

CITY OF NORMAN, OK HISTORIC DISTRICT COMMISSION MEETING

Development Center, Room A, 225 N. Webster Ave., Norman, OK 73069 Monday, February 03, 2025 at 5:30 PM

AGENDA

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

ROLL CALL

MINUTES

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

HISTORIC DISTRICT COMMISSION MEETING MINUTES OF DECEMBER 2, 2024.

ACTION ITEMS

2. ELECTION OF CHAIR AND VICE CHAIR

FEEDBACK

3. (HD 24-01) CONSIDERATION OF FEEDBACK FOR REQUESTS TO ADD FIRST AND SECOND-FLOOR ADDITIONS FOR THE PROPERTY LOCATED AT 325 E. KEITH STREET.

CERTIFICATE OF APPROPRIATENESS REQUESTS

- 4. (HD 24-02) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 643 OKMULGEE STREET FOR THE FOLLOWING MODIFICATIONS: A) WIDENING OF DRIVEWAY AND ADDITION OF A CONCRETE WALKWAY; B) EXTENSION OF FRONT PORCH BY 4 FEET.
- 5. (HD 24-03) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 627 OKMULGEE STREET FOR THE FOLLOWING

- MODIFICATIONS: A) REPLACEMENT OF WINDOWS; AND B) REPLACEMENT OF FRONT DOOR.
- 6. (HD 24-04) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 1320 OKLAHOMA AVENUE FOR THE FOLLOWING MODIFICATIONS: A) CONSTRUCTION OF A NEW HOUSE WITH AN ATTACHED GARAGE; B) CONSTRUCTION OF A DETACHED ACCESSORY DWELLING UNIT; C) CONSTRUCTION OF A CONCRETE PATIO WITH A COVERED PERGOLA.

REPORTS/UPDATES

- 7. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE DECEMBER 2, 2024.
- 8. DISCUSSION OF PROGRESS REPORT REGARDING FYE 2024-2025 CLG GRANT PROJECTS.

MISCELLANEOUS COMMENTS

ADJOURNMENT





CITY OF NORMAN, OK HISTORIC DISTRICT COMMISSION MEETING

Development Center, Conference Room A, 225 N Webster Ave. Monday, December 02, 2024 at 5:30 PM

MINUTES

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in the Council Chambers at the Municipal Building, on Monday, December 02, 2024 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

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.

Chair Michael Zorba called the meeting to order at 5:33 P.M.

ROLL CALL

PRESENT

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

*Commissioner Karen Thurston arrived at 5:42 P.M.

ABSENT

Commissioner- Sarah Brewer Commissioner- Mitch Baroff

A quorum was present.

STAFF PRESENT

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

GUESTS PRESENT

Edwin Amaya, 800 Brian CT., Moore, OK Linda Watson 627 E. Boyd, Norman, OK Chris Wood 627 E. Boyd, Norman, OK Lyntha Wesner, 616 Tulsa St., Norman, OK Steve Davis, 530 Shawnee St., Norman, OK Ryan Stover, 625 Tulsa St., Norman, OK

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS: HISTORIC DISTRICT COMMISSION MEETING OF NOVEMBER 4, 2024.

Motion by Commissioner Barrett Williamson to approve the minutes from the November 4, 2024 Historic District Commission meeting; **Second** by Commissioner Gregory Heiser.

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

CERTIFICATE OF APPROPRIATENESS REQUESTS

 (HD 24-21) CONSIDERATION OF APPROVAL OR REJECTION OF THE DEMOLITION OR RECOMMENDATION TO THE CITY COUNCIL FOR ADDITIONAL POSTPONEMENT OF THE DEMOLITION BE ORDERED FOR THE PROPERTY LOCATED AT 1320 OKLAHOMA AVENUE. (POSTPONED FROM THE NOVEMBER 4, 2024 MEETING)

Anais Starr presented the staff report:

- In July 2024 a COA was granted for quite a few exterior modifications on the structure such as tearing down the carport.
- On October 14th, 2024 Anais visited the site and discovered that the structure had been torn down and issued a stop work order.
- The COA request for demolition was first heard at the November 4th, 2024 Historic District Commission Meeting, and the Commissioners voted to postpone to the December Meeting so that the applicant could provide pictures and a letter from the structural engineer.

Edwin Amaya, property owner, discussed the project:

- Commissioner Zorba asked Mr. Amaya if the engineer was out prior to the demolition, or after. Mr. Amaya stated that she came out twice before the demolition took place.
- The dates that the engineer came out were June 4th, 2024 and October 8th, 2024.
- The pictures from the engineer showed that the structure was not safe, and Mr. Amaya stated that as soon as the roof came off, then the house frame began to buckle.

Public Comments:

• Linda Watson who is a neighbor, said that her only concern is what goes back up at 1320 and not what came down.

Commission Discussion:

- Commissioner Barrett Williamson posed the question if the Commission approves this demolition, will it set a precedent for future properties within the Historic Districts?
- Jeanne Snider stated that she does not think that this property would not set a precedent if the demolition was approved, because each scenario that comes to the Commission is different, and should be looked at on a case-by-case basis. The Commission only had one other demolition within the last several years.

Motion made by Gregory Heiser to approve item as submitted; **Second** by Commissioner Susan Ford.

The motion passed with a vote of 6-1, with Commissioner Halford voting against.

3. (HD 24-23) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 643 OKMULGEE STREET FOR THE FOLLOWING MODIFICATIONS: A) INSTALLATION OF A REAR ADDITION. B) INSTALLATION OF A NEW REAR ENTRY AND CONCRETE PATIO.

Motion made by Commissioner Barrett Williamson to approve Item A as submitted; **Second** by Commissioner Susan Ford.

Anais Starr presented the staff report:

- This is a 1943 minimal traditional contributing structure to the Southridge Historic District.
- This property has no previous COA requests.
- The applicant is proposing a rear addition for a primary bedroom and bathroom suite.

Ryan Stover, property owner, discussed the project:

- The applicant explained that he is trying to prevent putting the addition at the back of the house, to preserve the tree and back patio area.
- He is planning to reuse some of the original windows and those will be visible from the street.
- He also stated that he would like to use wood grain siding. However, Commissioner Barrett Williamson explained that Commission would prefer to see smooth siding be utilized.

Public Comments:

 Steve Davis, a neighbor said he thinks the proposed items for this property are a great plan.

Commission Discussion:

- Commissioner Michael Zorba said that this addition would be the biggest in width that the Commission has ever reviewed and/or approved.
- Commissioner Halford said that he feels like the proposed items are very fitting for the lot that the property sits on.

The amended motion to allow the applicant to match either the current aluminum siding with smooth manufactured wood or wood and match existing exposure of aluminum siding or historic wood siding underneath at the discretion of the property owner passed unanimously with a vote of 7-0.

Motion by Commissioner Barrett Williamson to approve Item A as submitted with the amendment; **Second** by Commissioner Susan Ford.

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

Motion made by Commissioner Susan Ford to approve Item B as submitted; **Second** by Barrett Williamson.

Anais Starr presented the staff report:

- Mr. Stover is reusing the original French Doors.
- They will lead to a 15 square foot patio.

Ryan Stover

Had no additional comments about the concrete patio. Mr Stover's presentation was primarily regarding the rear addition.

Commission Discussion:

There were no additional Commission discussion for this item.

Motion by Commissioner Susan Ford to approve Item B as submitted; **Second** by Commissioner Barrett Williamson.

