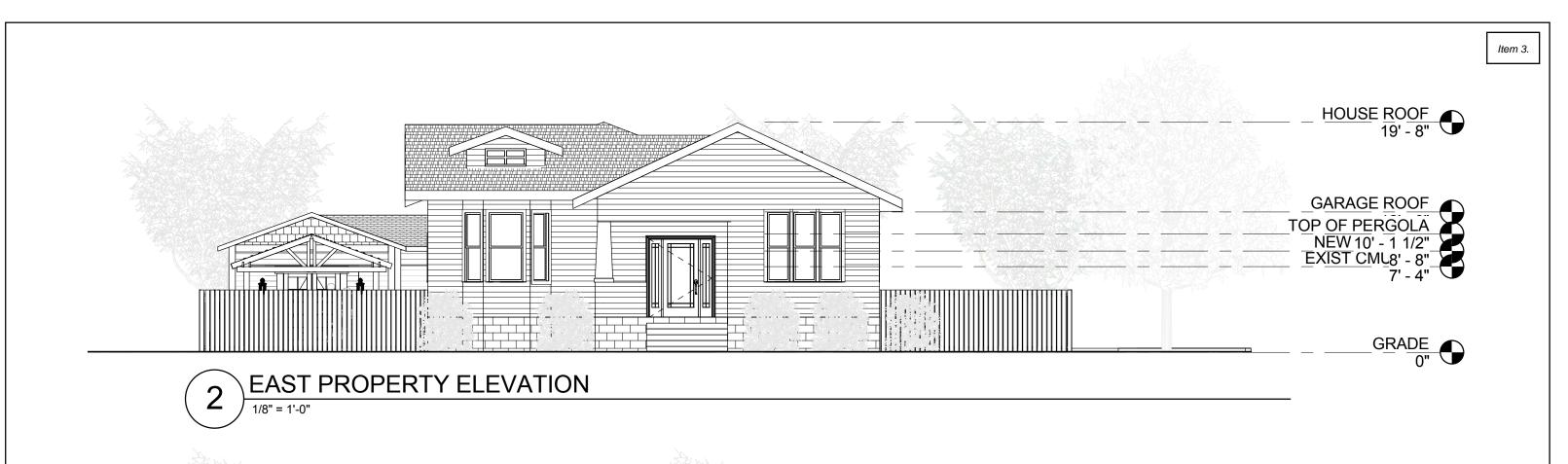
Revised: 11/16/20

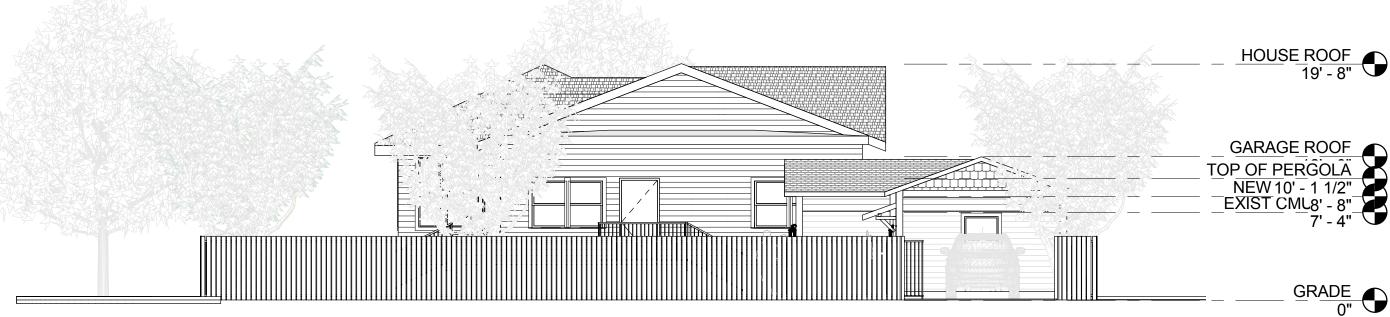
properties

change grades of site

☐ Topographical information if proposing to

AIS







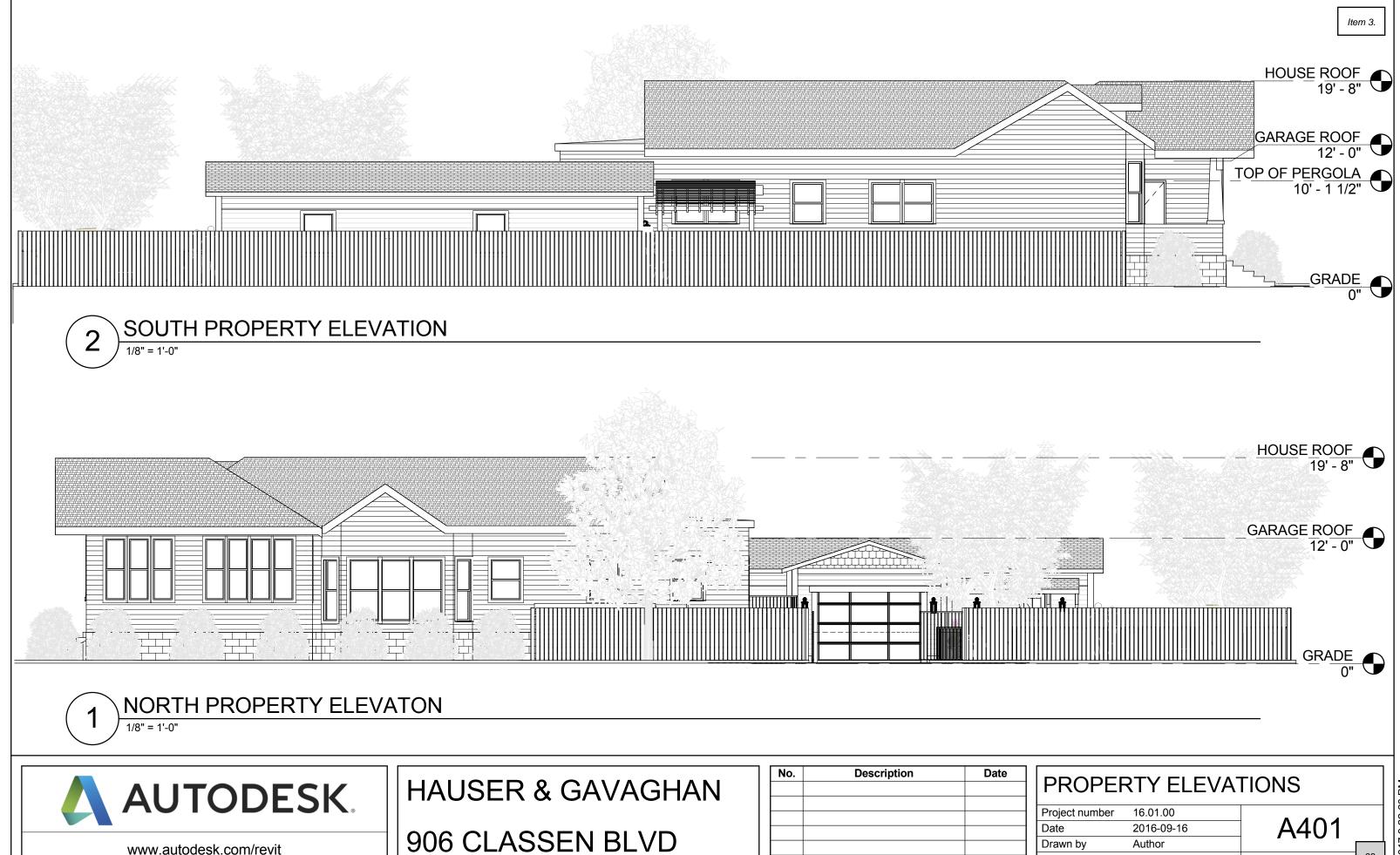


www.autodesk.com/revit

HAUSER & GAVAGHAN 906 CLASSEN BLVD

No.	Description	Date	١.
			F
			[
			(

PROPERTY ELEVATIONS				2
Project number	16.01.00			١
Date	2016-09-16	A402		2
Drawn by	Author	, , , , , ,		5
Checked by	Checker	Scale 1/8" = 1'-0"	67	
				' <u>'</u>



www.autodesk.com/revit

2/7/2017 9:22:20 PM

Scale 1/8" = 1'-0"

Drawn by

Checked by

Author

Checker

THE EXISTING PILLARS WILL BE EXPOSED AND RESTORED AND INCORPORATE INTO THE ARCHITECTURE. THE ENCLOSED PORCH WILL BE REFRAMED TO INTERSECT THE PILLARS.

BRICK OR FAUX BRICK BASES WILL BE BUILT UNDER THE PILLARS TO ADD AESTHETIC AND ARCHITECTURAL INTEREST. SIMILAR BASES WILL BE CONSTRUCTED AT THE TOP OF EACH SIDE OF THE STAIRS. BELOW ARE ROUGH DRAWINGS TO APPROXIMATE THEIR APPEARANCE:





CURRENT PICTURES OF THE ENCLOSED PORCH AND DETAILS OF THE PILLARS:











PICTURES OF A NEARBY HOUSE TO APPROXIMATE THE RENOVATION:









OTHER EXAMPLES:











CURRENTLY, THE SKIRT SURROUND THE PORCH AND CLOSED IN PORCH IS COVERED BY 1.) A LAYER OF ALUMINUM SIDING LAID OVER, 2.) ASBESTOS SHINGLES LAID OVER, 3.) TAR PAPER LAID OVER, 4.)TONGUE TONGUE AND GROVE WOOD PLANKS.

IT IS UNCLEAR WHAT THE ORIGINAL MAKEUP OF THE PORCH SKIRT WAS. THE EXISTING PLANKS WOULD NOT HAVE BEEN WATER PROOF SO IT CAN BE PRESUMED THAT THEY WERE ATTACHED TO SERVE AS THE SURFACE FOR ATTACHING THE ASBESTOS TILES.

ONCE THE ALUMINUM SIDING IS REMOVED FROM THE SKIRT SURROUNDING THE PORCH AND ENCLOSED PORCH, BRICK TILE OR SLATTED WOOD PLANKS WILL REPLACE IT.

BRICK TILE

CEMENT BOARD (DUROCK) WOULD BE ATTACHED TO THE EXISTING WOOD PLANKS. WEATHERED RED BRICK TILE (PICTURED BELOW) WOULD BE LAYED ON THE CEMENT BOARD. ONCE IN PLACE, THE BRICK TILE IS VIRTUALLY INDISTINGUISHABLE FROM THICKER BRICK. THIS APPLICATION WOULD MAKE THE SKIRT WATER PROOF AND WORK AESTHETICALLY WITH THE BRICK BASES FOR THE PILLARS (IF THOSE ARE APPROVED).

SLATTED WOOD PLANKS

SLATTED WOOD PLANKS WOULD BE ATTACHED TO THE EXISTING WOOD STUDS (NOT PICTURED). THE UNDERLYING PLANKS WOULD NEED TO BE REMOVED AND SLATTED WOODEN PLANKS WOULD REPLACE THEM TO ALLOW FOR DRAINAGE AND FOR AIR TO PASS THROUGH.

EITHER OF THESE OPTIONS WOULD BE MORE AESTHETICALLY PLEASING BY CREATING A DEMARKATION BETWEEN THE WALLS OF THE HOUSE AND SKIRT. CURRENTLY THE ALUMINUM SIDING EXTENDS ALL THE WAY TO THE GROUND. THIS ELONGATES THE APPEARANCE OF THE EXTERIOR WALLS AROUND THE PORCH. THIS IS NOT CONSISTENT WITH THE REST OF THE HOUSE WHICH HAS A CLEAR SKIRT DIFFERENTIATING BETWEEN THE WALLS OF THE HOUSE AND THE SUPPORT WALLS.





BELOW ARE PICTURES OF WHAT IS UNDERNEATH THE ALUMINUM SIDING. THERE IS CURRENTLY TONGUE AND GROVE PLANKS OVERLAID BY ASBESTOS SHINGLES AND ALUMINUM SIDING:











BRICK TILE



FEATURES

- Patented web sheeting for enhanced durability
- Pre-fastened brick veneer for quick and easy installation
- Traditional masonry that can be installed where full brick can't.
- · Cuts easily with an angle grinder or wet tile saw
- Perfect spacing every time

SIZE





FIND OUT MORE

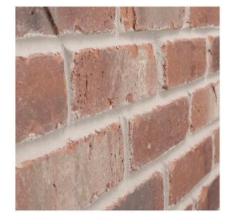














EXISTING WINDOWS WOULD BE REPLACED WITH COMPOSITE WINDOWS (ANDERSON FIBERGLASS WINDOWS) OR, IN THE ALTERNATIVE, ALUMINUM CLAD WINDOWS. ALL STORM WINDOWS WILL BE REMOVED — MANY OF WHICH ARE BROKEN.

THIS HOUSE IS A NON-CONTRIBUTING PROPERTY. WHILE GUIDELINES APPLY, THE GUIDELINES STATE: "FIBERGLASS AND ALUMINUM-CLAD WINDOWS CAN BE CONSIDERED ON NON-CONTRIBUTING RESOURCES..."

CURRENTLY NONE OF THE WINDOWS MATCH IN STYLE OR SIZE AND WERE APPARENTLY INSTALLED AT DIFFERENT TIMES.

THE WINDOWS WOULD BE REPLACED ON THE EAST (FRONT) AND NORTH (DUFFY SIDE) SIDES OF THE HOUSE.

THE ENCLOSED PORCH WINDOWS WOULD BE REPLACED WITH SINGLE HUNG WINDOWS SIMILAR IN SIZE TO EXISTING WINDOWS. WINDOWS THAT CURRENTLY DO NOT HAVE GRIDS WILL BE REPLACED WITH SINGLE HUNG WINDOWS WITH A SIX (6) ABOVE/ONE (1) BELOW GRID PATTERN. WINDOWS WITH EXISTING GRIDS WILL BE FAITHFULLY DUPLICATED WITH THE SAME GRID PATTERNS.

THE CURRENT WINDOWS ON THE ENCLOSED FRONT PORCH ARE OF DIFFERING SIZES AND STYLES. THE WINDOWS WOULD BE MADE UNIFORM IN HEIGHT AND STYLE.

THE WINDOWS THAT HAVE GRIDS CURRENTLY WILL BE FAITHFULLY REPLICATED.

THE WINDOWS THAT WERE INSTALLED IN THE ENCLOSED PORCH ON THE WEST SIDE (REAR) OF THE HOUSE ARE ALUMINUM CLAD WINDOWS WITH REMOVABLE UPPER GRIDS AND WILL REMAIN. SEE BELOW.



EAST SIDE OF HOUSE (FRONT)



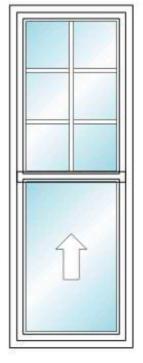
NORTH SIDE OF HOUSE (DUFFY SIDE)

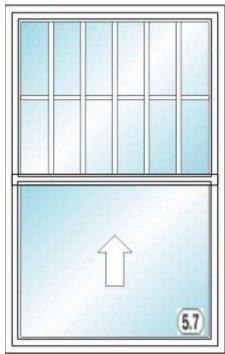
PICTURES OF EXISTING WINDOWS:

EAST SIDE (FRONT) BAY WINDOW



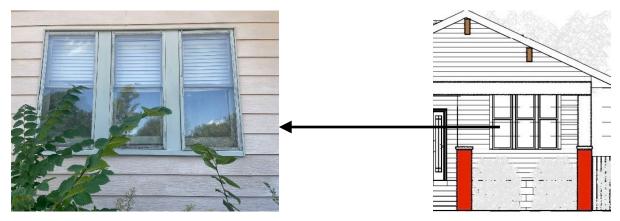






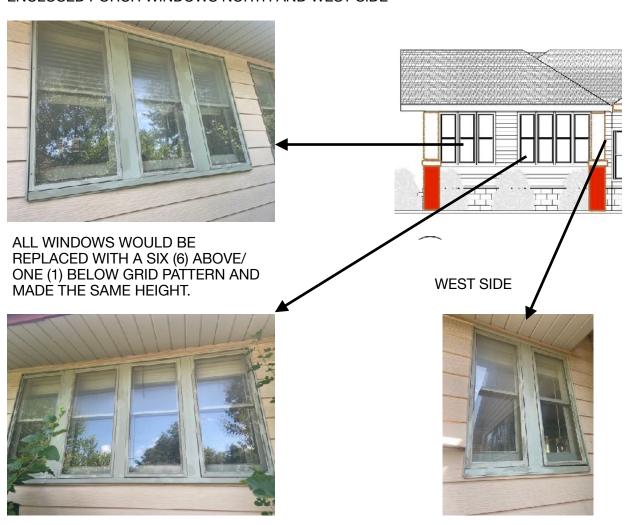


ENCLOSED PORCH WINDOWS EAST SIDE (FRONT).