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

REPORTS/UPDATES

- 4. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE NOVEMBER 4, 2024.
- 549 S. Lahoma- Waiting for the applicant to submit required COA for north windows.
- 904 Classen Ave- No change since November meeting.
- 607-609 S. Lahoma- Delayed. Anais reached out to the applicant to see when the front windows will be installed.
- 425 Chautauqua Ave- Work ongoing.
- 626 Tulsa St- No change since November meeting.

Item 1.

- 712 Miller Ave- Work was to begin Monday, November 4th however, storms delay contractor.
- 485 College Ave- Work has not started on items issued a COA. Remaining postponed items have been withdrawn. Applicant plans to wait until next year to begin renovations.
- 1320 Oklahoma Ave- Review for demolition at the November 4th, 2024 meeting, postponed to the December meeting.
- 505 Chautaugua- Demolition of garage is complete.
- 727 Chautauqua- Work is complete except for painting.
- 425 S. Lahoma Ave Admin Bypass- Rear patio less than 400 square feet.
- 5. DISCUSSION OF PROGRESS REPORT REGARDING FY 2024-2025 CLG GRANT PROJECTS.
- Anais Starr discussed the CAMP training sessions that took place in November, and how some of the budget was used for that project.

MISCELLANEOUS COMMENTS

 Anais Starr stated that at the January 2025 Historic District Commission Meeting, it will be time to elect officers again.

ADJOURNMENT

Michael Zorba, Chair					
Passed and approved this	day of	2024.			
The meeting was adjourned at 7:07 P.M.					



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/03/2025

REQUESTER: Catherine Gilarranz, Krittenbrink Architecture

PRESENTER: Anais Starr, Planner II/Historic District Preservation Officer

ITEM TITLE: (HD 24-01) CONSIDERATION OF FEEDBACK FOR REQUESTS TO ADD

FIRST AND SECOND-FLOOR ADDITIONS FOR THE PROPERTY

LOCATED AT 325 E. KEITH STREET.

Property History

Historical Information

2004 Miller Historic District Nomination Survey Information:

325 E. Keith Street. Ca. 1923. Bungalow/Craftsman. This contributing, one-story, vinyl-sided, single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are one-over-one hung and the wood door is flush. The full-width porch has brick walls and tall brick piers topped by short tapered wood columns. Other exterior features include a porte-cochere on the east side and an unusual, stucco-clad, exterior chimney on the facade. Decorative details include false beams and triple windows.

Sanborn Insurance Map Information

The 1925 and 1944 Sanborn Insurance Maps indicate that an addition to the rear of the house was added to the existing structure post-1944.

Previous Actions

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

REQUESTS

a) Feedback on requests to add first and second-floor additions.

The owners wish to expand the existing house to accommodate their family's needs. The applicant proposes to add a second-floor addition of approximately 923 square feet on the back half of the house. The second-floor addition will contain two bedrooms and a bathroom. Also proposed are two first-floor additions that will total 313 square feet. The first proposed addition is on the northwest corner of the first floor and will be expanded to accommodate a laundry room, and new entrance/stairs that meet building code. The second proposed addition is a small portion added to the east side of the house on the first floor to increase the size of the existing master bathroom and bedroom. Wood siding to match the existing house is proposed. The applicant plans to reuse existing windows removed during the renovation with any new windows to be aluminum-clad wood windows.

Reference - Historic District Ordinance

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

429.3.3(c): Changes to rear elevations do require a COA; however, the rear elevation of a historic structure is considered a secondary elevation and is therefore regulated to a lower standard to allow flexibility for additions or other modern-day appurtenances. (0-0910-12).

Reference - Preservation Guidelines

3.12 Guidelines for Windows in Additions

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

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

3.14 Guidelines for Doors in Additions

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

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

4.4 Guidelines for Additions

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

- .1 Make Additions Compatible. Additions shall be compatible with the historic building in size, scale, mass, materials, proportions and the pattern of windows and doors to solid walls.
- **Locate Addition Inconspicuously**. Locate a new addition on an inconspicuous façade of the historic building, usually the rear one. Additions that alter the front façade are generally considered inappropriate for a historic structure.
- .3 Limit Size and Scale. The footprint of the addition shall not exceed 50% of the footprint of the existing structure or 750 square feet, whichever is greater. Exterior dimensions of the addition shall not exceed the exterior dimensions of the existing structure, including height, width, and depth. An addition which does not increase the footprint of the existing structure may be allowed to increase roof height and will be reviewed on a case-by-case basis.
- .4 Preserve the Site. Design new additions so that the overall character of the site, character-defining site features, and trees, are retained.
- .5 Avoid Detracting from Principal Building. It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature. Construct new additions so that character-defining features of the historic buildings are not destroyed, damaged, or

obscured.

- **.6 Avoid False Historical Appearances**. Features or details of walls and fences that are introduced to a property shall reflect its style, period, and design. Fences and walls features shall not create a false historical appearance by reflecting other time periods, styles, or geographic regions of the country.
- .7 Substitute Materials. Cement fiberboard (e.g. Hardiplank® siding) will be considered on a case-by-case basis. Exterior insulating and finish systems (EIFS) will not be considered for use in historic structures.

3.2 Guidelines for Exterior Walls

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

- .1 Preserve Original Walls. Retain and preserve exterior walls that contribute to the overall historic form and character of a building, including functional and decorative features and details.
- .2 Retain Original Building Materials. Retain and preserve exterior wall materials that contribute to the overall historic character of a building.
- **.4 Avoid Covering Original Materials**. Building materials and decorative elements are important character-defining components of historic buildings. It is not appropriate to remove or cover any wall material or detail with coatings or contemporary substitute materials. Vinyl and aluminum siding is not appropriate for use in historic districts.
- .7 Substitute Materials. Cement fiberboard (e.g. Hardiplank® siding) will be considered on a case-by-case basis. Exterior insulating and finish systems (EIFS) will not be considered for use in historic structures.

Considerations/Issues

The Zoning Ordinance requires structures to meet a 20-foot setback from the rear property line and 5' from the side property lines. The existing house currently sits approximately 20 feet from the rear property line and at least 5 feet from the side property line. Any additions that extend toward the rear property line will require a request to the Board of Adjustment for a variance.

The *Preservation Guidelines for Additions* limit new additions to 750 square feet of the house footprint but also allow for second-floor additions that do not increase the footprint of the house. The proposed 923-square-foot second-floor addition is more than 50% of the footprint allowed by the *Guidelines* but it will not increase the footprint of the existing house.

The *Guidelines* state that new additions should be located on an inconspicuous portion of the house, usually the rear, with no or limited visibility from the front streetscape. For many years, the Commission had enforced a "no visibility from the front" on proposed new additions. In recent years, however, the Commission has approved additions that "bump out" from the side and are visible from the front streetscape. Recent "bump out" additions approved by the Commission include 506 S Lahoma, 425 S Lahoma, and 643 Okmulgee.

This second-floor addition will be visible from the front streetscape. To help reduce the impact the applicant has placed the second-floor addition on the rear of the structure and has made a design that is compatible with the existing house. The Commission is to provide feedback as to whether the proposed second-floor addition meets the *Guidelines* and is compatible with this historic structure.

The applicant is proposing two small additions to the first floor. Both meet the *Guidelines* for location, design, and materials. However, the addition at the northwest corner of the house appears to not meet the required 20-foot setback in the Zoning Ordinance. The applicants will need to apply to the Board of Adjustment for a variance to the required rear setback for the northwest addition to the house.

The applicant is proposing wood to match the existing siding of the house. The applicant plans to reuse as many of the existing windows removed during the renovation and incorporate them into the new addition. Any new windows needed will be aluminum-clad. The proposed materials meet the *Guidelines*.

The Commission is to provide feedback as to whether the proposed additions meet the *Preservation Guidelines* and whether they are compatible with this historic structure.

Commission Action

Feedback on requests to add first and second-floor additions.

325 E Keith Avenue. No vote is required.

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

Applica	tion	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		act Historic Preservation Officer to discuss proposed work at (405-366-5392) or s.starr@normanok.gov				
Step 3	Subr	nit the following items by 12:00 p.m. on the deadline date.				
	四	It is strongly recommended that you meet and /or discuss your proposed work with the Historic Preservation Officer, prior to the submission deadline!				
	U	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.					
	ø	Site Plan, Elevation Drawings if needed and all other required supporting documents				
	₫	Certified Adjacent Property Ownership List. A Radius Map delineating the				

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.

	Staff Only Use:			
The City of Norman Historic District Commission	HD Case #			
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)	Date			
	Received by:			
Note: Any relevant building permits must be applied for and paid for separat Community Development Office 405-366-5311.				
Address of Proposed Work: 325 Keith street Norma	an , ok 73069			
Applicant's Contact Information: Kritten brink Arctin tect v	relic			
Applicant's Name: CARIA CATHERINE GILARDA	NZ			
Applicant's Phone Number(s): (405) 513.3129				
Applicant's E-mail address: catherinege Karc-LLC.	com			
Applicant's Address: 119 W. Main Street Norman	10K 73069			
Applicant's relationship to owner: ☐ Contractor ☐ Engineer ☑	Architect			
Owner's Contact Information: (if different than applicant)				
Owner's Name: Michelle Miller				
Owner's Phone Number(s): (214) 435.4248	Owner's Phone Number(s): (214) 435.4248			
Owner's E-mail: michelle realty okagmail.com				
Project(s) proposed: (List each item of work proposed. Work not listed	here cannot be reviewed.)			
1) Second Floor Addition (Feedback session)				
2) Rear setback (Feed back Sessions)				
3)				
4)	1			
Supporting documents such as project descriptions, drawings and pic checklist page for requirements.	tures are required see			
Authorization:				
I hereby certify that all statements contained within this application, attached				
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				
Property Owner's Signature: * ///////////////////////////////////	Date: * 1825			
agreement made by my representative regarding this proposal will be binding upon me.				
Authorized Representative's Printed Name: GARLA CATHER NE SUALCAN'Z				
Authorized Representative's Signature:	Date: 01/09/25			
4000				
	2 Page			

The City of Norman Historic District Commission Certificate of Appropriateness Request Application Checklist

Application Checklist				
Supporting Documents				
The purpose of supporting documentation is to illustrate existing conditions and proposed work as installed. Photos, site plan, elevation drawings, and specification sheets all need to clearly illustrate both the existing status as well as the proposed changes. It recommended that you meet with the Historic Preservation Officer prior to submitting your COA application request to ensure you have a complete application by deadline. Incomplete applications will not be forwarded for review by the Historic District Commission. Please contact staff to discuss project before submitting application (405)366-5392.				
☑ A. Documentation of Existing Conditions – Pi of any existing materials to be replaced or altered m				
☑ B. Site Plan – Show existing structures and site elements. The following elements should be include				
☐ Buildings, garages, sheds ☐ Fences, walls ☐ Sidewalks, driveways, parking pads ☐ Patios, decks, Swimming pools, etc. ☐ Trees (see F Tree Preservation Plan) ▷/೩ Note: Additions and New Structures need to show adjacent property structures and site elements on the site plan.				
	☑ C. Illustration of the proposed materials and design - Photos, drawings and/or samples must be provided to illustrate the design, materials, and finishes of the proposed work.			
D. Elevation drawings and floor plans indicating existing and proposed features:				
☐ Exterior materials ☐ Doors ☐ Foundation materials, dimensions ☐ Roof, ridgeline, chimneys	☐ Architectural Elements ☐ Windows ☐ Porches, stoops, gutters ☐ Steps, ramps, railings			
E. Trees Preservation Plan showing (required for major projects only, such as additions). This can be included on site plan. Show existing large shade trees 8" in diameter or greater and existing ornamental trees greater than 4" in diameter. Description of how existing trees will be protected during construction needs to be provided. Any trees proposed to be removed must be indicated.				
☐ F. Additional Documents for New Construction				
☐ Streetscape elevation of existing structure and adjacent structures	Floor height of proposed house addition, comparison to adjacent properties			
Color Photos of site - front, side and rear	☐ Total height of proposed house or addition, comparison to neighboring structures			
 Site Plan to include structures, pavement, trees of subject property and adjacent properties 	Elevation drawings of each façade of proposed house or addition			
☐ Topographical information if proposing to change grades of site	☐ Floor Plans			

Revised: 11/16/20

AIS



Red: Band_1

Blue: Band_3

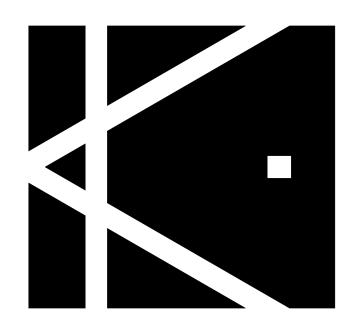
Blue: Band_3

Red: Band 1

OU

MILLER MICHELLE RESIDENCE

325 KEITH ST, NORMAN, OKLAHOMA





1. THIS PROJECT'S DESIGN AND CONSTRUCTION DOCUMENTS, IN PART OR IN TOTAL, SHALL NOT BE USED FOR ANY PROJECT OTHER THAN THIS PROJECT, UNLESS AGREED TO IN WRITING BY THIS PROJECT'S ARCHITECT.

2. ALL CONSTRUCTION SHALL MEET ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES, LATEST EDITIONS AS WELL AS SPECIAL ORDINANCES AND/OR REFULATIONS.

3. DO NOT SCALE OFF PLANS!

COMPLETING THE WORK.

4. CALL 811 OR VISIT INDIANA811.ORG FOR EXACT LOCATION OF ALL UTILITIES PRIOR TO START

5. THE CONTRACTOR IS TO VISIT THE SITE TO UNDERSTAND THE PROJECT'S SCOPE AND EXISTING CONDITIONS. IF THE EXISTING CONDITIONS DIFFER FROM THE ARCHITECT'S PLANS, CONTACT THE ARCHITECT IN WRITING PRIOR TO THE BID OPENING AND IN TIME FOR THE ARCHITECT TO ISSUE AN ADDENDUM.

6. WHEN THERE ARE CONFLICTS BETWEEN ANY SECTIONS OF THE SPECIFICATIONS AND THE PLANS OR BETWEEN THE PLANS AND SPECIFICATIONS, THE MOST STRICT SHALL APPLY. FOR CLARIFICATIONS, PLEASE CONTACT THE ARCHITECT IN WRITING PRIOR TO THE BID OPENING AND IN TIME FOR THE ARCHITECT TO ISSUE AN ADDENDUM.