WINDOWS WOULD BE REPLACED WITH A SIX (6) ABOVE/ONE (1) BELOW GRID PATTERN.

ENCLOSED PORCH WINDOWS NORTH AND WEST SIDE



BAY WINDOW NORTH SIDE



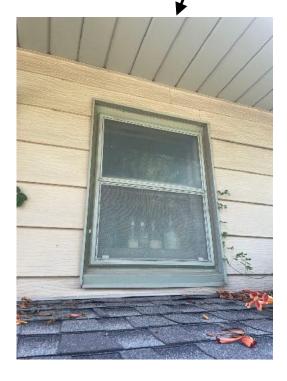
THIS DRAWING IS <u>INACCURATE</u> REGARDING THE SIZE OF THE FRONT FACING BAY WINDOWS.



BAY WINDOWS WILL BE REPLACED WITH THE SAME STYLE AND SIZE WINDOWS INCLUDING THE SAME GRID PATTERNS.



WINDOW WOULD BE REPLACED WITH A SIX (6) ABOVE/ONE (1) BELOW GRID PATTERN



WINDOW WOULD BE REPLACED WITH A SIX (6) ABOVE/ONE (1) BELOW GRID PATTERN

ENCLOSED BACK PORCH WITH ALUMINUM CLAD WINDOWS WITH FAUX SIX (6) ABOVE/ONE (1) BELOW GRID PATTERN:







SOME EXAMPLES OF THE BROKEN AND DAMAGED WINDOWS:



















ALUMINUM CLAD OR FIBERGLASS (COMPOSITE) WINDOWS ON A NONN-CONTRIBUTING PROPERTY:





ANDERSON FIBERGLASS/COMPOSITE WINDOWS:



The Home Depot Special Order Quote

Customer Agreement #: H3906-215111 Printed Date: 8/14/2024

Customer

Address:

Phone 1: Phone 2:

Phone 3

Email: TENGWAR@ME.COM

Store: 3906

Associate: ROBERT

Address: 850 Ed Noble Pkwy Norman, OK 73072

Phone: (405)579-7700

Pre-Savings Total: \$954.95 Total Savings: (\$143.25) Pre-Tax Price: \$811.70

> Price Valid Through: 7/28/2024

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.





RO Size = 42" x 66" Unit Size = 41 1/2" x 65 1/2"

100 Series Single-Hung Equal Sash, Fixed/Active, 41.5 x 65.5. White w/White Sash / Frame: White White, Auto Lock Hardware

Begin Line 100 Description

100 Series Single-Hung Overall Rough Opening = 42" x 66" Overall Unit = 41 1/2" x 65 1/2" Installation Zip Code = 73072

U.S. ENERGY STAR® Climate Zone = South Central Enhanced Performance = No Search by Unit Code = No. Standard Width = 100SHS36XX - RO: 42" | UNIT:

41 1/2" Standard Height = XX56 - RO: 66" | UNIT: 65 1/2" Frame Width = 41 1/2

Frame Height = 65 1/2 Unit Code = 100SHS3656 Frame Option = 1 3/8" Setback Venting / Handing = Fixed/Active

Drywall Access = No Exterior Frame Color = White Exterior Sash / Panel Color = White Interior Frame Finish Color = White Interior Sash / Panel Finish Color = White Glass Construction Type = Dual Pane

Glass Option = Low-E SmartSun High Altitude Breather Tubes = No Glass Strength = Standard Glass Tint = No Tint Specialty Glass = None Gas Fill = Argon Glass / Grille Spacer Color = Stainless

Unit 1 Lower Glass: None Unit 1 Upper Glass: Simulated Divided Light (SDL) Unit 1 Upper Glass: Specified Equal Light Unit 1 Upper Glass: Grille Pattern = Specified

Equal Light Unit 1 Upper Glass: Simulated Check Rail = No Unit 1 Upper Glass: Grille Bar Width = 3/4"
Unit 1 Upper Glass: Exterior Grille Color = White Unit 1 Upper Glass: Interior Grille Color = White Unit 1 Upper Glass: 6W2H

Hardware Style = Auto Lock Lock Hardware Style = Andersen 100 Series Number of Sash Locks = 1 Lock Hardware Color/Finish = White

Window Opening Control Device = No Insect Screen Type = Half Screen Insect Screen Material = Fiberglass Insect Screen Color = White Installation Material Options = No Re-Order Item = No Room Location = Unit U-Factor = 0.29

Unit Solar Heat Gain Coefficient (SHGC) = 0.19 Unit CPD Number = AND-N-80-02058-00002 U.S. ENERGY STAR® Certified = No Clear Opening Width = 38

Clear Opening Height = 29.0625 Clear Opening Area = 7.66 SKU = 1008729623

Vendor Name = S/O ANDERSEN LOGISTICS Vendor Number = 60509030 Customer Service = (888) 888-7020 Catalog Version Date = 04/22/2024 SKU Description = S/O 100S SINGLEHUNG/GLIDING WINDOW

End Line 100 Description

Page 1 of 3 Date Printed: 8/14/2024



The Home Depot Special Order Quote

Customer Agreement #: H3906-208219 Printed Date: 8/14/2024

Customer: WILLIAM HAUSER

Address: 904 Classen Blvd Norman, OK 73071

Phone 1: 405-473-6388

Phone 2:

Phone 3: 405-473-6388

Email: tengwar@me.com

Store: 3906

Associate: ROBERT

Address: 850 Ed Noble Pkwy Norman, OK 73072

Phone: (405)579-7700

Pre-Savings Total: \$1,335.98 **Total Savings:** (\$200.22) Pre-Tax Price: \$1,135.76

> Price Valid Through: 4/28/2024

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.





RO Size = 24" x 66" Unit Size = 23 1/2" x 65 1/2"

					Total Savings	
100-1	100 Series Single-Hung Equal Sash, Fixed/Active, Rough Opening 24 x 66, 23.5 x 65.5, White w/White Sash / Frame: White White, Auto	\$667.99	\$567.88	2	(\$200.22)	\$1,135.76

Begin Line 100 Description

100 Series Single-Hung Overall Rough Opening = 24" x 66" Overall Unit = 23 1/2" x 65 1/2" Installation Zip Code = 73071 U.S. ENERGY STAR® Climate Zone = South Central Enhanced Performance = No Search by Unit Code = No Standard Width = 100SHS20XX - RO: 24" | UNIT: 23 1/2" Standard Height = XX56 - RO: 66" | UNIT: 65 1/2" Frame Width = 23 1/2 Frame Height = 65 1/2 Unit Code = 100SHS2056 Frame Option = 1 3/8" Setback Venting / Handing = Fixed/Active Drywall Access = No Exterior Frame Color = White

Lock Hardware

Exterior Sash / Panel Color = White Interior Frame Finish Color = White Interior Sash / Panel Finish Color = White Glass Construction Type = Dual Pane

Glass Option = Low-E SmartSun High Altitude Breather Tubes = No Glass Strength = Standard Glass Tint = No Tint Specialty Glass = None Gas Fill = Argon Glass / Grille Spacer Color = Stainless

Unit 1 Lower Glass: None Unit 1 Upper Glass: Simulated Divided Light (SDL)
Unit 1 Upper Glass: Specified Equal Light

Unit 1 Upper Glass: Grille Pattern = Specified Equal Light Unit 1 Upper Glass: Simulated Check Rail = No.

Unit 1 Upper Glass: Grille Bar Width = 3/4" Unit 1 Upper Glass: Exterior Grille Color = White Unit 1 Upper Glass: Interior Grille Color = White
Unit 1 Upper Glass: 2W3H Hardware Style = Auto Lock Lock Hardware Style = Andersen 100 Series

Number of Sash Locks = 1 Lock Hardware Color/Finish = White

Window Opening Control Device = No Insect Screen Type = Half Screen Insect Screen Material = Fiberglass Insect Screen Color = White Installation Material Options = No Re-Order Item = No Room Location = Unit U-Factor = 0.29

Unit Solar Heat Gain Coefficient (SHGC) = 0.19 Unit CPD Number = AND-N-80-02058-00002 U.S. ENERGY STAR® Certified = No Clear Opening Width = 20

Clear Opening Height = 29.0625 Clear Opening Area = 4.03 SKU = 1008729623

Vendor Name = S/O ANDERSEN LOGISTICS Vendor Number = 60509030 Customer Service = (888) 888-7020 Catalog Version Date = 01/31/2024 SKU Description = S/O 100S SINGLEHUNG/GLIDING WINDOW

Page 1 of 4 Date Printed: 8/14/2024



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/09/2024

REQUESTER: Owen Love, Sound Builds, LLC

PRESENTER: Anais Starr, Historic Preservation Officer, Planner II

ITEM TITLE: (HD 24-18) CONSIDERATION OF APPROVAL, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF A CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 505 CHAUTAUQUA AVENUE FOR THE FOLLOWING: A) DEMOLITION OF EXISTING GARAGE; B) CONSTRUCTION OF NEW HOUSE WITH AN ATTACHED GARAGE AND AN ACCESSORY DWELLING UNIT; C) INSTALLATION OF WROUGHT IRON OR ALUMINUM-CLAD FRENCH

DOORS; D) APPLICATION OF PROPOSED EXTERIOR MATERIAL.

Property Location 505 Chautauqua Avenue

<u>District</u> Chautauqua Historic District

<u>Applicant</u> Owen Love, Sound Builds, LLC

Owner Brittani Beaver & Michael Serna

Request (HD 24-18) Consideration of approval, rejection, amendment,

and/or postponement of a Certificate of Appropriateness request for the property located at 505 Chautauqua Avenue for

the following:

a) Demolition of existing garage;

b) Construction of new house with an attached garage

and an accessory dwelling unit;

c) Installation of wrought iron or aluminum-clad French

doors;

d) Application of proposed exterior material.

Property History

Historical Information

2004 Chautauqua Historic District Nomination Survey Information

There is not a listing in the Survey for 505 Chautauqua Avenue. However, the listing for 507 Chautauqua Avenue in the Survey does provides the following information in regards to 505 Chautauqua Avenue:

To the north of this garage (the garage at 507 Chautauqua Avenue), is the single car, weatherboard garage of the demolished house at 505 South Chautauqua Avenue. This garage has an asphalt-covered, pyramidal roof and wood swinging door.

Sanborn Insurance Maps

The 1925 and 1944 Sanborn Insurance Maps indicate the original house on this property was a two-story brick structure. The original house burned prior to the establishment of the Chautauqua Historic District in 1997. All that remains on the property is the historic garage, which appears on the 1925 and 1944 Sanborn Insurance Maps in the same location and configuration as the existing garage.

Previous Actions

There have not been any Certificate of Appropriateness requests for this property.

August 5, 2024 –The applicant requested and received a feedback session with Commission regarding the demolition of the existing historic garage and construction of a new single-family house with an attached garage and accessory dwelling unit for this property.

REQUESTS

a) Demolition of the existing garage;

Project Description:

Due to structural issues and the small size of the historic garage, the applicant proposes to demolish the existing garage.

Reference - Historic District Ordinance

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

Preservation Guidelines

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

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

2.4 Guidelines for Garages

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

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

Considerations/Issues

The *Guidelines for Garages* list five questions for the Commission to consider when determining if a historic garage is eligible for demolition. The *Guidelines* encourage the preservation and repair of a significant historic garage. This requirement was developed to preserve historic accessory structures that are a companion to a historic house. Since the original house is gone, the remaining garage has lost its historic significance. Additionally, the garage has had minimal maintenance over the last 30 years. The garage would require extensive repairs including a new footing to stabilize the structure and significant repairs to the deteriorated walls. The *Guidelines* allow for garages that are dilapidated, leaning, lacking a solid foundation, or of substandard construction, to be eligible for demolition. While 320 square feet is larger than the 240 square feet listed in the *Guidelines*, it still will not accommodate most modern-day vehicles. This structure meets two of the five demolition criteria questions.

The Commission would need to determine if the demolition of the existing historic garage meets the *Guidelines*, and if its removal would have any impact to the District.

Commission Action:

(HD 24-18) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 505 Chautauqua Avenue for the following: a) Demolition of existing garage;

b) Construction of new house with an attached garage and an accessory dwelling unit *Project Description*:

The applicant proposes to demolish the existing historic garage and construct a new two-story house with an attached garage and an attached accessory dwelling unit.

The new house will have a footprint of 2,054 square feet and an overall square footage of 4,032. Materials proposed for the house include aluminum-clad wood doors and windows, copper-colored metal accent roof on the front elevation, steel garage door with composite overlaid to create recessed panels, and brick with a mortar slurry for the exterior walls.

Reference - Historic District Ordinance

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

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

Preservation Guidelines

4.5 Guidelines for New Primary Structures

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

- .1 Consider Historic Context. Design new structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportions, finished floor elevation, size of door and window openings, roof shape, and setbacks. Proposals for new construction shall include streetscape elevation drawings that depict proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, floor elevations, proportions, setback and design.
- **Select Windows and Doors Carefully.** Select windows and doors for new buildings that are compatible in material, proportion, pattern, and detail with the windows and doors of historic buildings in the district. See Chapters 3.11 through 3.14.
- .3 Select Compatible Finishes. Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in historic buildings in the district in terms of composition, scale, pattern, detail, texture, and finish.
- .4 **Design.** Design new primary structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportion, finished floor elevation, size of door and window openings, and roof shape. Proposals for new primary structures shall include streetscape elevation drawings that depict proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, and design.
- .5 Location. New primary structures shall align with the typical front and side setback on the block.
- .6 Evaluate Potential for Archaeological Resources. Evaluate in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
- .7 Avoid False Historical Appearance. New structures shall be of their own time period and easily distinguishable from the historic structure.

3.12 Guidelines for Windows

.11 New Primary and Secondary Accessory Structures. Windows in new construction are to compatible with in adjacent historic structures in terms of size, profile, design, proportions,

and material. Wood and aluminum clad windows are acceptable for use in new construction.

3.14 Guidelines for Doors

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

2.4 Guidelines for Garages

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

- .5 New Garage Construction. A new garage shall be compatible in form, scale, size, materials, features, and finish with the principal structure. The following criteria will be considered for a new garage constructed where there is currently no historic structure:
- a. The new structure will utilize alley access if available.
- **b.** The new footprint will be 575 square feet or 50% of the footprint of the principal structure, whichever is smaller.
- **c.** The cumulative of square footages for all garage structures on the lot, shall be no greater than the footprint of the principal structure.
- **d.** New garages are to be subservient to the principal structure and in no case will the garage structure be taller, wider or deeper than the principal structure.
- e. The proposed construction will preserve existing trees.
- f. A 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 off of an alleyway or behind the rear elevation of the house, with no or limited visibility from the front right-of-way.
- **c.** Wood, wood composite or metal overhead garage doors with wood/wood composite trim are allowed.
- **d**. Garage doors shall be a single width. Double width garage doors will be considered on a case-by-case basis.

.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.

Considerations/Issues:

Per the *Guidelines for New Primary Structures*, the following elements are to be considered when reviewing a new house:

Size, Scale, Height

As the Commission suggested at last month's feedback session the applicant has reduced the height of the structure to 31' 1/2". This matches the ridge height of the adjacent two-story structure at 507 Chautauqua.