7. NO WORK SHALL BE STARTED AT THE SITE UNTIL PROPER PERMITS ARE IN PLACE, SHOP DRAWINGS/SUBMITTALS HAVE BEEN APPROVED, AND A PRE-CONSTRUCTION MEETING WITH OWNER, CONTRACTOR, AND ARCHITECT ARE IN ATTENDENCE.

8. THE CONTRACTOR SHALL GIVE THE ARCHITECT 48 HOURS PRIOR NOTICE IN WRITING THAT THE PROJECT IS READY FOR EACH INSPECTION.

9. THE CONTRACTOR IS TO PROVIDE EMERGENCY FIRE EXTINGUISHERS READILY AVAILABLE AND PROPERLY MAINTAINED AS PER LOCAL FIRE PROTECTION REGULATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING PROPER SAFETY PRECAUTIONS IN

11. REVIEW ANY CONFLICTS OR POTENTIAL PROBLEM AREAS WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. IF WORK IS IN PROGRESS WHEN CONFLICTS OR PROBLEMS ARE DISCOVERED, STOP WORK ON THE AREA IN QUESTION UNTIL A SOLUTION HAS BEEN WORKED OUT WITH THE ARCHITECT OR OWNER.

12. THE PROFESSIONAL SERVICES OF THE ARCHITECT ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF THE OWNER AT THE SITE SHOWN ON THE PLANS AND IN THE SPECIFICATIONS ONLY. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR

THE BENEFIT OF ANY OTHER PERSONS INVOLVED IN THE PROJECT.

ABBREVIATIONS

DEMO DEMOLITION

DIA DIAMETER

DIM DIMENSION

DIAG DIAGONAL

DF DRINKING FOUNTAIN

HB HOSE BIB

HDR HEADER

HC HOLLOW CORE

GWB GYPSUM WALL BOARD

А	AMP	DISP	DISPENSER	HDCP	HANDICAPPED	OA	OVERALL	SPKR	SPEAKER
ABV	ABOVE	DIV	DIVISION	HDW	HARDWARE	O/C	ON CENTER	SQ	SQUARE
A/C	AIR CONDITIONING	DL	DEAD LOAD	HDWD	HARDWOOD	OD	OUTSIDE DIAMETER	SS	SANITARY SEWER
ACOUS	ACOUSTICAL	DN	DOWN	HM	HOLLOW METAL	OVHD	OVERHEAD	STD	STANDARD
ACT	ACOUSTICAL TILE	DR	DOOR	HORIZ	HORIZONTAL	OPNG	OPENING	STL	STEEL
ADD	ADDENDUM	DS	DOWNSPOUT	HR	HOUR	OPP	OPPOSITE	SSTL	STAINLESS STEEL
ADD	ADJACENT/ADJUSTABLE	DTL	DETAIL	HT	HEIGHT	OFF	OFFOSITE	STO	STORAGE
AFF	ABOVE FINISH FLOOR	DIL	DETAIL	HVAC	HEATING VENELATING & AIR CONDITIONING	PART	PARTITION	STRUCT	STRUCTURE
ALT	ALTERNATE	Е	EAST	HW	HOT WATER	PERF	PERFORATED	SUSP	SUSPENDED
ALI	ALUMINUM		EACH	П۷۷	noi water	PER	PERIMETER	SUR	SURFACE
ALOW		EA	ELECTRICAL CONTRACTOR	ID	INSIDE DIAMETER	PER	POCKET	SUR	SURFACE
APPROX	ANODIZED	EC		ID	INSIDE DIAMETER INCH		PLATE	-	TDEAD
	APPROXIMATE	EJ	EXPANSION JOINT	IN		PL		TELE	TREAD
ARCH	ARCHITECT(URAL)	ELEC	ELECTRIC(AL)	INCAN	INCANDESCENT	PLAM	PLASTIC LAMINATE	TELE	TELEPHONE
	DO 4 DD	ELEV	ELEVATOR/ELEVATION	INCL	INCLUDE	PLAS	PLASTER	TEMP	TEMPERED, TEMPORARY
BD	BOARD	EMER	EMERGENCY	INSUL	INSULATION	PLYWD	PLYWOOD	T&B	TOP AND BOTTOM
BLDG	BUILDING	ENG	ENGINEER	INT	INTERIOR	PNL	PANEL	T&G	TOUNGE AND GROOVE
BLK	BLOCK	EQ	EQUAL			PR	PAIR	THK	THICKNESS
BLKG	BLOCKING	EST	ESTIMATE	JT	JOINT	PRCST	PRE-CAST	TOC	TOP OF CURB
BM	BEAM / BENCH MARK	EW	EACH WAY	JST	JOIST	PSF	POUNDS PER SQUARE FOOT	TOS	TOP OF STEEL
BRG	BEARING	EWC	ELECTRIC WATER COOLER			PSI	POUNDS PER SQUARE INCH	TOW	TOP OF WALK
BSMT	BASEMENT	(E) EXIST	EXISTING	KIT	KITCHEN	PT	PRESSURE TREATED	TPH	TOILET PAPER HOLDER
BTM	BOTTOM	EXP	EXPANSION			PTD	PAPER TOWEL DISPENSER	TRS	TRANSITION STRIP
		EXT	EXTERIOR	LAV	LAVATORY	PNT	POINT	TS	TUBE STEEL
CAB	CABINET			LT	LIGHT	PVC	POLYVINYL CHLORIDE	TYP	TYPICAL
CER	CERAMIC	FA	FIRE ALARM	LTWT	LIGHTWEIGHT	PVMT	PAVEMENT		
CFLASH	COUNTER FLASHING	FD	FLOOR DRAIN	LVR	LOUVER			UC	UNDERCUT
CI	CAST IRON	FE	FIRE EXTINGUSHER			R	RISER/RADIUS	UON	UNLESS OTHERWISE NOTED
CIP	CAST IN PLACE	FEC	FIRE EXTINGUSHER CABINET	MAS	MASONRY	RA	RETURN AIR		
CJ	CONSTRUCTION JOINT	FF	FINISH FLOOR	MATL	MATERIAL	RCP	REFLECTED CEILING PLAN	VERT	VERTICAL
CLG	CELING	FH	FIRE HYDRANT	MAX	MAXIMUM	RD	ROOF DRAIN	VCT	VINYL COMPOSITION TILE
CLR	CLEAR/CLEARANCE	FHC	FIRE HOSE CABINET	MBR	MEMBER	RECD	RECESSED	VIF	VERIFY IN FIELD, FIELD VERIFY
CMU	CONCRETE MASONRY UNIT	FLASH'G	FLASHING	MC	MECHANICAL CONTRACTOR	RE:	REFER	VWC	VINYL WALL COVERING
CNTR	COUNTER	FLUOR	FLUORESCENT	MECH	MECHANICAL	REF	REFRIGERATOR		
COL	COLUMN	FOUND	FOUNDATION	MEMB	MEMBRANE	REINF	REINFORCING	W	WEST
CONC	CONCRETE	FT	FOOT	MFR	MANUFACTURER	REQD	REQUIRED	WD	WOOD
CONST	CONSTRUCTION	FTG	FOOTING	MH	MAN HOLE	REV	REVISION	WDW	WINDOW
CONT	CONTINUOUS	FURR	FURRING	MIN	MINIMUM	RH	ROBE HOOK	WH	WATER HEATER
CORR	CORROGATED			MIR	MIRROR	RM	ROOM	WP	WATERPROOF
CRPT	CARPET	GA	GAUGE	MISC	MISCELLANEOUS	RO	ROUGH OPENING	WWF	WELDED WIRE FABRIC
CT	CERAMIC TILE	GALV	GALVANIZED	MTD	MOUNT(ED)	R&S	ROD & SHELF		WELDED WIRE MESH
CTR	CENTER	GB	GRAB BAR	MO	MASONRY OPENING	1140		******	
CU FT	CUBIC FOOT	GC	GENERAL CONTRACTOR	MOD	MODULAR	S	SOUTH	XFMR	TRANSFORMER
CU YD	CUBIC YARD	GEN	GENERAL	MTL	METAL	SA	SUPPLY AIR	AT IMIL	TO STOLOT OTHER
CW	COLD WATER	GL	GLASS/GLAZING	MUL	MULLION	SC	SOLID CORE		
OVV	OOLD WATER	GL BL	GLASS BLOCK	IVIOL	MOLLION	SCHED	SCHEDULE		
D	DEEP/DEPTH	GR	GRADE	N	NORTH	SD	SOAP DISPENSER		
DBL	DOUBLE	GYP	GYPSUM	NA NA	NOT APPLICABLE	SEC	SECTION		
DEMO	DEMOLITION	CMD	CYDCUM WALL DOADD	NA NIC	NOT IN CONTRACT	SEC	SECTION		

NO NUMBER

NTS NOT TO SCALE

NOM NOMINAL

NIC NOT IN CONTRACT

SHT SHEET

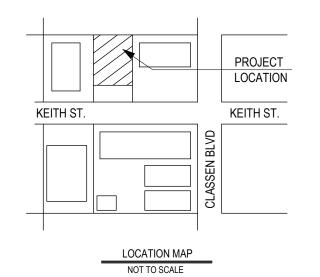
SIM SIMILAR

SJ SCORED JOINT

SPECS SPECIFICATIONS

SNP SANITARY NAPKIN DISPENSER





DRAWING INDEX

EXISTING SITE PLAN

EXISTING FLOOR PLAN EXISTING ROOF PLAN

EXISTING EXTERIOR ELEVATIONS EXISTING INTERIOR ELEVATIONS



PROJECT DATA

OWNER: MILLER, MICHELLE

ARCHITECT:

CONTACT:

PROJECT ADDRESS: 325 KEITH ST, NORMAN, OKLAHOMA

KRITTENBRINK ARCHITECTURE, LLC

MARK KRITTENBRINK, PRINCIPAL PROJECT ARCHITECT: MARK KRITTENBRINK

119 W. MAIN ST. NORMAN, OKLAHOMA 73069

OFFICE: 405-579-7883

PROJECT DESCRIPTION: EXISTING BUIDLING RENOVATION

CLASSEN MILLER W50' OF LOTS 1, 2, 3 AND 4 BLK 7 LEGAL DESCRIPTION:

SQUARE FOOTAGES: EXISTING TOTAL EXISTING PORCHES

SF 197 EXISTING DECK

DRAWING INDEX, CONTACT INFO. & ABBREVIATIONS **EXISTING BASEMENT FLOOR PLAN**

EXISTING EXTERIOR ELEVATIONS

STRUCTURAL CONSULTANT:

PHONE: PHONE **ELECTRICAL CONSULTANT:**

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INTERIORS

405.579.7883

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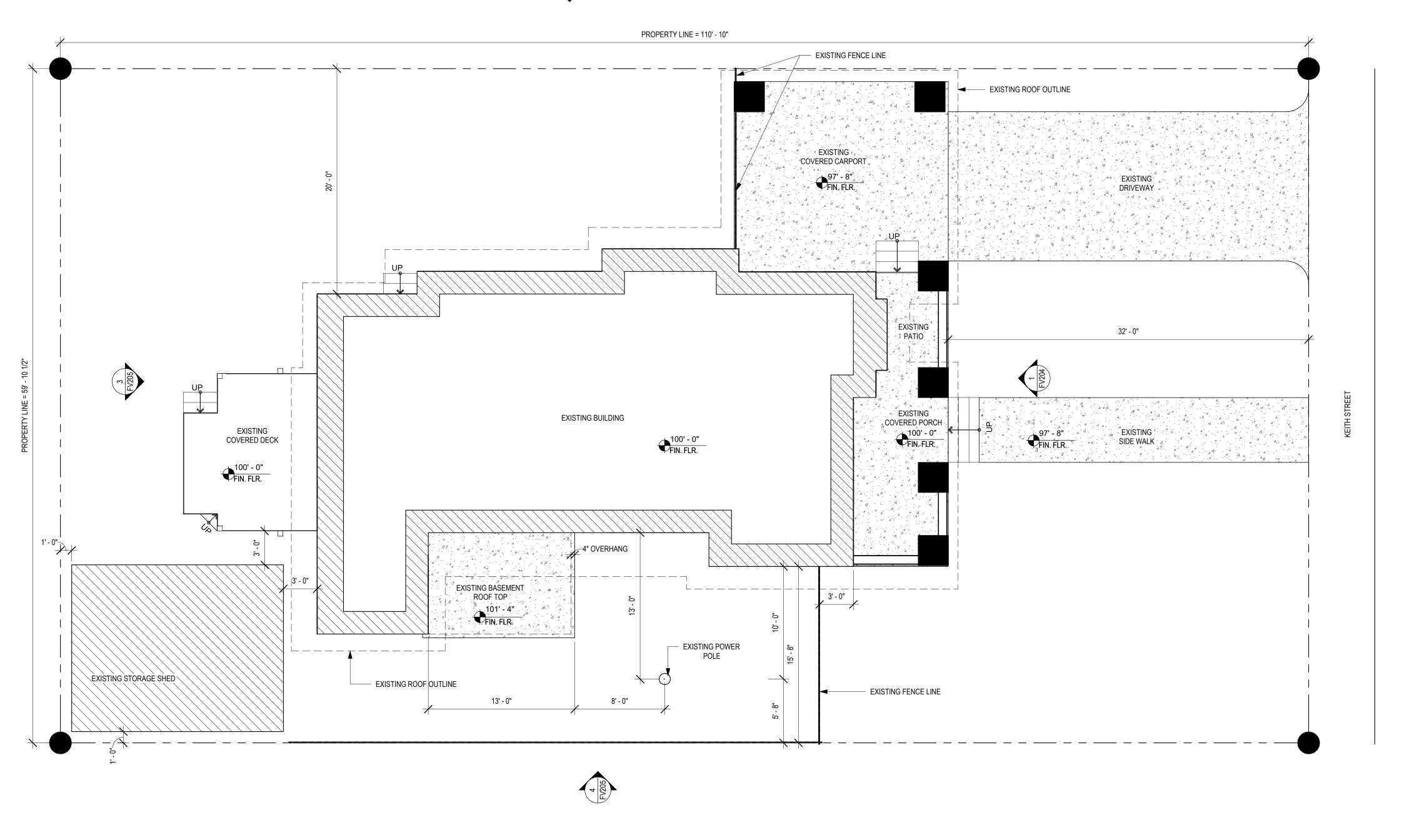
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DRAWING INDEX, **ABBREVIATIONS**