The existing lot has a total square footage of 8,174. The proposed house will have a total of 4,032 square feet under roof. The footprint of the house will be 2,956 square feet including the attached garage, attached accessory dwelling unit, front porch, and screened patio. For comparison, the chart below provides the approximate footprints and lot sizes for the proposed property as well as for adjacent properties:

Address	Footprint (sq ft.)	Lot Size (sq ft.)		
505 Chautauqua	2,054 proposed house			
	with attached garage	8,174		
444 Chautauqua	2,226	9,375		
447 Chautauqua	1,374	6,875		
500 Chautauqua	1,742	13,875		
507 Chautauqua	1,270	8,937		

The square footages listed in the chart were obtained from the Cleveland County Assessor's website. It is important to note that only one of the adjacent properties has an attached garage and none have an attached accessory dwelling unit. Additionally, the above square footages for the adjacent properties only include the "under roof" footprint and does not include any accessory structures on the property.

Setback

The *Guidelines* encourage new houses meet the existing setbacks found in surrounding properties. The adjacent properties on either side of this lot have front setbacks closer to 20'. The applicant proposes a 20' front setback to align with adjacent properties. The Zoning Ordinance requires a 25' front setback. The applicant intends to submit a request to the Board of Adjustment for a variance to the required front yard setback.

Proposed side setbacks for the house are 5'4" from the north property line and 19' from the south property line. Typical setbacks vary throughout the neighborhood, but usually, one side of a lot has the driveway creating at least a 10' setback. The other side yard setback can vary from 5' or more. The proposed setbacks meet the typical setbacks found in the District.

The placement of the house on the site is proportionally similar to houses on the block. Many of the houses in the Chautauqua District utilize much of the width of the lot, as is proposed with this new house. Larger houses are deeper in length than width to gain more living space, as is proposed with this house.

Form and Massing

The form and mass of this proposed two-story house are similar to several houses located on Chautauqua Avenue, such as the houses at 434, 425, and 507 Chautauqua.

Finished Floor Elevation

The finished floor elevation for the proposed house will be 20 inches from the ground. This is similar to the finished floor elevation of the house at 447 Chautauqua but lower than the finished floor elevation for the house at 507 Chautauqua.

Exterior Walls

The applicant is proposing brick with mortar slurry applied to the surface for the exterior wall material. This request will be reviewed as a separate agenda item.

The soffit, fascia, and gable ends are to be painted Hardie siding and trim. This material is not typical of the surrounding historic structures in the Chautauqua District, but has been approved by the Commission for new structures and additions. The Commission has always specified as per the *Guidelines for Exterior Walls* that Hardie or composite wood material is to have a smooth finish, and not textured.

Windows & Doors

The *Guidelines* allow for wood or aluminum-clad wood windows of similar windowpane configurations and sizes as found in the District for new construction. The applicant is proposing to use aluminum-clad wood for most of the windows and doors.

As suggested by the Commission at last month's meeting the applicant has modified the door design and is now proposing a single aluminum-clad door with eight windowpanes. There will not be a transom above the door as originally proposed. To the right of the main entrance will be a set of French doors that will lead out onto the front porch. The applicant has proposed two options for the material of the French doors, which will be reviewed under a separate agenda item.

Most Chautauqua District homes have double-hung, true-divided light wood windows with configurations of one-over-one, four-over-one, or six-over-one windowpanes. The proposed aluminum-clad windows for this house are similar pane configurations and sizes as found in the surrounding neighborhood, which help make the windows compatible with the District.

The front door is of a similar style found in the District. The use of secondary entrance in the form of a French door while not common will add architectural interest to the front façade. The door will have a similar windowpane configuration as found in the District. Again, the material for the French door will be reviewed under a separate item.

Roof

The proposed roof material is composite shingles. This is a common modern-day material used in the Chautauqua District. The applicant is also requesting to use a copper-colored metal accent roof on the front façade. Metal accent roofs are not a typical design feature or material seen in the Chautauqua Historic District. The Commission has approved the installation of a metal roof that replicated an existing roof at 610 Miller Avenue but have not approved a metal roof material on a historic house. In this case, the metal accent roof is minimal and will not impact the compatibility with the surrounding District.

Porch

Most homes in the Chautauqua District have some type of stoop or porch element. The applicants propose a porch that will extend over the north half of the front façade creating an architectural focal point for the house. The proposed porch element is similar to porches found on houses in the Chautauqua Historic District.

Site Features

The applicant proposes to retain a majority of the existing trees on the property. They plan to remove five of the twelve existing trees in order to construct the new residence.

At the feedback session at last month's Historic District meeting, the Commission suggested a private walkway should extend directly from the main entrance of the house to the public sidewalk. The applicants have made this modification to the site plan.

The applicant proposes a concrete ribbon driveway to reduce the amount of concrete on the site. Concrete ribbon driveways are a historic feature found in the District. The Historic District Ordinance and the Zoning Ordinance allow concrete ribbon driveways in designated historic districts. There will be a parking/turn around area at the end of the driveway near the back of the property, which has very limited visibility from the front right-of-way.

The applicant is proposing a patio with a screened porch along the south side of the house. A brick wing wall will extend from the front façade to screen the patio area and to help create an outdoor living space. This is not a typical feature found in the Chautauqua Historic District, but the inset of the patio along with the wing wall greatly reduces the visual impact of this outdoor space.

Garage

The Guidelines for Garages states new garages are to be 575 square feet. The proposed attached garage will be 576 square feet. The Guidelines also indicate a new garage should be located in a similar location as the historic garage, in this case at the end of the driveway near the rear of the house. However, the new property owners would like to have the garage connected to the house and are proposing a garage tucked behind the house with no visibility from the front streetscape.

As suggested by the Commission at last month's meeting, the applicant is now proposing a steel overhead garage door with composite material overlaid to create recessed panels. The *Guideline* states that metal with composite or wood trim is allowable for rear garage doors with no visibility from the front right-of-way.

Accessory Dwelling Unit

The City of Norman recently passed an Accessory Dwelling Unit ordinance that allows for either an attached or detached accessory dwelling unit in the R-1, Single Family Dwelling District. The ordinance limits the maximum square footage for accessory dwelling unit to 650 square feet. The proposed accessory dwelling unit will be 483 square feet.

The proposed accessory dwelling unit is located on the rear of the house without any visibility from the front streetscape.

The Commission would need to determine if the construction of a new house with an attached garage and an attached accessory dwelling unit meets the *Preservation Guidelines*, and is compatible with the District.

Commission Action:

(HD 24-18) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 505 Chautauqua Avenue for the following: b) Construction of new house with an attached garage and an accessory dwelling unit.

c) Installation of wrought iron or aluminum-clad French doors; *Project Description:*

The applicants is proposing two different material options for the French door on the front of the house. The preferred Option 1 proposes a wrought iron French door. Option 2 would be aluminum-clad French door.

Reference - Historic District Ordinance

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

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

Preservation Guidelines

3.14 Guidelines for Doors

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

4.5 Guidelines for New Primary Structures

.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.

Considerations/Issues:

The *Guidelines* indicate aluminum-clad doors are allowable on new construction. In the past, the Commission has not approved the use of steel doors on the front façade of historic structures. Both proposed doors provide the desired windowpane configuration and trim details sought by the *Guidelines*. In this case, since this is a new primary structure, the use of either the wrought iron or aluminum-clad French doors appear to be compatible with District.

The Commission would need to determine if wrought iron and/or aluminum-clad materials for the front French door meet the *Guidelines* and are appropriate for this new structure.

Commission Action:

(HD 24-18) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 505 Chautauqua Avenue for the following: c) Installation of wrought iron or aluminum-clad French doors.

d) Application of proposed exterior wall material. *Project Description:*

The applicants are requesting to apply a brick exterior to the house that will have a mortar slurry applied as part of the installation process.

Reference - Historic District Ordinance

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

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Preservation Guidelines

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

4.5 Guidelines for New Primary Structures

.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.

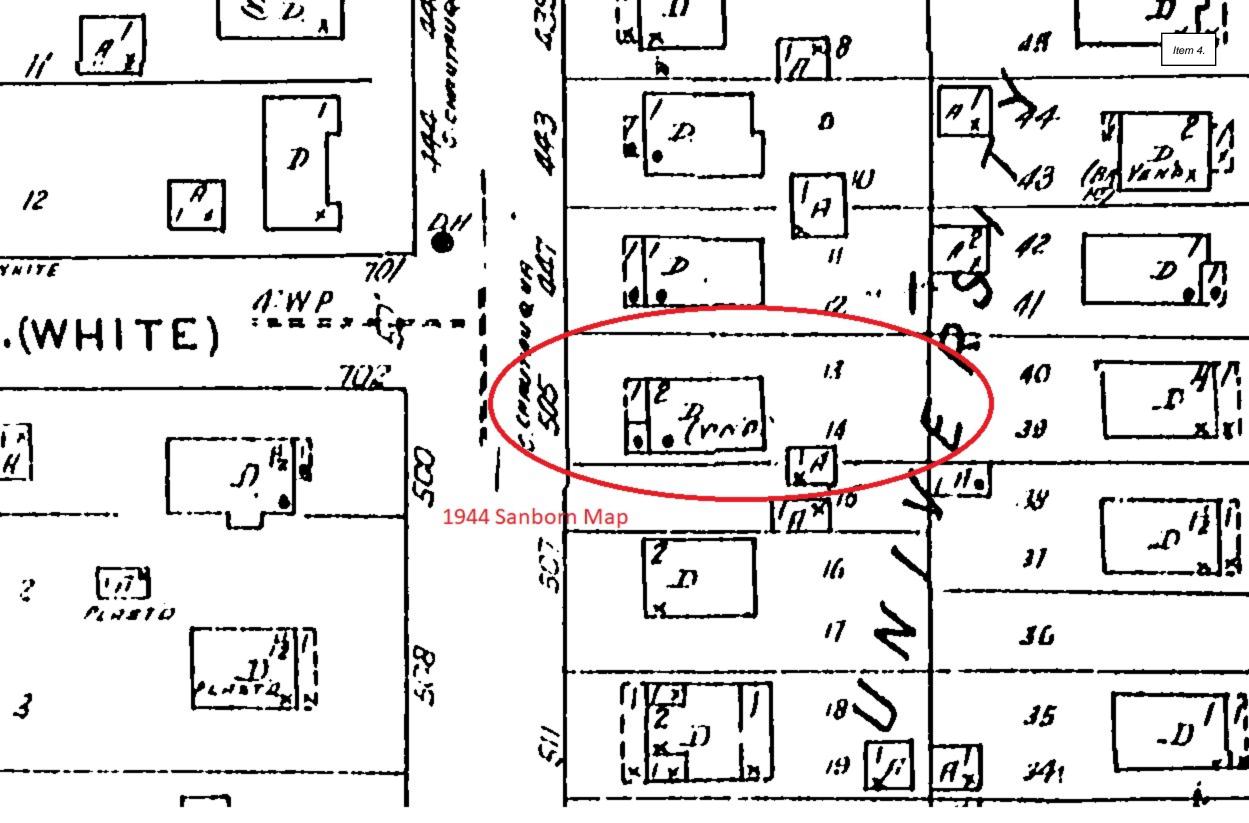
Considerations/Issues:

Commissioners indicated at last month's meeting that painted brick would not be an appropriate material for the District. The applicant is now proposing brick with a mortar slurry applied as part of the installation process for the exterior walls. This type of application has been approved once before in the Chautauqua Historic District at 415 S Lahoma. In that case, the applicant was approved to apply a mortar slurry over the existing cinder block house to provide the look of a wall material more compatible with the Chautauqua District. The proposed brick with mortar slurry is visually similar to stucco, which found in the Chautauqua District.

The Commission would need to determine if the proposed brick with the applied mortar slurry meets the meet and is compatible with the District.

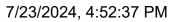
Commission Action:

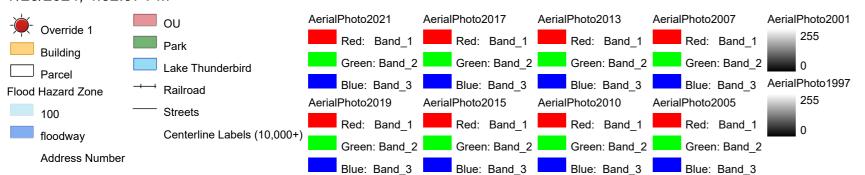
(HD 24-18) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 505 Chautauqua Avenue for the following: d) Application of proposed exterior wall material.



City of Norman WebMap







0.01 0.02 mi 0.01 0.04 km 0.01 0.02

City of Norman, GIS Services Division, Merrick

Item	1

Staff Only Use: The City of Norman Historic District Commission HD Case # APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA) **Date** Request for removal of garage and construction of single family residence plus ADU Received by: Note: Any relevant building permits must be applied for and paid for separately in the Planning and Community Development Office 405-366-5311. **Address of Proposed Work:** 505 Chautauqua Ave **Applicant's Contact Information:** Applicant's Name: Owen Love (Sound Builds, LLC) Applicant's Phone Number(s): (405) 880-5449 Applicant's E-mail address: owen@builditsound.com Applicant's Address: 3101 Venice Ct., Norman, OK 73071 Applicant's relationship to owner: □ Contractor □ Engineer □ Architect Owner's Contact Information: (if different than applicant) Owner's Name: Brittani Beaver & Michael Serna Owner's Phone Number(s): (918) 808-5918 & (918) 688-6794 Owner's E-mail: brittani.beaver@ou.edu & maserna2@gmail.com Project(s) proposed: (List each item of work proposed. Work not listed here cannot be reviewed.) Construction of a single-family residence with attached ADU ²⁾Demolition of an existing garage 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: 8/12/24 Brittaui Beaver Michael Serua ☑ (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: Owen Love

Owen Love

Date: 8/12/24

Authorized Representative's Signature:



























ARCHITECTURAL

CO COVER SHEET

A2.3 ROOF PLAN

A3.1 ELEVATIONS A1.0 DEMO SITE PLAN

A3.2 ELEVATIONS SITE PLAN

A3.3 STREET ESCAPE ELEVATIONS FIRST FLOOR PLAN

A4.1 FOUNDATION PLAN A2.2 SECOND FLOOR AND ADU PLAN A4.2 FOUNDATION NOTES AND DETAILS

A5.1 ELECTRICAL PLAN LAYOUT

PROJECT INFORMATION

A. APPLICABLE CODES INTERNATIONAL RESIDENTIAL CODE 2018

AREA TOTALS

FRONT PORCH	148 SQ.FT.	
SCREENED PATIO	189 SQ.FT.	
OUTDOOR KITCHEN	63 SQ.FT.	
2 CAR GARAGE	576 SQ.FT.	
FIRST FLOOR AREA (F)	1,980 SQ.FT.	2,054 (V) SQ.FT.
SECOND FLOOR AREA (F)	593 SQ.FT.	609 (V) SQ.FT.
ADU FLOOR AREA (F)	483 SQ.FT.	
UNDER ROOF (FRAME)	4,032 SQ.FT.	