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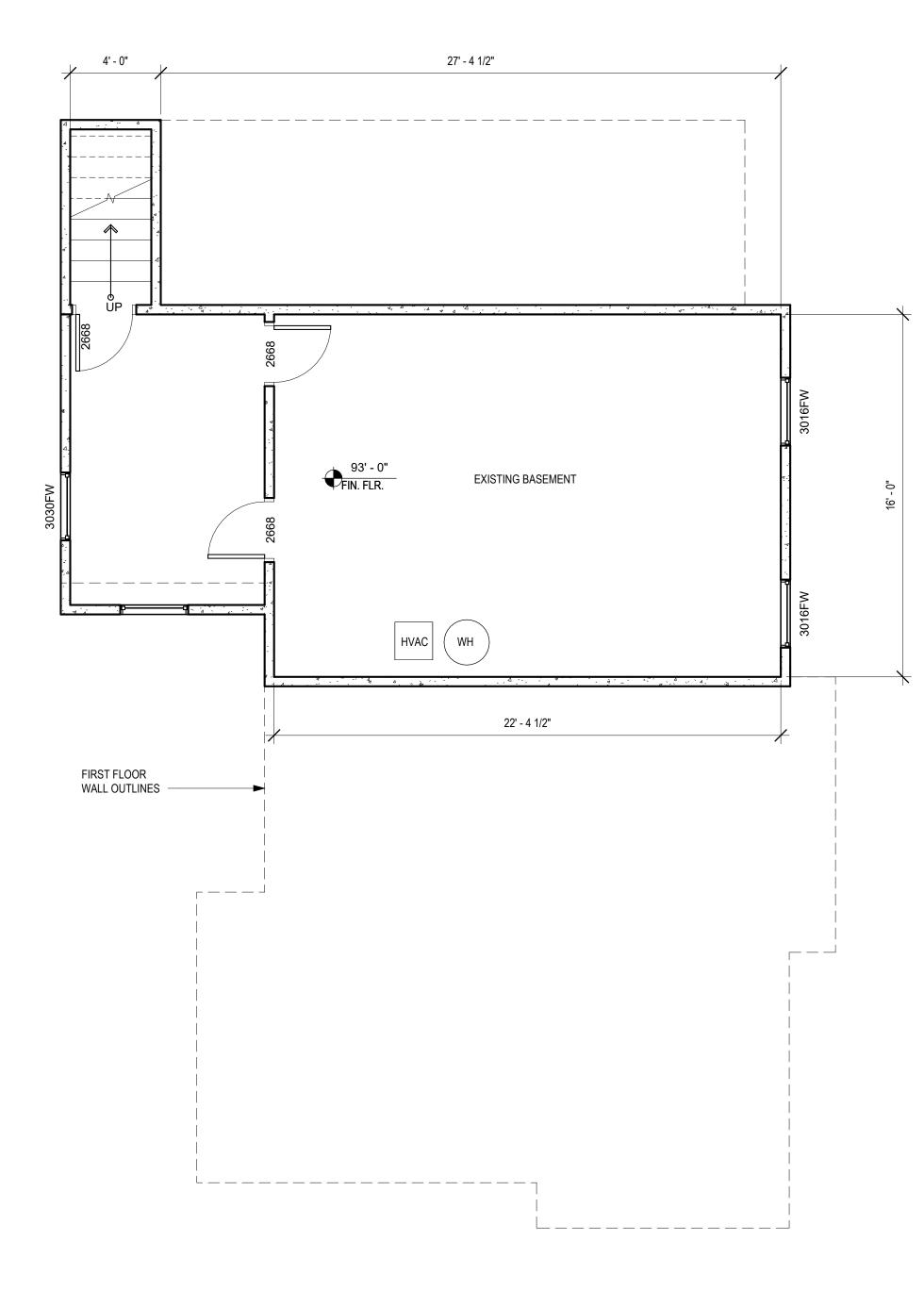
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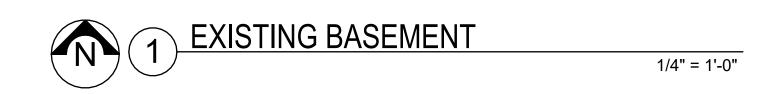
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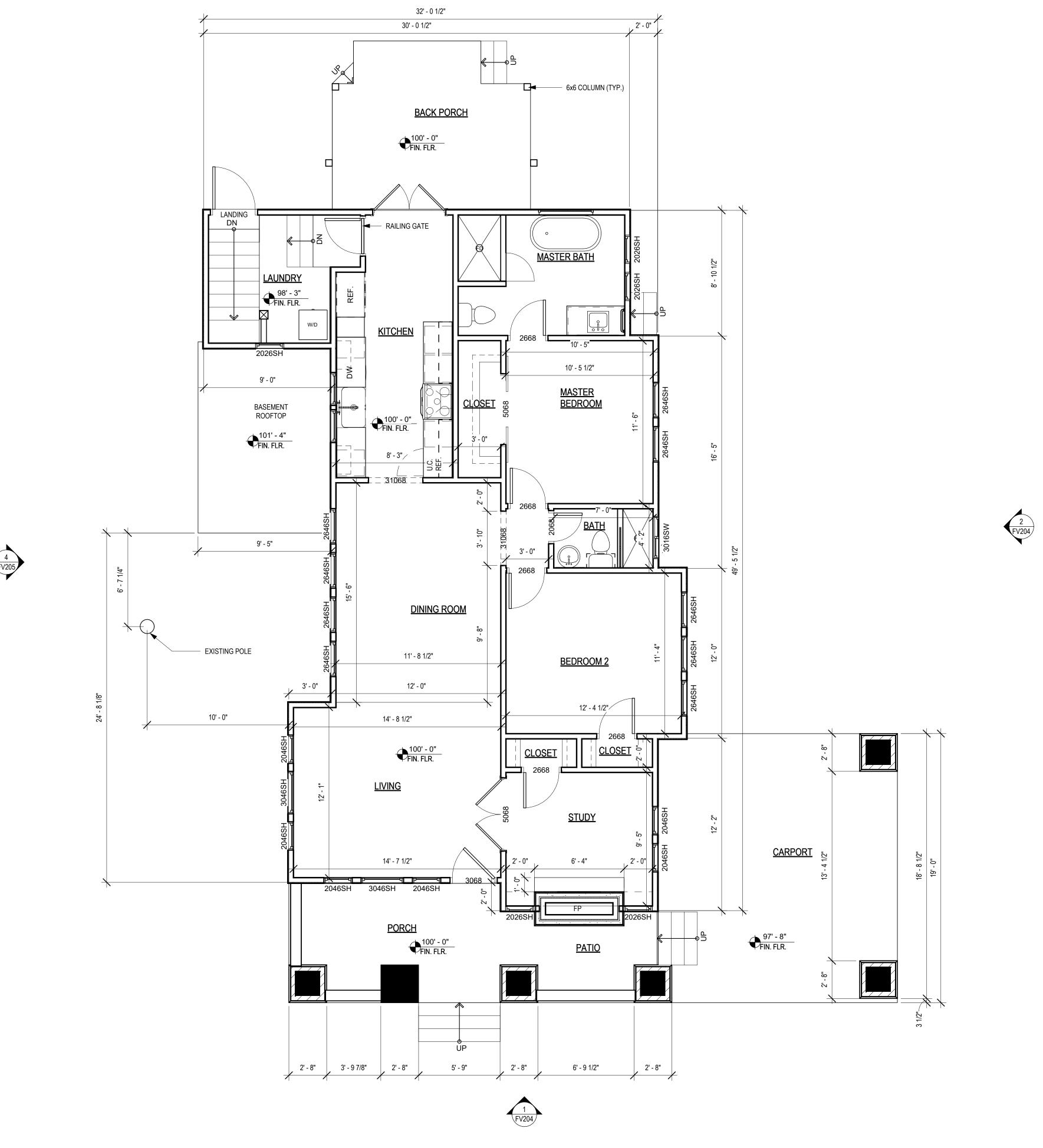
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EXISTING BASEMENT FLOOR