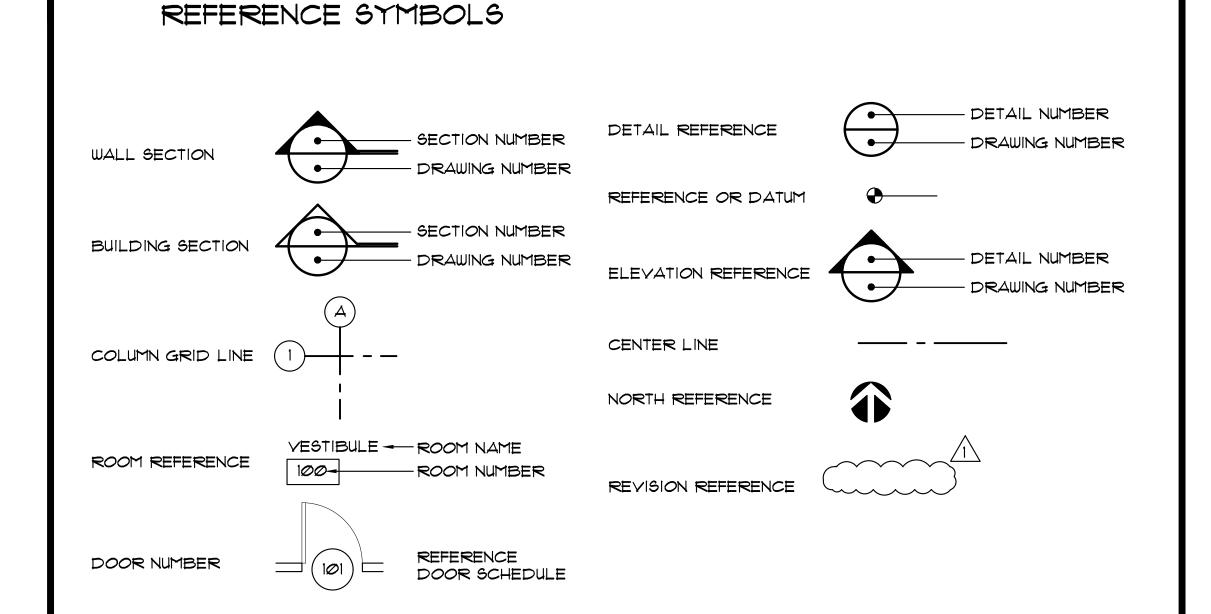
2,573 SQ.FT. TOTAL HOUSE LIVING AREA (FRAME) 3,056 SQ.FT. OVERALL LIVING AREA (FRAME) 3,146 SQ.FT. OVERALL LIVING AREA (VENEER)

GENERAL NOTES

- I. ALL WORK SHALL CONFORM TO BUILDING CODES, ORDINANCES, AND LAWS HAVING JURISDICTION AT PROJECT SITE. NOTIFY ARCHITECT IN WRITING OF ALL CONFLICTS. II. 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 III. DIMENSIONS: DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON DRAWINGS AND
- ACTUAL FIELD MEASUREMENTS. NOTIFY ARCHITECT IN WRITING OF DISCREPANCIES. VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES. VERIFT ALL DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES IN WRITING BEFORE PROCEEDING WITH WORK. ANY ERRORS, AMBIGUITIES AND OMISSIONS IN DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO ARCHITECT 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 ARCHITECT'S ATTENTION IN A TIMELY

INDEX OF DRAWINGS

- IV. CONTRACTORS: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR PROPER COORDINATION AND COMPLETION OF THE WORK DESCRIBED. BEFORE ORDERING MATERIALS OR COMMENCING WITH WORK WHICH IS DEPENDENT UPON PROPER SIZING OF, OR INSTALLATION IN EXISTING PREVIOUS CONDITIONS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TAKING MEASUREMENTS AT BUILDING SITE AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. ANY DISCREPANCIES BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENT BEFORE ANY WORK AFFECTED THEREBY IS COMMENCED.
- . MATERIALS: WHEN REFERENCE IS MADE IN THE SPECIFICATIONS TO TRADE NAMES OR TO THE NAMES 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 OF ARCHITECT AND OWNER MUST BE OBTAINED. THE ARCHITECT AND OWNER WILL APPROVE SUCH MATERIAL OR EQUIPMENT CHANGES IF THEY ARE CONSIDERED SUITABLE AND EQUAL TO THOSE SPECIFIED.
- VI. MANUFACTURER'S DIRECTIONS: ALL MANUFACTURED ARTICLES, MATERIAL AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS, UNLESS HEREIN SPECIFIED TO THE CONTRARY.
- VII. WORK AND MATERIAL NOT SPECIFIED: ANY ITEM OF WORK NECESSARY TO THE 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 OF THE TRADE INVOLVED. MATERIALS AND EQUIPMENT NOT SPECIFICALLY COVERED BY THE DRAWINGS AND SPECIFICATIONS SHALL BE OF A STANDARD EQUAL TO GOOD PRACTICE COMMENSURATE WITH THE CLASS OF STRUCTURE CONSTRUCTED AND TO THE MATERIALS SHOULD OR SPECIFIED LIEDEIN
- SHOWN OR SPECIFIED HEREIN. VIII. PERMITS, FEES AND NOTICES: THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT UNLESS OTHER ARRANGEMENTS ARE MADE WITH THE OWNER. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL OTHER PERMITS RELATED TO HIS WORK. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, CODES AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF HIS WORK.
- IX. INSURANCE: OWNER AND ALL CONTRACTORS SHALL EFFECT AND MAINTAIN PROPER INSURANCE. CHANGES IN WORK: ALL CHANGES IN THE DOCUMENTS ARE TO BE DOCUMENTED BY MEMO, FIELD ORDER, OR CHANGE ORDER INITIATED BY THE ARCHITECT AND SIGNED BY OWNER AND



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08.13.24

PROJECT #: 24 018

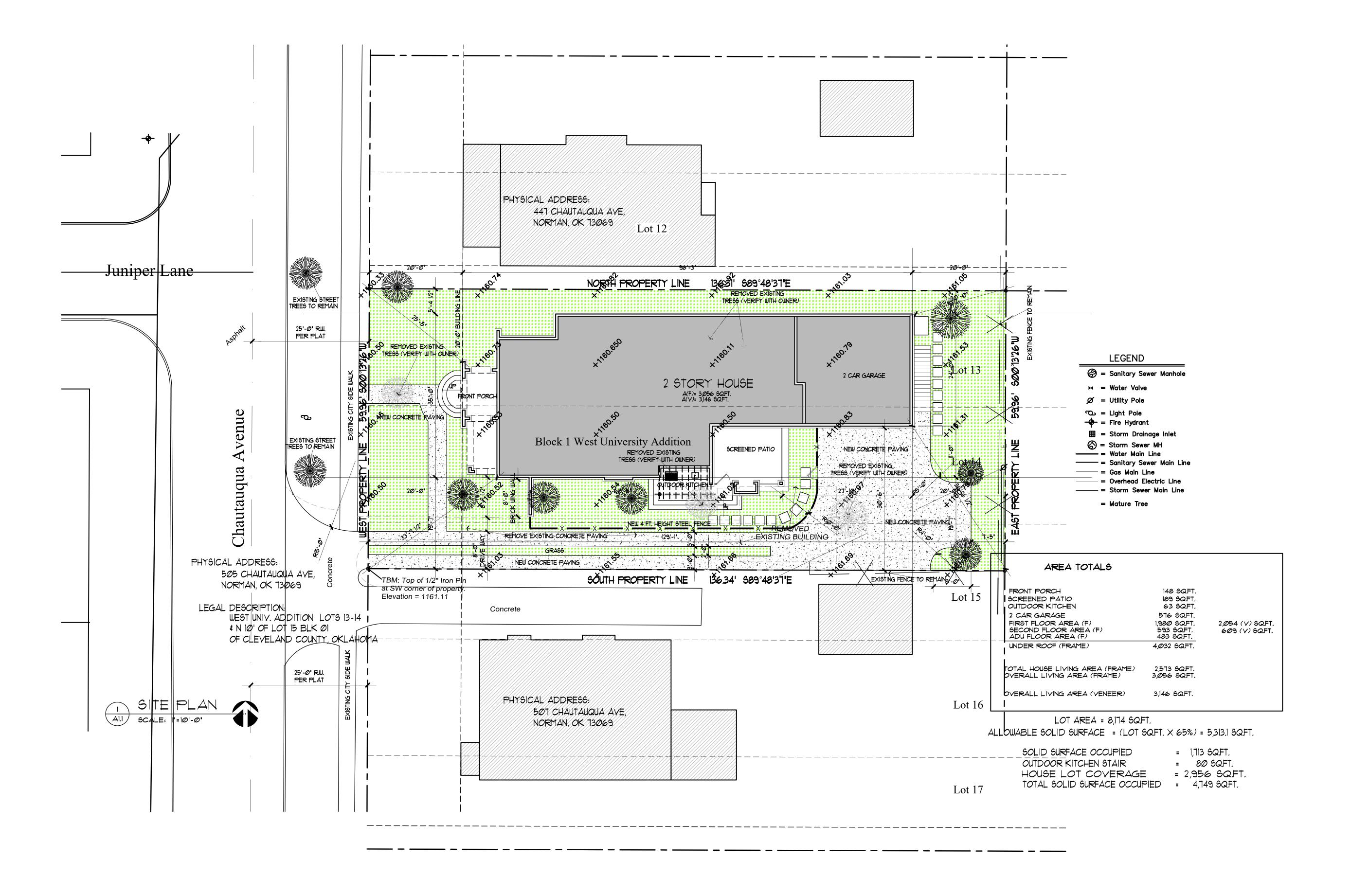


DEMO SITTE PLAN

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PROJECT #: 24_018
DATE: 08.13.24

DRAWING NO.

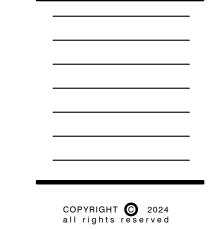


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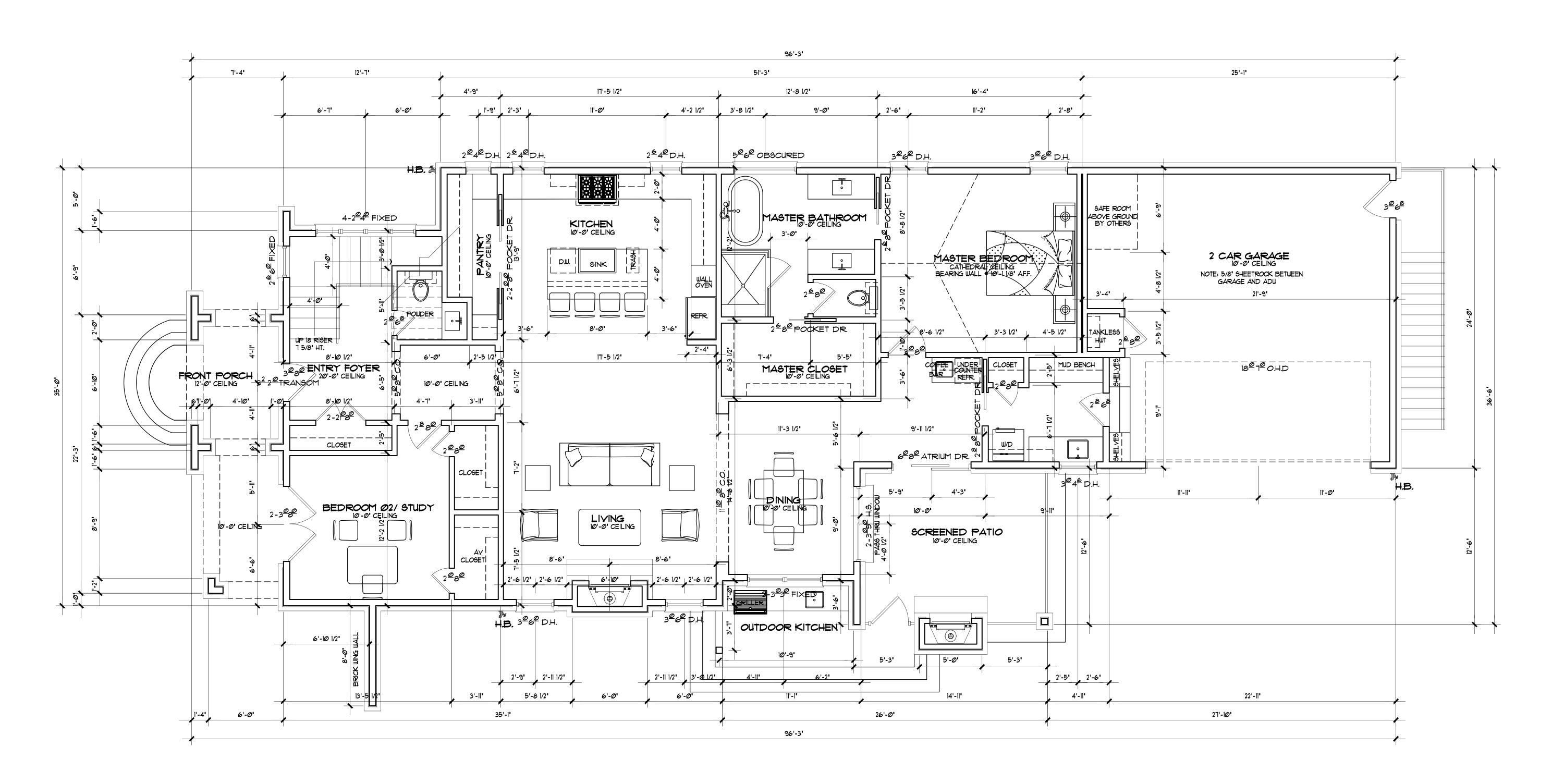
PROJECT #: 24_018

DATE: 08.13.24





PROJECT #: 24_018 DRAWING NO.



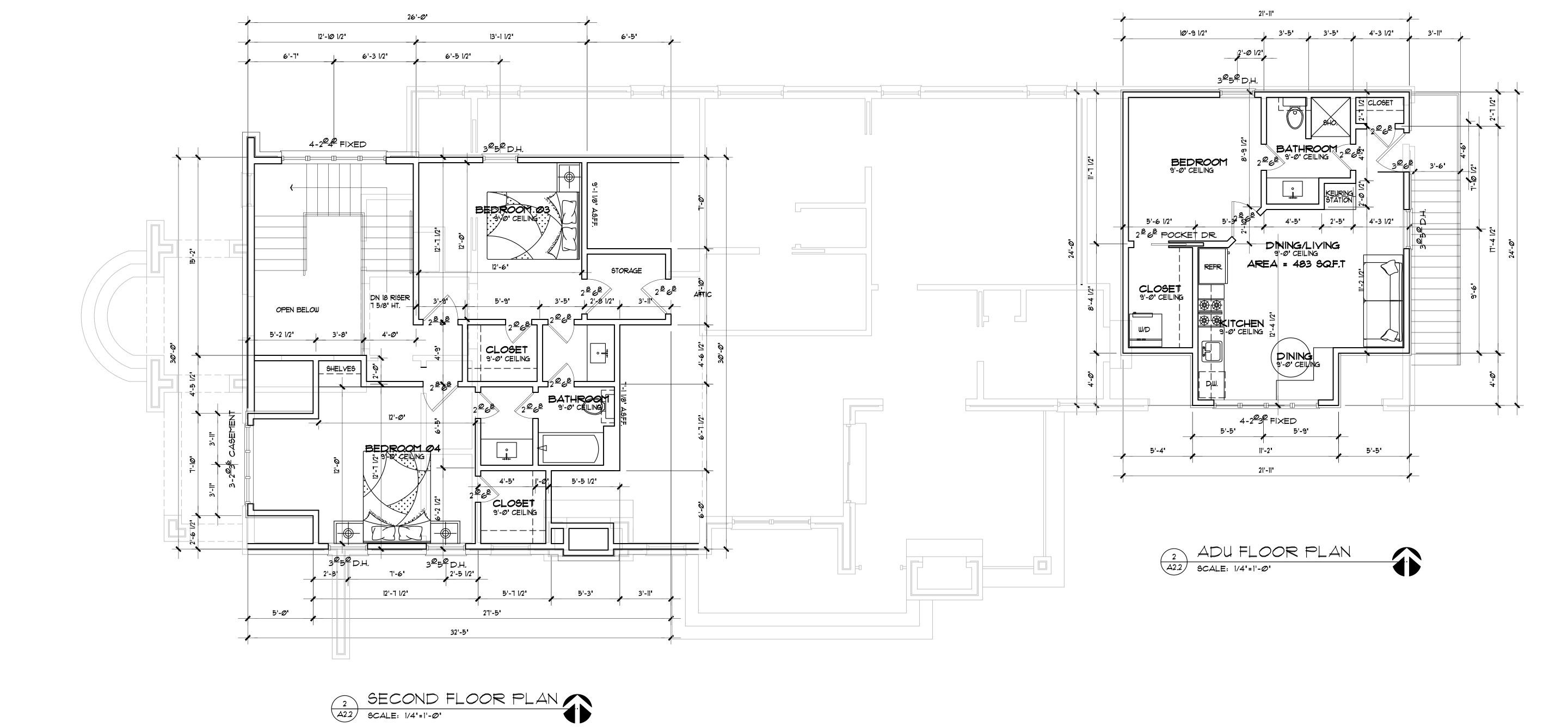
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ADU FLOOR AREA (F)	483 SQ.FT.	
UNDER ROOF (FRAME)	4,032 SQ.FT.	

TOTAL HOUSE LIVING AREA (FRAME) OVERALL LIVING AREA (FRAME) 2,573 SQ.FT. 3,056 SQ.FT.

OVERALL LIVING AREA (VENEER) 3,146 SQ.FT.





AREA TOTALS

148 SQ.FT. 189 SQ.FT. FRONT PORCH SCREENED PATIO 63 SQ.FT. OUTDOOR KITCHEN 576 SQFT. 1,980 SQFT. 593 SQFT. 483 SQFT. 2 CAR GARAGE FIRST FLOOR AREA (F) SECOND FLOOR AREA (F) ADU FLOOR AREA (F) UNDER ROOF (FRAME) 4,032 SQ.FT.

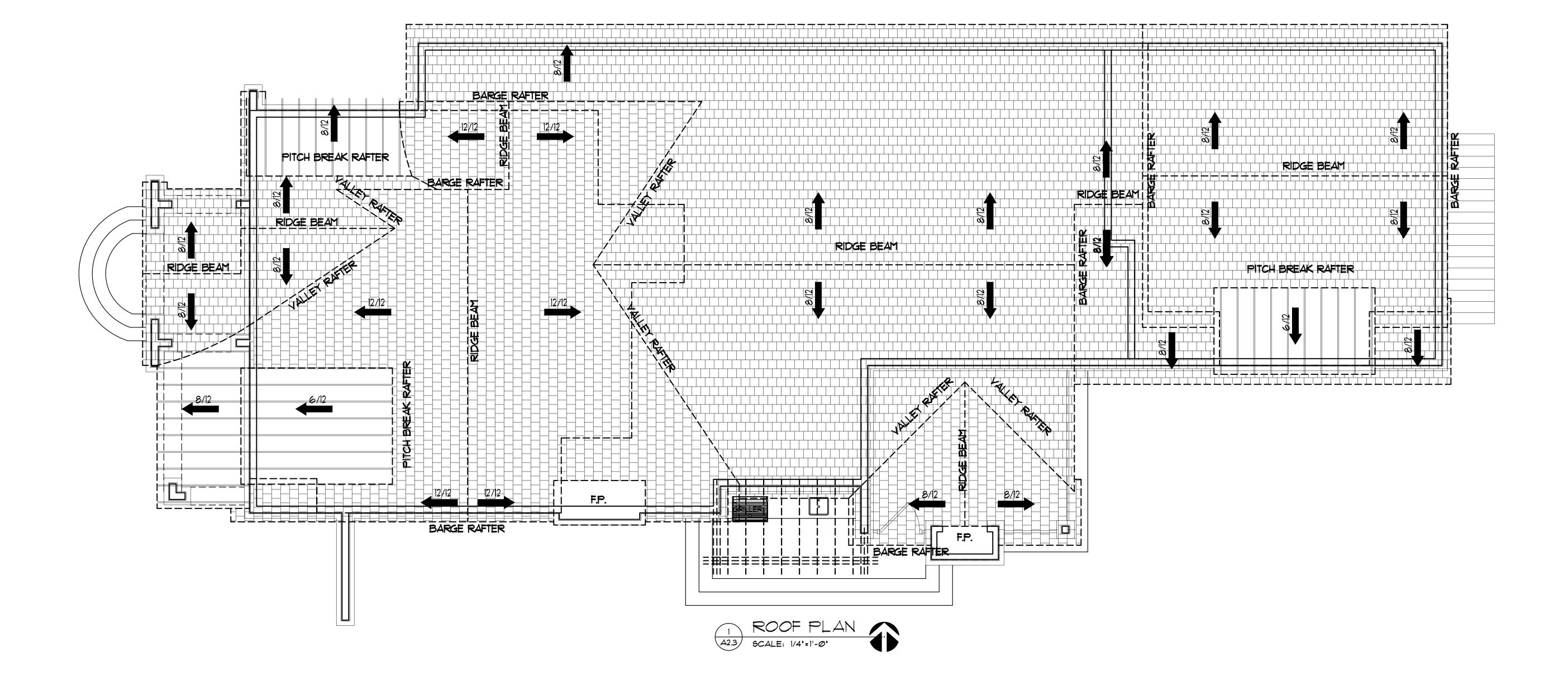
2,054 (V) SQ.FT. 609 (V) SQ.FT.

2 SECOND A22 SCALE: 1/4"=1'-0"

TOTAL HOUSE LIVING AREA (FRAME) OVERALL LIVING AREA (FRAME) 2,573 SQ.FT. 3,**0**56 SQ.FT. OVERALL LIVING AREA (VENEER) 3,146 SQ.FT.

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PROJECT #: 24_018 DATE: DRAWING NO.

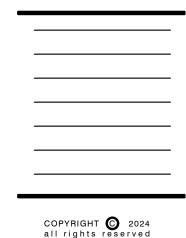


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PROJECT #: 24_018
DATE: 08.13.24

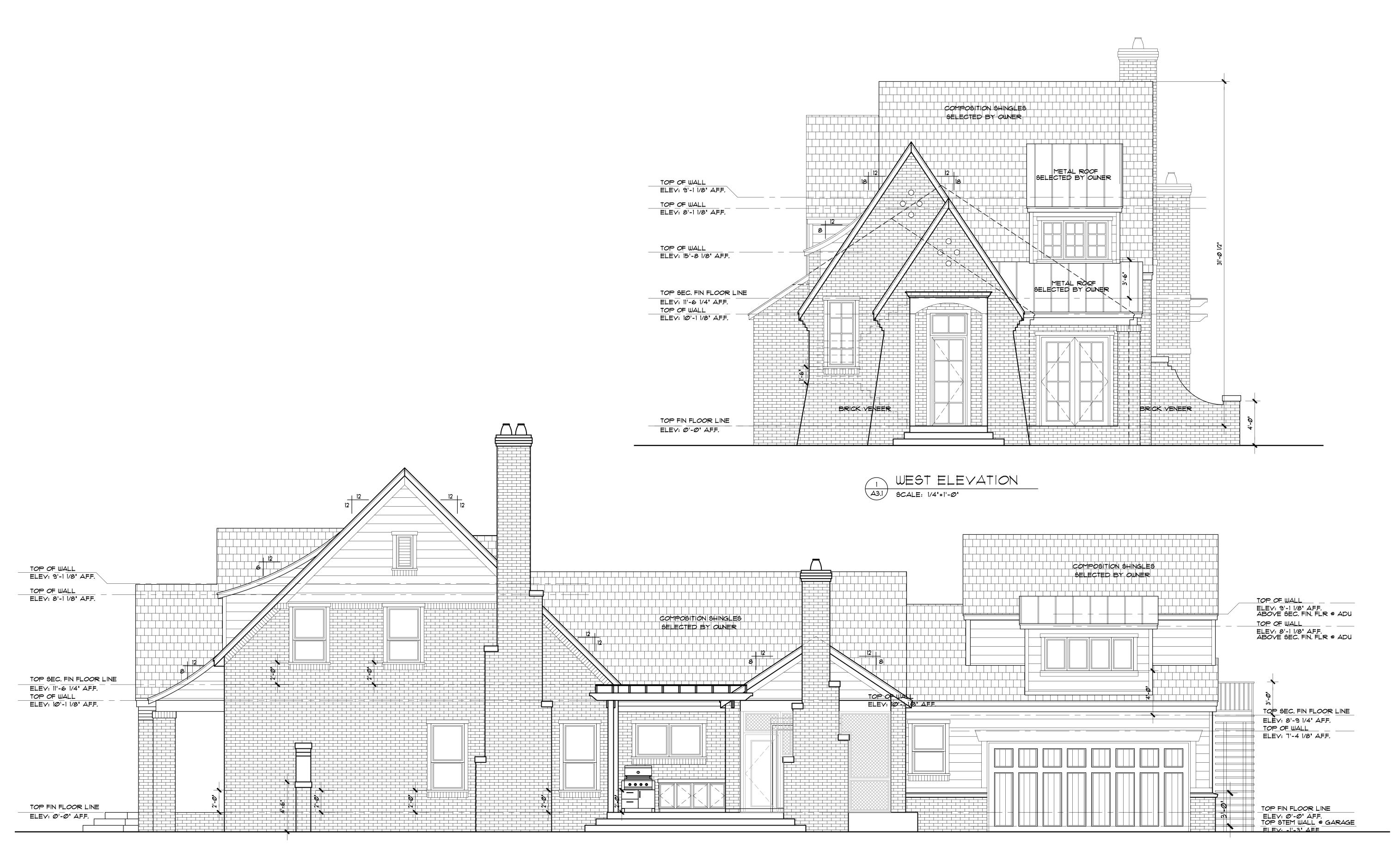
DRAWING NO.

A23



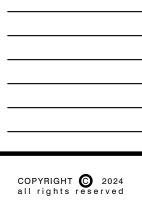
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PROJECT #: 24_018 DRAWING NO.

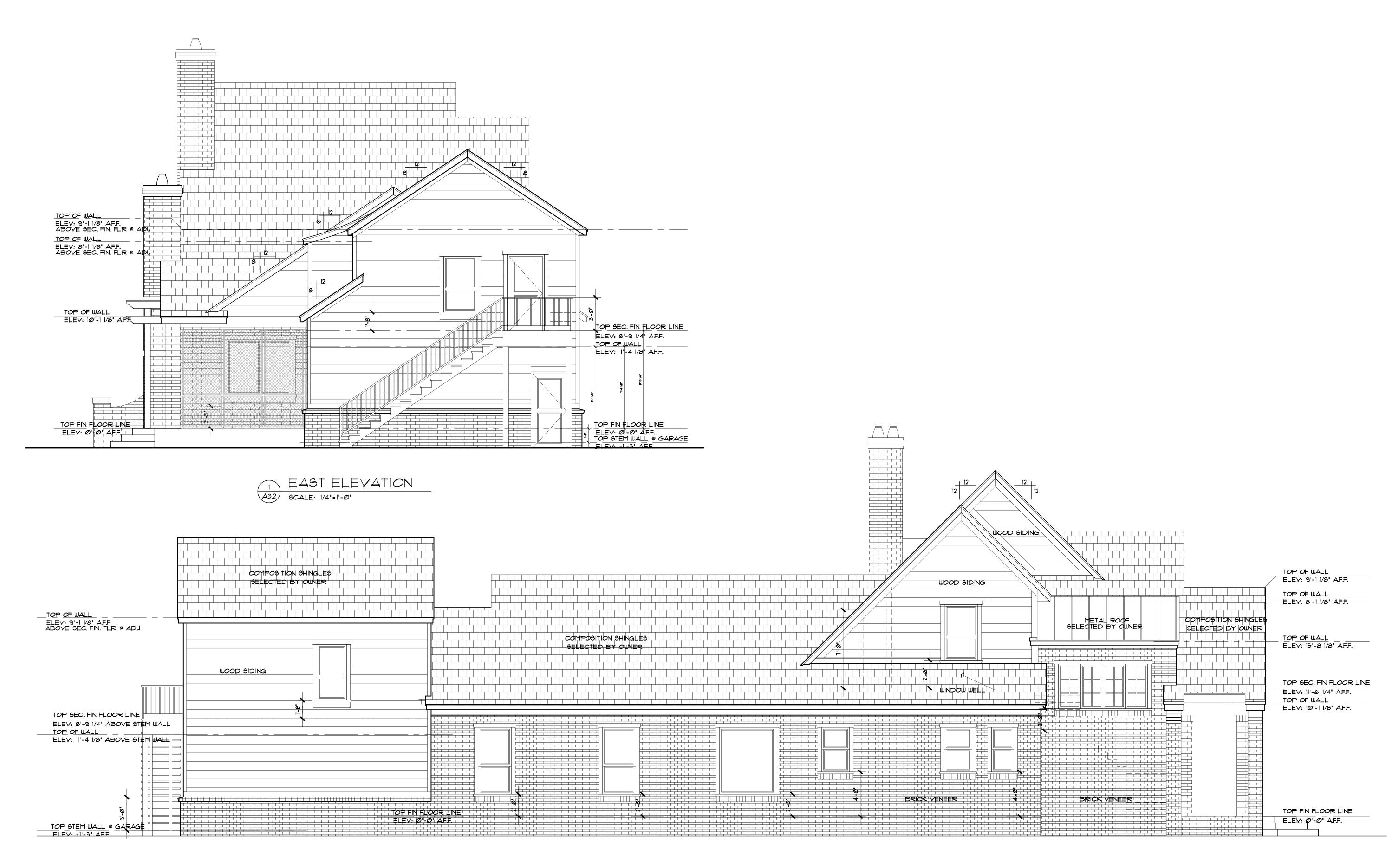


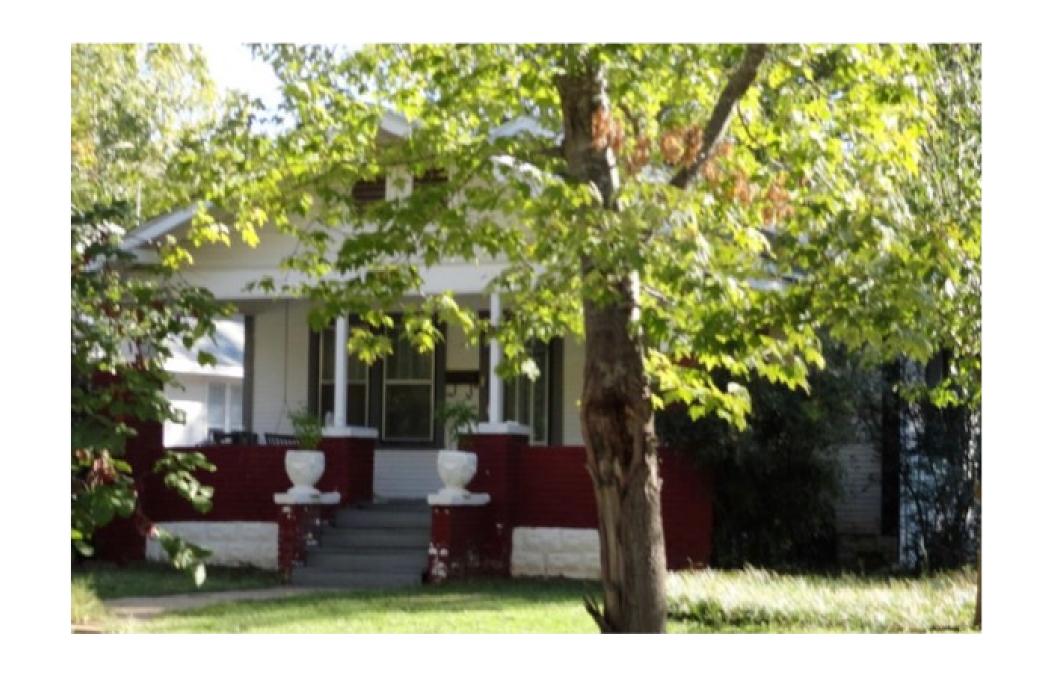
SOUTH ELEVATION

A3.1 SCALE: 1/4"=1"-0"



PROJECT #: 24_018 DATE: 08.13.24





PHOTOS OF NEIGHBORS FROM COUNTY ASSESSOR ONLINE



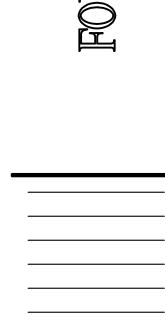


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PROJECT #: 24_018
DATE: 08.13.24

DRAWING NO.