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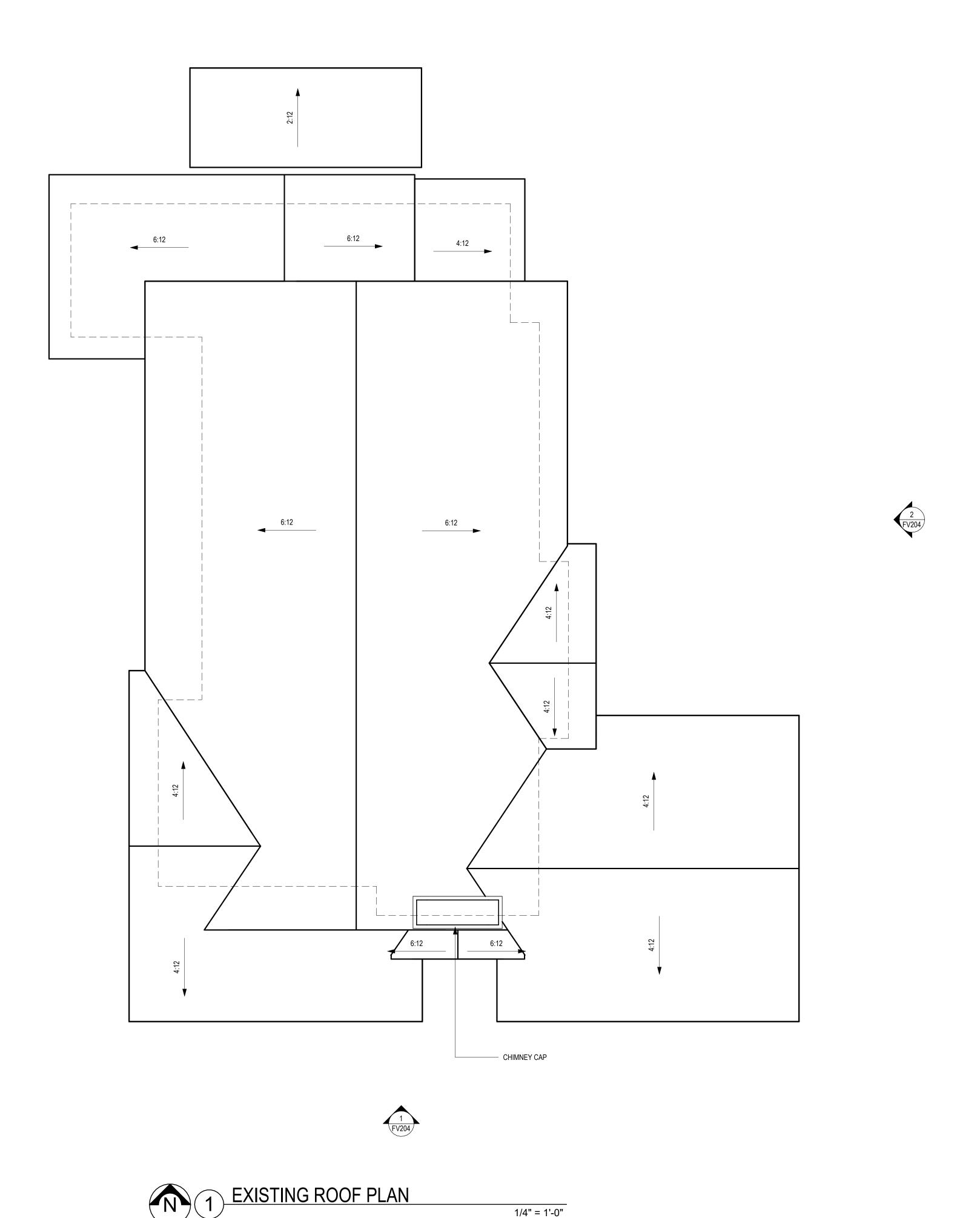
FXISTING FIRST

CCG

EXISTING FIRST FLOOR PLAN







1/4" = 1'-0"



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EXISTING ROOF



1) SOUTH FRONT EXTERIOR ELEVATION 1/4" = 1'-0"



2 EAST RIGHT EXTERIOR ELEVATION

1/4" = 1'-0"

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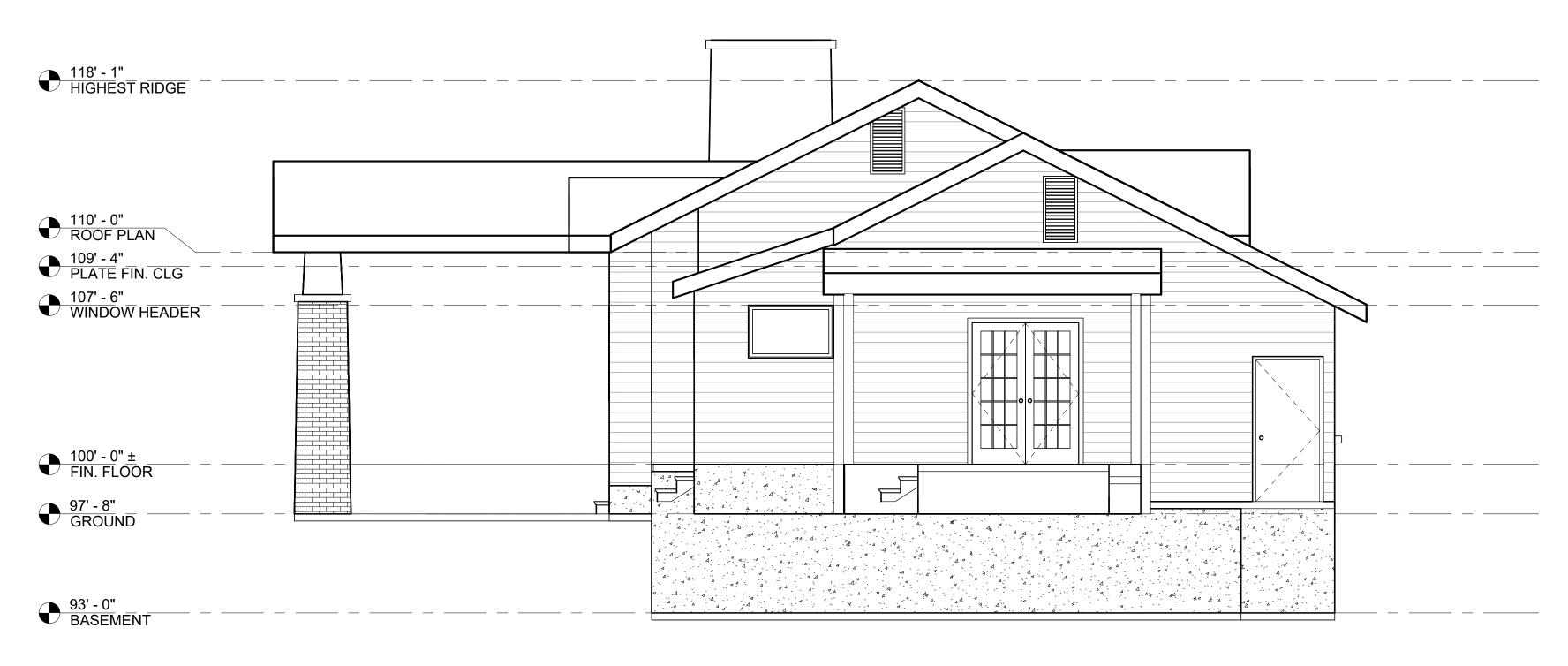
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ELEVATIONS