A3.3

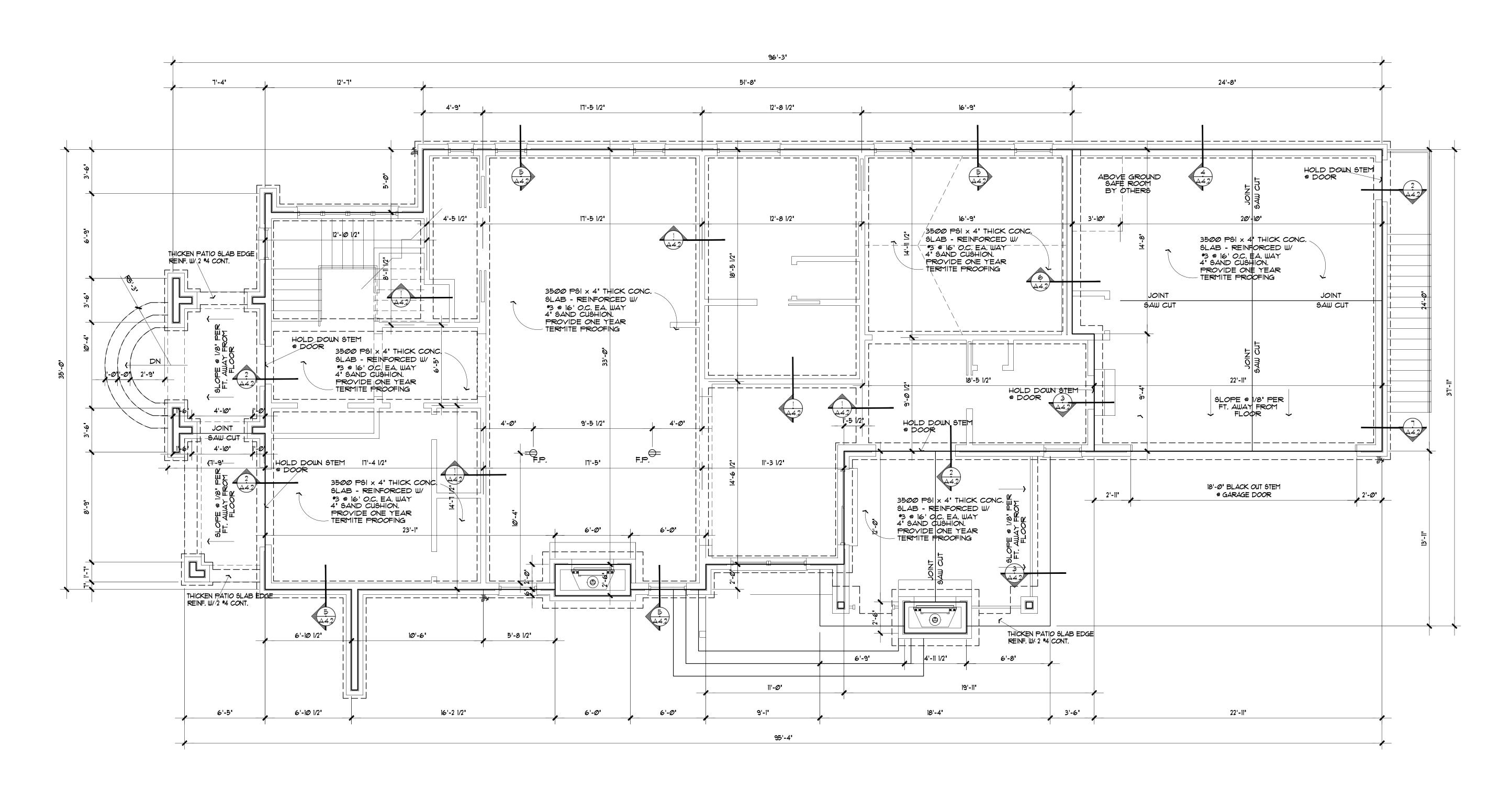


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PROJECT #: 24_018
DATE: 08.13.24

DRAWING NO.







GENERAL NOTES:

FOUNDATION & EXCAVATION NOTES:

- 1. FOOTING DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. THIS VALUE MUST BE CONFIRMED BY SOIL TESTS ON ACTUAL SITE. IF SOIL TESTS SHOW A LOWER ALLOWABLE BEARING VALUE, FOUNDATION DESIGN SHALL BE REVISED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF THE GEOTECH ENGINEER
- 2. ALL VEGETATION, TOP SOIL, AND ANY LOOSE MATERIAL BENEATH THE PROPOSED BUILDING SITE SHALL BE STRIPPED AND REMOVED. EXPOSED SUBGRADE SHALL BE PROOF-ROLLED AND SOILS WHICH ARE OBSERVED TO RUT AND DEFLECT EXCESSIVELY SHALL BE UNDERCUT AND REMOVED ALSO.
- 3. ON-SITE MATERIAL USED AS FILL MATERIAL SHALL BE TREATED WITH EITHER LIME OR CLASS 'C' FLY ASH. A MINIMUM APPLICATION RATE OF 5 TO 6 PERCENT LIME OR 15 TO 18 PERCENT CLASS "C" FLY ASH, BASED ON THE DRY UNIT WEIGHT OF THE SOILS, SHALL BE USED.

REINFORCING STEEL NOTES:

- I. ALL REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318-95, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE' AND ACI 315-95, "STANDARD DETAILING MANUAL".
- 2. REINFORCING STEEL SHALL MEET ASTM A-615, GRADE 60.
- PROVIDE BENT BARS AT CORNERS. UNLESS SHOWN OTHERWISE ON THE PLANS, BARS THAT ARE TOO LONG TO BE PLACED IN ONE PIECE SHALL BE LAP SPLICED 3. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4", A DISTANCE AS GIVEN BELOW. FOR HORIZONTAL BARS WITH MORE THAN 12' OF CONCRETE CAST BELOW, USE 1.4 TIMES THESE DISTANCES:

*3 BARS	16'	*4 BARS	22'
#5 BARS	27"	*6 BARS	35
*T BARS	48"	*8 BARS	63
*9 BARS	8Ø'	#10 BARS	10
#11 BARS	113"		

- 4. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A-185. EDGE AND END SPLICES SHALL HAVE A MINIMUM LAP OF ONE FULL MESH AND SHALL BE HELD IN PLACE BY WIRING ALL LAPS SECURELY TOGETHER.
- 5. REINFORCING SHALL NOT BE WELDED IN ANY MANNER UNLESS APPROVED BY THE ENGINEER.
- 6. ALL REINFORCING STEEL IN FOOTINGS SHALL BE SUPPORTED FROM ABOVE WHILE POURING CONCRETE.

CONCRETE NOTES:

- 1. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS NOTED OTHERWISE.
- 2. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-95, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", AND ACI 318- 95, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
- UNLESS NOTED OTHERWISE.
- 4. CLEAR DISTANCES FROM CAST-IN-PLACE CONCRETE SURFACES TO REINFORCING SHALL BE NO LESS THAN THE FOLLOWING UNLESS NOTED OTHERWISE:
- BEAMS AND COLUMNS 1 1/2" GRADE BEAMS 2" BOTTOM OF FOOTINGS2" FROM TOP SLABS-ON-GRADE . SUPPORTED SLABS.

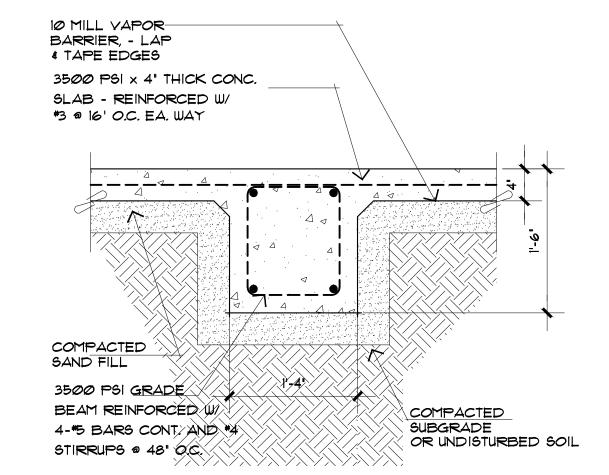
STICK FRAMING NOTES

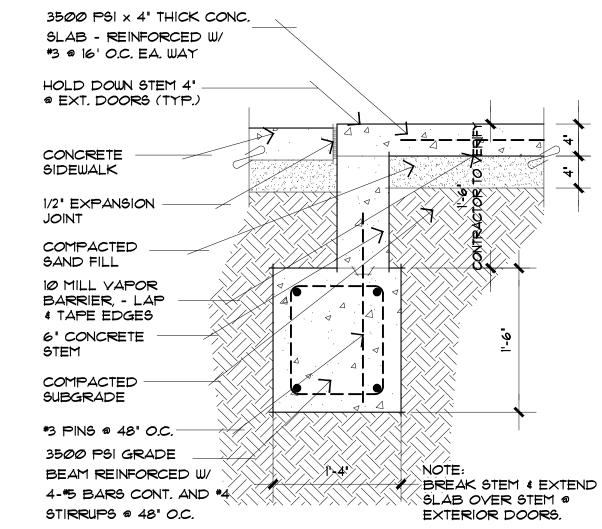
- A. CEILING JOISTS SHALL BE ONE OF THE FOLLOWING
- 1. 2×6's @ 16" O.C. W/ MAX. SPAN OF 15'-6" 2. 2×6'5 @ 24" O.C. W/ MAX. SPAN OF 14'-9" 3. 2×8's @ 24" O.C. W/ MAX SPAN OF 18'-9" 4. 2X8's @ 48" O.C. W/ MAX. SPAN OF 14'-6"
- B. RAFTERS SHALL BE ONE OF THE FOLLOWING:
- 1. 2×6's @ 16" O.C. W/ MAX. SPAN OF 10'-0" 2. 2×6'5 @ 24" O.C. W/ MAX. SPAN OF 9'-0" 3. 2×8's @ 16" O.C. W/ MAX SPAN OF 14'-0" 4. 2X8's @ 24" O.C. W/ MAX SPAN OF 11'-0" 5. 2×10's @ 16" O.C. W/ MAX SPAN OF 17'-0" 6. 2×10's @ 24" O.C. W/ MAX SPAN OF 14'-0" 7. 2×12's @ 16" O.C. W/ MAX SPAN OF 24'-0" 8. 2×12's @ 24" O.C. W/ MAX SPAN OF 21'-0"

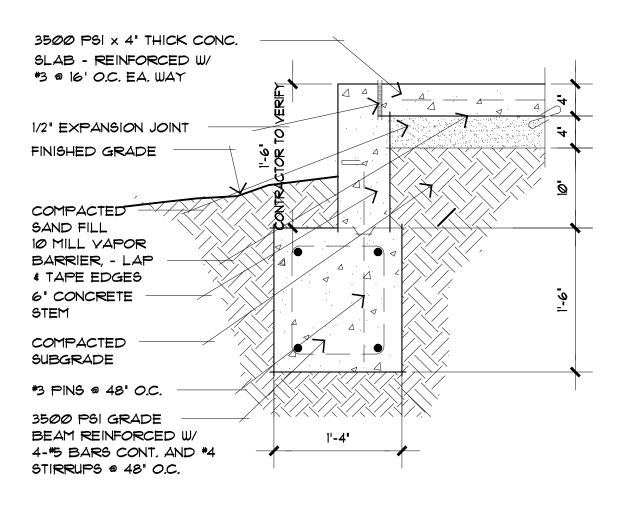
WOOD FRAMING NOTES:

- ALL STRUCTURAL WOOD FRAMING SHALL BE PROPORTIONED, FABRICATED, DELIVERED, AND ERECTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE TIMBER CONSTRUCTION MANUAL AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, LATEST EDITION.
- 2. UNLESS NOTED OTHERWISE, ALL SAWN LUMBER FRAMING SHALL BE DOUGLAS FIR, SO. PINE, OR HEM-FIR WITH THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES FOR NORMAL DURATION OF LOAD, SINGLE MEMBER USE, AND USE AT MAXIMUM MOISTURE CONTENT OF 19 %
- A) BEAMS AND RAFTERS: (NO. 2 GRADE) 1. EXTREME FIBER IN BENDING, F = 1250 PSI
 - 2. HORIZONTAL SHEAR, F = 90 PSI 3. MODULUS OF ELASTICITY, E = 1,600,000 PSI
- B) PREFABRICATED WOOD TRUSSES AND JOISTS: (ACCORDING TO MANUFACTURER)
- 3. ALL WALL SHEATHING AS SHOWN ON THE DRAWINGS SHALL BE 1/2" APA RATED SHEATHING WITH A 40/20 SPAN RATING.
- 4. ALL ROOF DECKING AS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE 5/8" APA RATED DECK WITH A 40/20 SPAN RATING.

- 5. OSB DECK OR SHEATHING WILL BE PERMITTED ONLY WITH THE OWNER'S APPROVAL. IF OSB IS USED IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PONDING WATER AND OTHER WEATHER EFFECTS ARE NOT ALLOWED TO DETERIORATE THE SURFACE OF THE OSB DECK.
- 6. A 1/8 INCH GAP SHOULD BE PROVIDED AT THE PERIMETER OF ADJACENT DECK OR SHEATHING PANELS TO ALLOW FOR EXPANSION DUE TO MOISTURE EXPOSURE DURING CONSTRUCTION.
- 1. WHEN DECK OR SHEATHING PANELS ARE INSTALLED IN A LARGE AREA A TEMPORARY EXPANSION JOINT SHOULD BE CREATED BY OMITTING ONE PANEL EVERY 80 FEET. THE ADJACENT DIAGONAL PANELS SHOULD BE OMITTED CREATING A SAW-TOOTH PATTERN.
- 8. PROVIDE DOUBLE TJIS AT SECOND FLOOR WALLS PARALLEL TO TJIS.





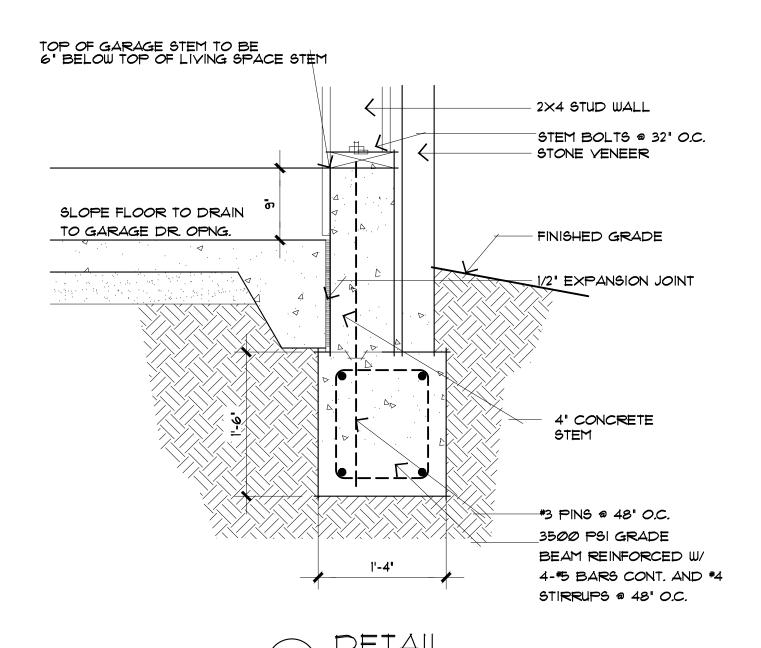


DETAIL SCALE: 1"=1'-0"

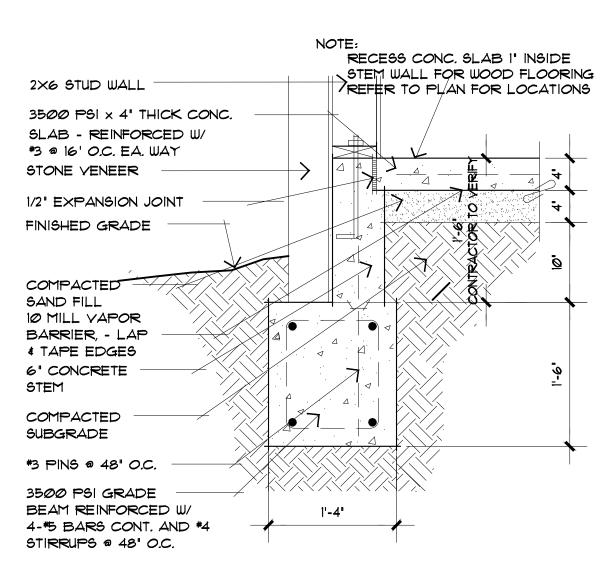




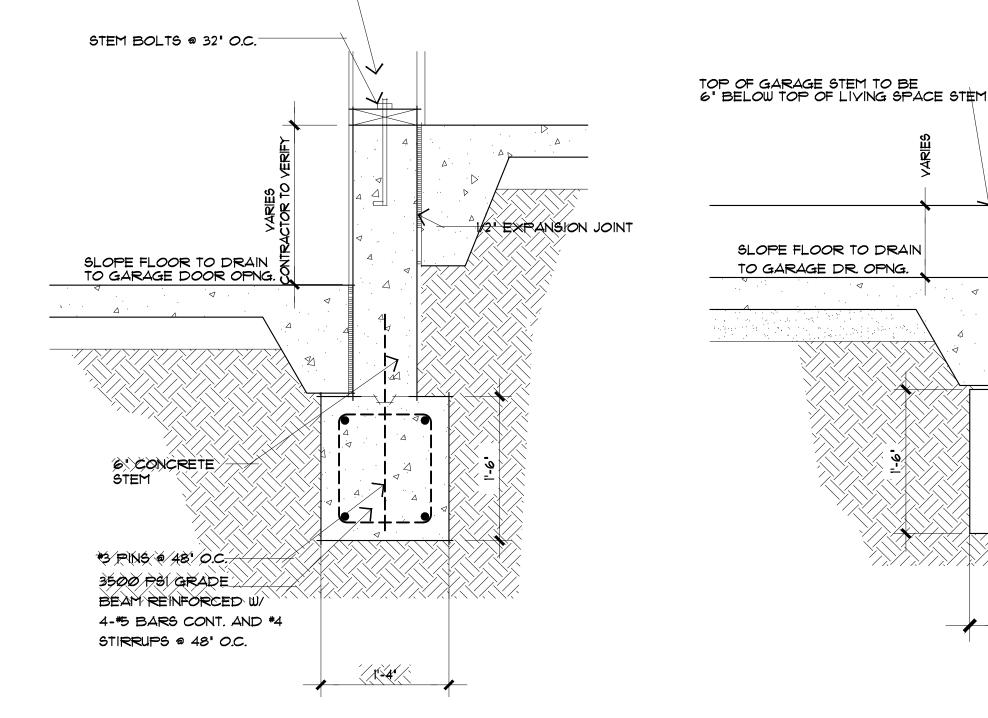
2×4 STUD WALL-

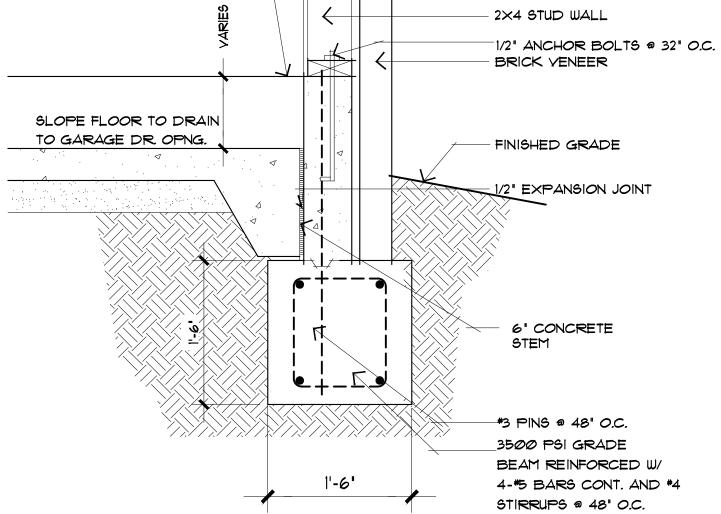


SCALE: 1"=1'-@"



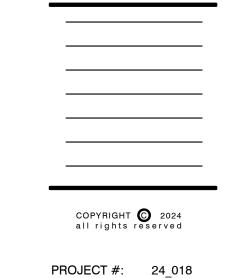












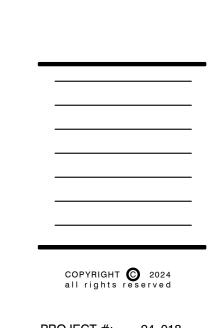
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DRAWING NO.

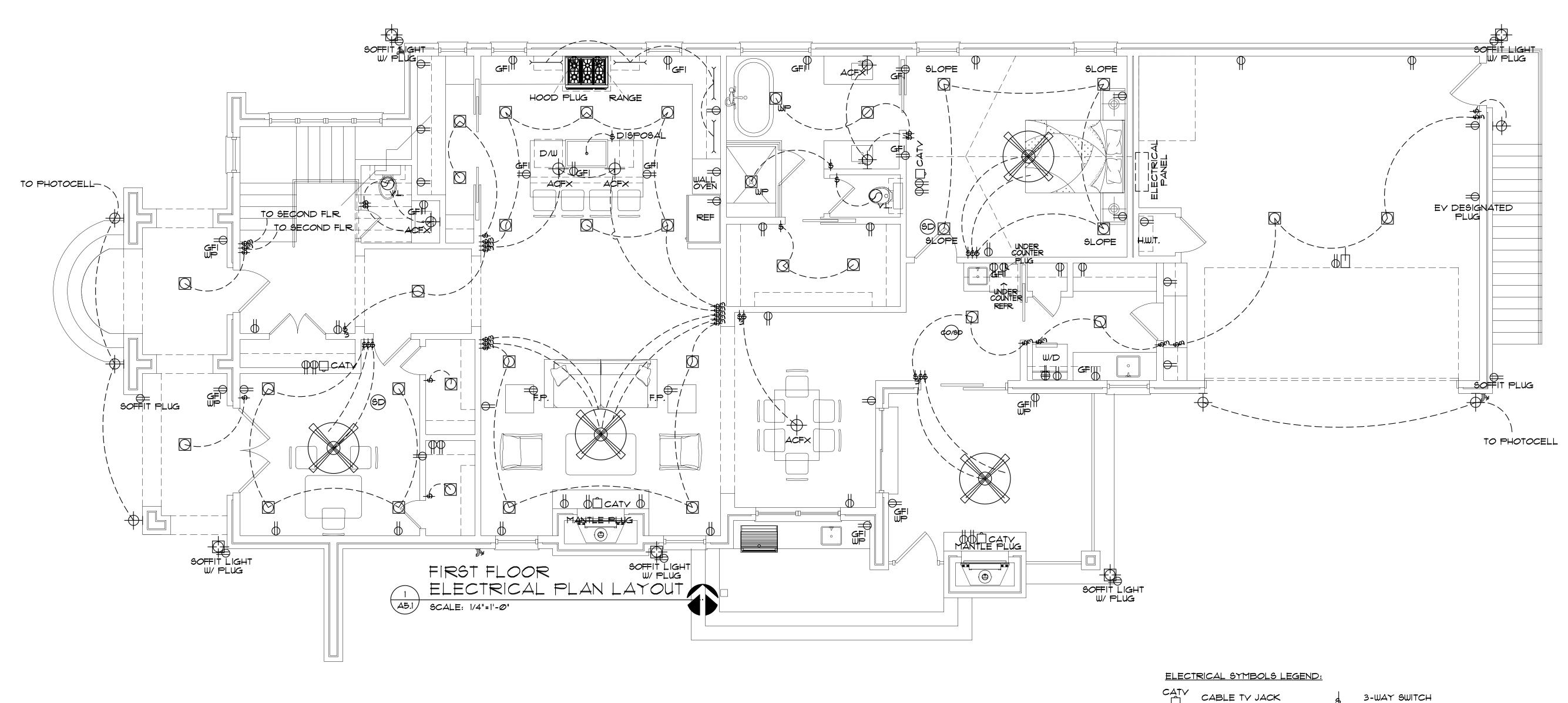
505 CHAUTAUQUA AVE, NORMAN, OK 73069

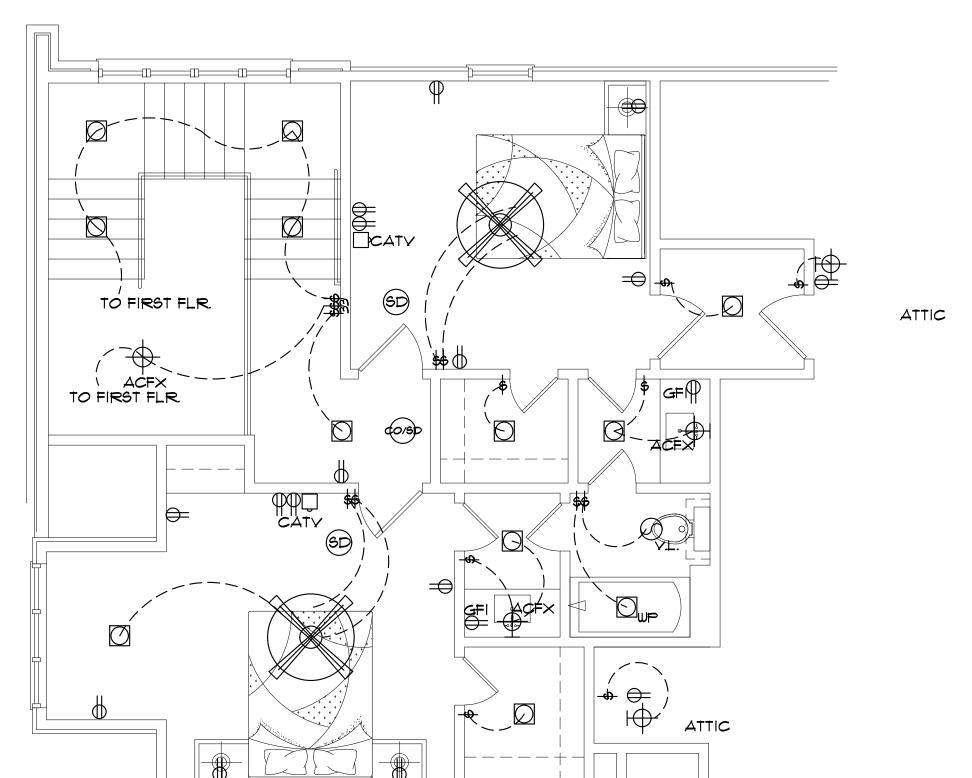


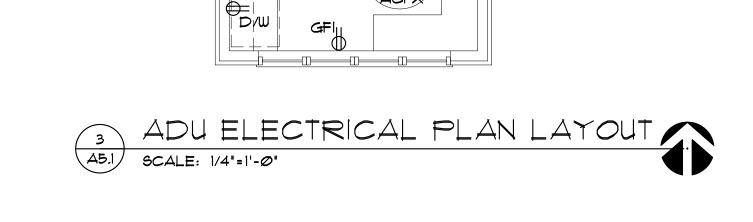


PROJECT #: 24_018

DATE: DRAWING NO.







RANGE

HOOD PLUG

DISPOSAL

W/D

TELEPHONE JACK SINGLE POLE SWITCH COMPUTER JACK DIMMER SWITCH HEATED VENTILATION LIGHT FIXTURE WALL MOUNTED EXTERIOR LIGHT FIXTURE VENTILATION LIGHT FIXTURE EXTERIOR FLOOD LIGHTING YENTILATION 4PLEX OUTLET SURFACE MOUNTED INCANDESCENT DUPLEX OUTLET **ACFX** RECESSED WALL WASHER WALL MOUNTED ACCENT LIGHT FIXTURE ⊕ 22Ø∨ UTILITY OUTLET FP FLOOR PLUG DUPLEX OUTLET AT 42" HT. EXTERIOR

WP DUPLEX OUTLET

GFI >----- UNDERCOUNTER LIGHTING CEILING MOUNTED

ACFX ACCENT LIGHT FIXTURE SIDEWALL STEP LIGHTS SELECTED BY OWNER INTERIOR RECESSED FIXTURE WATERPROOF SHOWER RECESSED FIXTURE

SLOPED INTERIOR
RECESSED FIXTURE

ON SLOPED CEILING GARAGE DOOR OPENER

CEILING MOUNTED PROJECTOR SWITCHED OUTLET

EXTERIOR
EXT. RECESSED SOFFIT FIXTURE 6D SMOKE DETECTOR LIGHTED CEILING

CARBON MONOXIDE/SMOKE DETECTOR

SD SMOKE DETECTOR

SECOND FLOOR 2 ELECTRICAL PLAN LAYOUT A5.1 SCALE: 1/4"=1'-0"

Attributes Line # Location: None Assigned Item Price Qty Ext'd Price Lifestyle, Inswing Door, Lifestyle, Direct Set Fixed Frame Rectangle, 36 X 95.5, Without HGP 1: 3696 Left Inswing Door Frame Size: 36 X 95 1/2 Unit Type: No Program PK# General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 7 7/8", 6 9/16", Standard Sill, Black Finish Sill Exterior Color / Finish: Standard Enduraclad, Black 2173 Interior Color / Finish: Unfinished Interior Viewed From Exterior Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Standard, Matte Black, Order Handle Set, Multipoint Lock, No Integrated Sensor Performance Information: U-Factor 0.27, SHGC 0.20, VLT 0.37, CPD PEL-N-221-00476-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50 Grille: SDL, No Custom Grille, 7/8", Traditional (2W4H)

Lifestyle, Double Inswing Door, Lifestyle, Direct Set Fixed Frame Rectangle, 71.25 X Item Price Qty Ext'd Price

95.5, Without HGP

1: 7296 Active / Inactive Double Inswing Door
Frame Size: 71 1/4 X 95 1/2
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 7 7/8", 6 9/16", Standard Sill, Black Finish Sill
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Matte Black Multipoint Lock, No Integrated Sensor, Order Handle Set, Order Handle Set
Screen: No Screen
Performance Information: U-Factor 0.28, SHGC 0.19, VLT 0.35, CPD PEL-N-221-00392-00004, Performance Class LC, PG 50, Calculated Positive DP
Rating 50, Calculated No Custom Grille; 7/8", Traditional (2W4H / 2W4H)

Lifestyle, Direct Set, Fixed Frame, 29.5 X 71.5, Without HGP, Black

Lifestyle, Direct Set, Fixed Frame, 29.5 X 71.5, Without HGP, Black

Lifestyle, Direct Set, Fixed Frame, 29.5 X 71.5, Without HGP, Black

1: 29.571.5 Fixed Frame Direct Set
Frame Size: 29 1/2 X 71 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraciad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.29, SHGC 0.29, VLT 0.55, CPD PEL-N-18-04210-00001, Performance Class AW, PG 60, Calculated Positive DP
Rating 60, Calculated Negative DP Rating 60, STC 27, OTTC 22
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W4H)
Wrapping Information: Steady Set - Interior Install, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory
Applied, 2x6 Bracket, Pella Recommended Clearance, Perimeter Length = 202".

Attributes Line # Location STAIRWAIR Ext'd Price Item Price Qty Lifestyle, Direct Set, Lifestyle, Direct Set, Lifestyle, Direct Set, Lifestyle, Direct Set, 95.5 X 47.5, Without HGP, Black 1: 23.87547.5 Fixed Frame Direct Set Frame Size: 23 7/8 X 47 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16" 2169 Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.29, SHGC 0.29, VLT 0.55, CPD PEL-N-18-04210-00001, Performance Class AW, PG 80, Calculated Positive DP Viewed From Exterior Rating 80, Calculated Negative DP Rating 80, STC 27, OITC 22 Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W3H) 2: 23.87547.5 Fixed Frame Direct Set Frame Size: 23 7/8 X 47 1/2 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior Glass: Insulated Dual Low-E. Advanced Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.29, SHGC 0.29, VLT 0.55, CPD PEL-N-18-04210-00001, Performance Class AW, PG 80, Calculated Positive DP Rating 80, Calculated Negative DP Rating 80, STC 27, OITC 22 Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W3H) 3: 23.87547.5 Fixed Frame Direct Set Frame Size: 23 7/8 X 47 1/2 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad. Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Dual Low-E. Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.29, SHGC 0.29, VLT 0.55, CPD PEL-N-18-04210-00001, Performance Class AW, PG 80, Calculated Positive DP
Rating 80, Calculated Negative DP Rating 80, STC 27, OITC 22
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W3H)
4: 23.87547.5 Fixed Frame Direct Set Frame Size: 23 7/8 X 47 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16" General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Dual Low-E. Advanced Low-E. Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.29, SHGC 0.29, VLT 0.55, CPD PEL-N-18-04210-00001, Performance Class AW, PG 80, Calculated Positive DP
Rating 80, Calculated Negative DP Rating 80, STC 27, OITC 22
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W3H)
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure-20, Overall Thru Direction-Vertical
Vertical Mull 3: FactoryMull, Standard Joining Mullion, Mull Design Pressure-20, Overall Thru Direction-Vertical
Vertical Mull 3: FactoryMull, Standard Joining Mullion, Mull Design Pressure-20, Overall Thru Direction-Vertical
Vertical Mull 3: FactoryMull, Standard Joining Mullion, Mull Design Pressure-20, Overall Thru Direction-Vertical
Vertical Mull 3: FactoryMull, Standard Joining Mullion, Mull Design Pressure-20, Overall Thru Direction-Vertical
Vertical Mull 3: FactoryMull, Standard Joining Mullion, Mull Design Pressure-20, Overall Thru Direction-Vertical
Vertical Mull 3: FactoryMull, Standard Joining Mullion, Mull Design Pressure-20, Overall Thru Direction-Vertical
Vertical Mull 3: FactoryMull, Standard Joining Mullion, Mull Design Pressure-20, Overall Thru Direction-Vertical
Vertical Mull 3: FactoryMull, Standard Joining Mullion, Mull Design Pressure-20, Overall Thru Direction-Vertical
Vertical Mull 3: FactoryMull, Standard Joining Mullion, Mull Design Pressure-20, Overall Thru Direction-Vertical
Vertical Mull 3: FactoryMull, Standard Joining Mullion, Mull Design Pressure-20, Overall Thru Direction-Vertical
Vertical Mull 3: FactoryMull, Standard Joining Mullion, Mull Design Pressure-20, Overall Thru Direction-Vertical
Vertical Mull 3: FactoryMull, Standard Joining Mullion, Mull Design Pressure-20, Overall Thru Direction-Vertical

Attributes Line # Location MASTER BATH

PK# 2169

Viewed From Exterior

Lifestyle, Direct Set, Fixed Frame, 59.5 X 71.5, Without HGP, Black

Item Price Qty Ext'd Price

1: 59.571.5 Fixed Frame Direct Set Frame Size: 59 1/2 X 71 1/2

Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior

Glass: Insulated Dual Tempered Obscure Low-E Obscure Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.32, VLT 0.60, CPD PEL-N-18-04240-00001, Performance Class AW, PG 60, Calculated Positive DP
Rating 60, Calculated Negative DP Rating 60, STC 28, OITC 24

Wrapping Information: Steady Set - Interior Install, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, 2x6 Bracket, Pella Recommended Clearance, Perimeter Length = 262".

Obscure Glass Style: Pattern62(Standard)

Attributes Location:

2169

Viewed From Exterior

Lifestyle, 2-Wide Casement, 70 X 59, Without HGP, Black

Item Price Qty Ext'd Price

1: 3559 Left Casement Frame Size: 35 X 59

Frame size: 35 A JB Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5*, 3 11/16* Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No

Integrated Sensor

Screen: Full Screen, Black, InView™

Screen: Full Screen, Black, InView™

Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 25, OITC 22, Clear Opening Width 25.25, Clear Opening Height 54.875, Clear Opening Area 9.622179, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: No Grille 2: 3559 Right Casement Frame Size: 35 X 59

Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraciad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Glass: Insulated Low-E: Advanced Low-E: Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No
Integrated Sensor
Screen: Full Screen, Black, InView™
Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 50, Calculated Positive DP
Rating 50, Calculated Negative DP Rating 50, STC 25, OITC 22, Clear Opening Width 25.25, Clear Opening Height 54.875, Clear Opening Area 9.622179,
Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille;

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical Wrapping Information: Steady Set - Interior Install, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, 2x6 Bracket, Pella Recommended Clearance, Perimeter Length = 258".

Attributes Line # Location: Item Price Qty Ext'd Price Lifestyle, 3-Wide Casement, 69 X 41, Without HGP, Black

2172

Viewed From Exterior

1: 2341 Left Casement Frame Size: 23 X 41 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraciad, Black Interior Color / Finish: Standard Enduraciad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Integrated Sensor
Screen: Full Screen, Black, InView™
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00679-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 25, OITC 22, Clear Opening Width 13.25, Clear Opening Height 36.875, Clear Opening Area 3.393012, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: SDL w/Spacer, No Custom Grille, 7/8", Top Row (2W1H)
2: 2341 Fixed Sash Set
Frame Size: 23 X 41
Init! Tyne: No Program

Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraciad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E: Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.52, CPD PEL-N-229-00863-00001, Performance Class LC, PG 50, Calculated Positive DP
Rating 50, Calculated Negative DP Rating 50
Grille: SDL w/Spacer, No Custom Grille, 7/8", Top Row (2W1H)
3: 2341 Right Casement
Frame Size: 23 X 41
Light Time: No Program

Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E. Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No
Integrated Sensor

Screen: Euli Screen: Black In Scr

Screen: Full Screen, Black, InView¹⁷

Screen: Full Screen, Black, InView M
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00679-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 25, OITC 22, Clear Opening Width 13.25, Clear Opening Height 36.875, Clear Opening Area 3.393012, Egress Does not meet typical United States egress, but may comply with local code requirements Griller: SDL w/Spacer, No Custom Griller, 778", Top Row (2W1H)
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical Vertical Mull 2: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical Wrapping Information: Steady Set- Interior Install, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, 2x6 Bracket, Pella Recommended Clearance, Perimeter Length = 220".

Attributes Line # Location: GARAGE APT Item Price Qty Ext'd Price Lifestyle, Direct Set, Fixed Frame, 23.5 X 35.5, Without HGP, Black 4

PK# 2172

Viewed From Exterior

1: Non-Standard SizeNon-Standard Size Fixed Frame Direct Set

1. Noti-Standard 3 (284) 1-3 (199

Exterior Color / Finish: Unfinished Interior Color / Finished Interior Color

Grille: No Grille.

Wrapping Information: Steady Set - Interior Install, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, 2x6 Bracket, Pella Recommended Clearance, Perimeter Length = 118".

Attributes Line # Location PANTRY Item Price Qty Ext'd Price Lifestyle, Double Hung, 25 X 47, Without HGP, Black Л 1: 2547 Double Hung, Equal 1: 2547 Double Hung, Equal
Frame Size: 25 X 47
Unit Type: Lifestyle Pro
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Black
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E. Advanced Low-E. Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 1 Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor
Screen: Full Screen, Black, InView¹
Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00514-00001, STC 27, OITC 23, Clear Opening Width 21.812, Clear
Opening Height 20.25, Clear Opening Area 3.067312, Egress Does not meet typical United States egress, but may comply with local code requirements PK# 2173 Grille: No Grille, Wrapping Information: Steady Set - Interior Install, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, 2x6 Bracket, Pella Recommended Clearance, Perimeter Length = 144". Rough Opening: 25 - 3/4" X 47 - 3/4" Attributes Line # Location: KITCHEN Item Price Qty Ext'd Price Lifestyle, Double Hung, 29.5 X 47.5, Without HGP, Black Û 1: 29.547.5 Double Hung, Equal
Frame Size: 29 1/2 X 47 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Black
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Glass: Insulated Temperature Low E. Advanced Low E. Insulating Glass Argon Non High Altitude Û PK# 2173 Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, 1 Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor

Screen: Full Screen, Black, InView Market Black, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor Viewed From Exterior Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00517-00001, STC 27, OITC 23, Clear Opening Width 26.312, Clear Opening Height 20.5, Clear Opening Area 3.745806, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

Wrapping Information: Steady Set - Interior Install, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, 2x6 Bracket, Pella Recommended Clearance, Perimeter Length = 154" Rough Opening: 30 - 1/4" X 48 - 1/4" Line # Location Attributes MASTER BED Item Price Qty Ext'd Price Lifestyle, Double Hung, 35.5 X 71.5, Without HGP, Black 2 Û 1: 35.571.5 Double Hung, Equal Frame Size: 35 1/2 X 71 1/2 Frame Size: 35 U. 27 / 11/2
Unit Type: Lifestyle Pro
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Black
Exterior Color / Finish: Standard Enduractad, Black
Interior Color / Finish: Unlinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Û PK# 2173 Viewed From Exterior Hardware Options: Cam-Action Lock, 2 Locks, Matte Black, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor Screen: Full Screen, Black, InView™
Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL.N-35-00514-00001, STC 27, OITC 23, Clear Opening Width 32.312, Clear Opening Height 32.5, Clear Opening Area 7.292639, Egress Meets Typical 5.7 sqft (E) (United States Only) Wrapping Information: Steady Set - Interior Install, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, 2x6 Bracket, Pella Recommended Clearance, Perimeter Length = 214". Customer: BUILDERS FIRST SOURCE - 08017 Project Name: 505 CHATAQUA Order Number: P74 Quote Number: 18533513 Attributes Location UTILITY Item Price Ext'd Price Qty Lifestyle, Direct Set, Fixed Frame, 35.5 X 53.5, Without HGP, Black 1: Non-Standard SizeNon-Standard Size Fixed Frame Direct Set 1: Non-Standard SizeNon-Standard Size Fixed Frame Direct Set Frame Size: 35 1/2 X 53 1/2 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5°, 3 11/16° Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.62, CPD PEL-N-18-04208-00001, Performance Class AW, PG 60, Calculated Positive DP Rating 60, Calculated Negative DP Rating 60, STC 27, OITC 22 Viewed From Exterior

Wrapping Information: Steady Set - Interior Install, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, 2x6 Bracket, Pella Recommended Clearance, Perimeter Length = 178".

Attributes Location DINING Lifestyle, Direct Set, Lifestyle, Direct Set, 35.5 X 35.5, Without HGP, Black 1: 17.7535.5 Fixed Frame Direct Set Frame Size: 17 3/4 X 35 1/2 Unit Type: No Program PK#

Viewed From Exterior

2173

General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.62, CPD PEL-N-18-04208-00001, Performance Class AW, PG 90, Calculated Positive DP Rating 90, Calculated Negative DP Rating 90, STC 27, OITC 22

Grille: No Grille, 2: 17.7535.5 Fixed Frame Direct Set

2: 17.7535.5 Fixed Frame Direct Set
Frame Size: 17 3/4 X 35 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraciad, Black

Interior Color / Finish: Unfinished Interior
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.62, CPD PEL-N-18-04208-00001, Performance Class AW, PG 90, Calculated Positive DP

Item Price

Qty

5

Ext'd Price

Performance information: U-Factor (U.28, SHGC U.32, VI. U.02, CFD FEL-N-16-04200-00001, Fellotimatice Glass Aff, FG 50, Calculated Negative DP Rating 90, STC 27, OITC 22
Grille: No Grille: Vo Grille: Vertical Mult 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical Wrapping Information: Steady Set- Interior Install, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, 2x6 Bracket, Pella Recommended Clearance, Perimeter Length = 142".



Line # Attributes Location BED 3/4/GARAGE APART Item Price Qty Ext'd Price Lifestyle, Double Hung, 35.5 X 59.5, Without HGP, Black



Viewed From Exterior

1: 35.559.5 Double Hung, Equal

1: 33-39-3 Double Hullg, Equal
Frame Size: 35 1/2 X 59 1/2
Unit Type: Lifestyle Pro
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Black
Exterior Color / Finish: Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 2 Locks, Matte Black, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor Screen: Full Screen, Black, InView™

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Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00514-00001, STC 27, OITC 23, Clear Opening Width 32.312, Clear Opening Height 26.5, Clear Opening Area 5.946306, Egress Meets Typical 5.7 sqft (E) (United States Only)

Opening Regist Co. Clear Opening Area 3.34000, Egress meets Typical 3.7 Sqrt (2) Control States Only)
Grille: No Grille,
Wrapping Information: Steady Set - Interior Install, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory
Applied, 2x6 Bracket, Pella Recommended Clearance, Perimeter Length = 190".

505 CHAUTAUQUA - EXTERIOR SELECTIONS

Item 4.

130

SW CHESTNUT



"MCLOUD" WITH WHITE MORTAR SLURRY

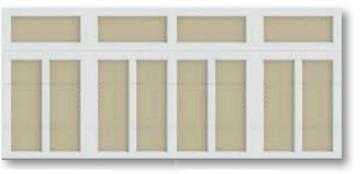


HARDIE 7" REVEAL LAP SIDING, SMOOTH

HARDIE 1X4" TRIM, SMOOTH AT WINDOWS AND DOORS



WHITE CAST STONE ACCENTS



GARAGE DOOR - WOOD, PAINTED



STANDING SEAM COPPER COLOR

MALARKY HIGHLANDER AR





PELLA ALUMINUM **CLAD LIFESTYLE**

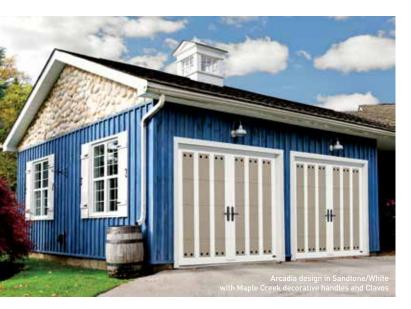


BRILLIANT BLACK

WEATHERED WOOD

BLACK OAK

Amarr



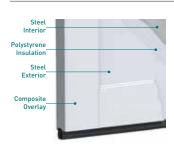
SPECIFICATIONS

18ft x 7ft



PANEL DESIGNS	CARRIAGE COURT CC4000
Carriage House	18 Designs
INSULATION ¹	Polystyrene
R-VALUE ²	6.48
ENERGY EFFICIENCY	Superior
QUIET OPERATION	Extra Quiet
DOORTHICKNESS	2"
WINDOW GLASS OPTIONS	
DSB Glass	•
Obscure Glass	•
Insulated Glass	•
WIND LOAD ³ AVAILABLE	•
PAINT FINISH WARRANTY ⁴	Lifetime
WORKMANSHIP/HARDWARE WARRANTY ⁴	5 Years
WINDOW/OVERLAY DISCOLORATION	10 Years
OVERLAY DELAMINATION ⁴	5 Years

CONSTRUCTION



Four-Layer: Overlay + Steel + Insulation + Steel

- 2" thick door with polystyrene insulation and steel interior
- Built with 1-3/8" steel section and 5/8" composite overlay trim

LAURELBAY (LB)*



CLOSED SQUARE (LB104)



CLOSED SQUARE (LB104) CLOSED ARCH (LB105)



CLEAR SQUARE (LB115) CLEAR ARCH (LB114)



3 LITE SOLIARE (LB104) 3 LITE ARCH (LB110)

SEES BEEN



6 LITE ARCH (LB108)



4 LITE SQUARE (LB107) 4 LITE ARCH (LB111)



8 LITE SQUARE (LB113) 8 LITE ARCH (LB109)





CLOSED ARCH (PT105)













3 LITE ARCH (PT110)













OVERLAY TRIM



- 5/8" thick composite overlay trim of reclaimed wood fiber and thermoplastic polymer
- · Coped edge design
- · Sustainable, green building material
- · Resists rot, decay, and fungal growth
- · Won't flake, blister, peel, pit or corrode



Home / Wrought Iron Doors / Essex Thermal Break Eyebrow 61" X 81" Flat Black Double Entry Wrought Iron Door Right Hand Inswing

Essex Thermal Break Eyebrow 61" X 81" Flat Black Double Entry Wrought Iron Door Right Hand Inswing

Category: Wrought Iron Doors

Color: FLAT BLACK

Glass: RAIN

Shape: SQUARE TOP Single/double: DOUBLE

Size: 61" X 81"

Style: Farmhouse,Craftsman,Cape Cod

Swing: RIGHT HAND INSWING

Description: ESSEX THERMAL BREAK EYEBROW RH Wrought Iron Door 61 X 81 RIGHT HAND INSWING FLAT BLACK Color RAIN Glass STEEL Material PULL HANDLE #006 SQUARE DEADBOLT 8469 - SINGLE CYLINDER (FLAT BLACK (US19))