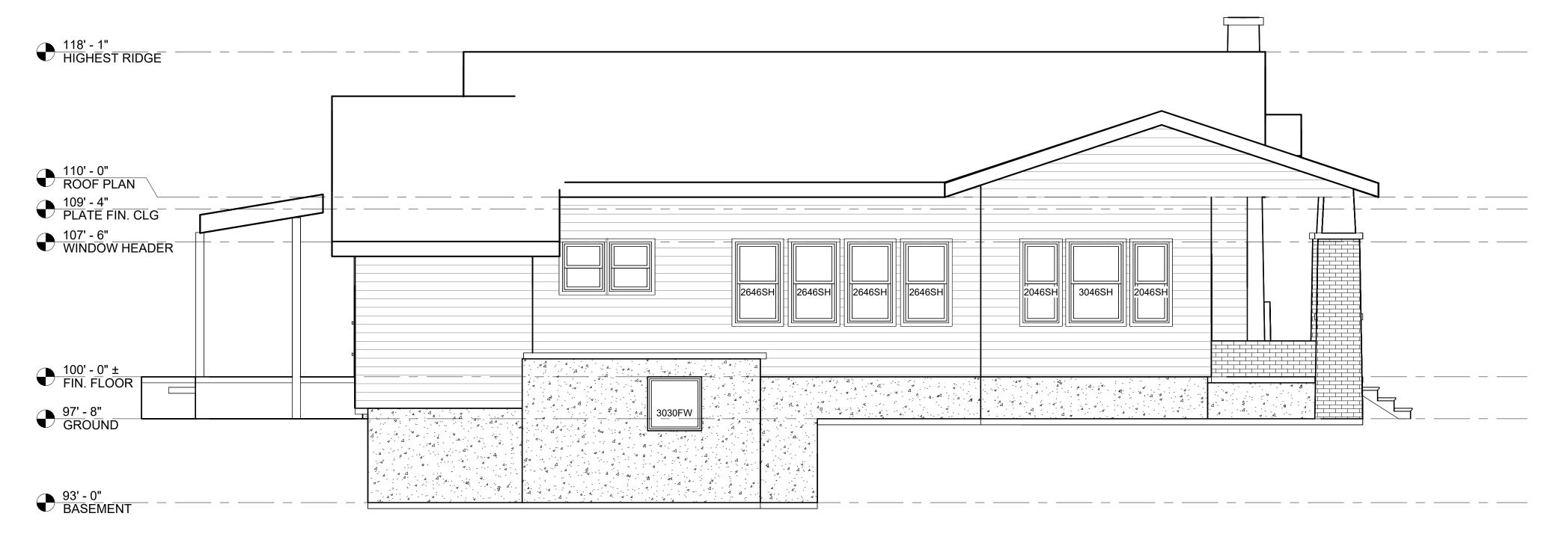
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SHEET NO:

FV204



3 NORTH REAR EXTERIOR ELEVATION 1/4" = 1'-0"



WEST LEFT EXTERIOR ELEVATION

1/4" = 1'-0"

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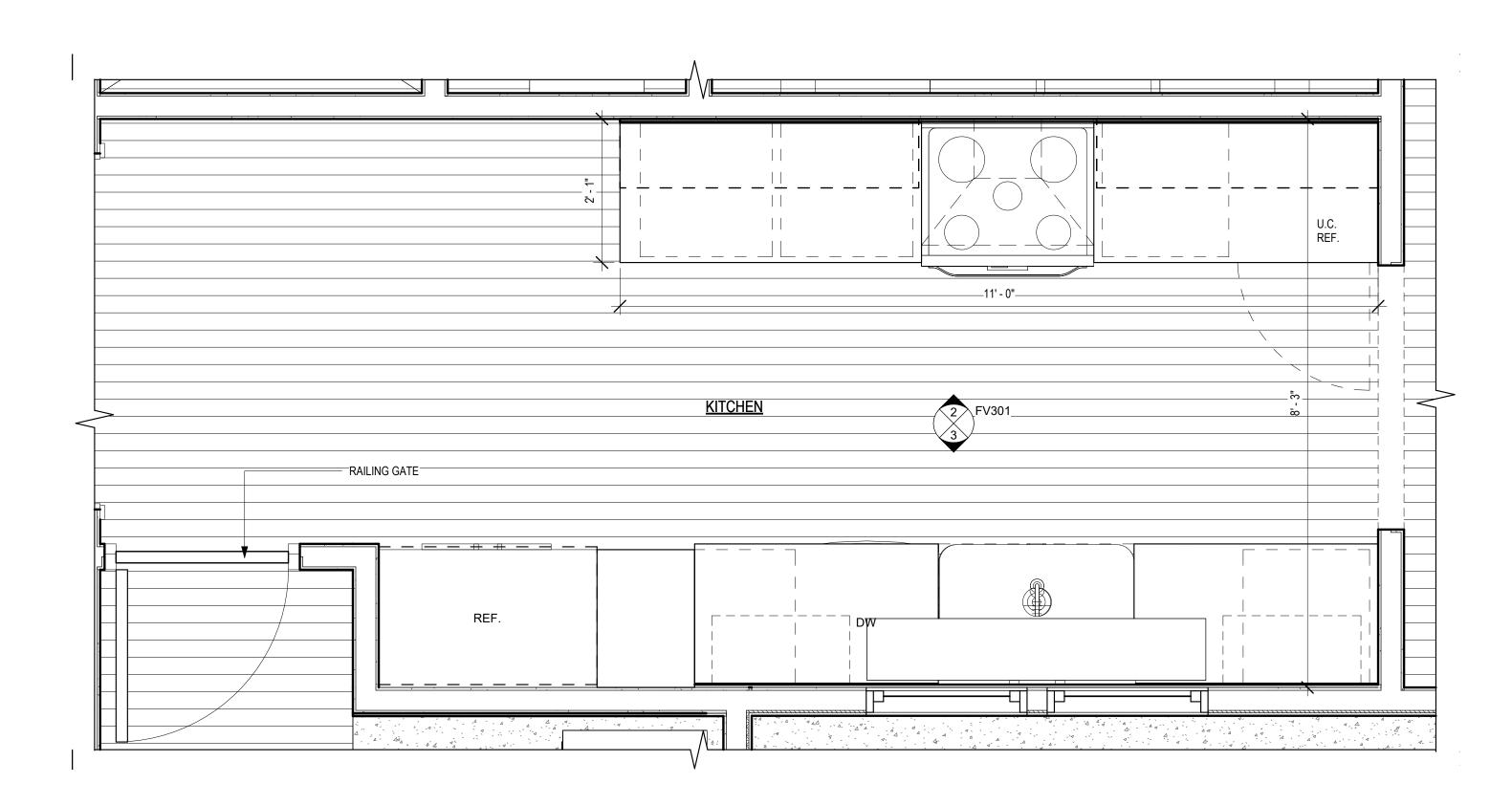
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EXISTING EXTERIOR ELEVATION

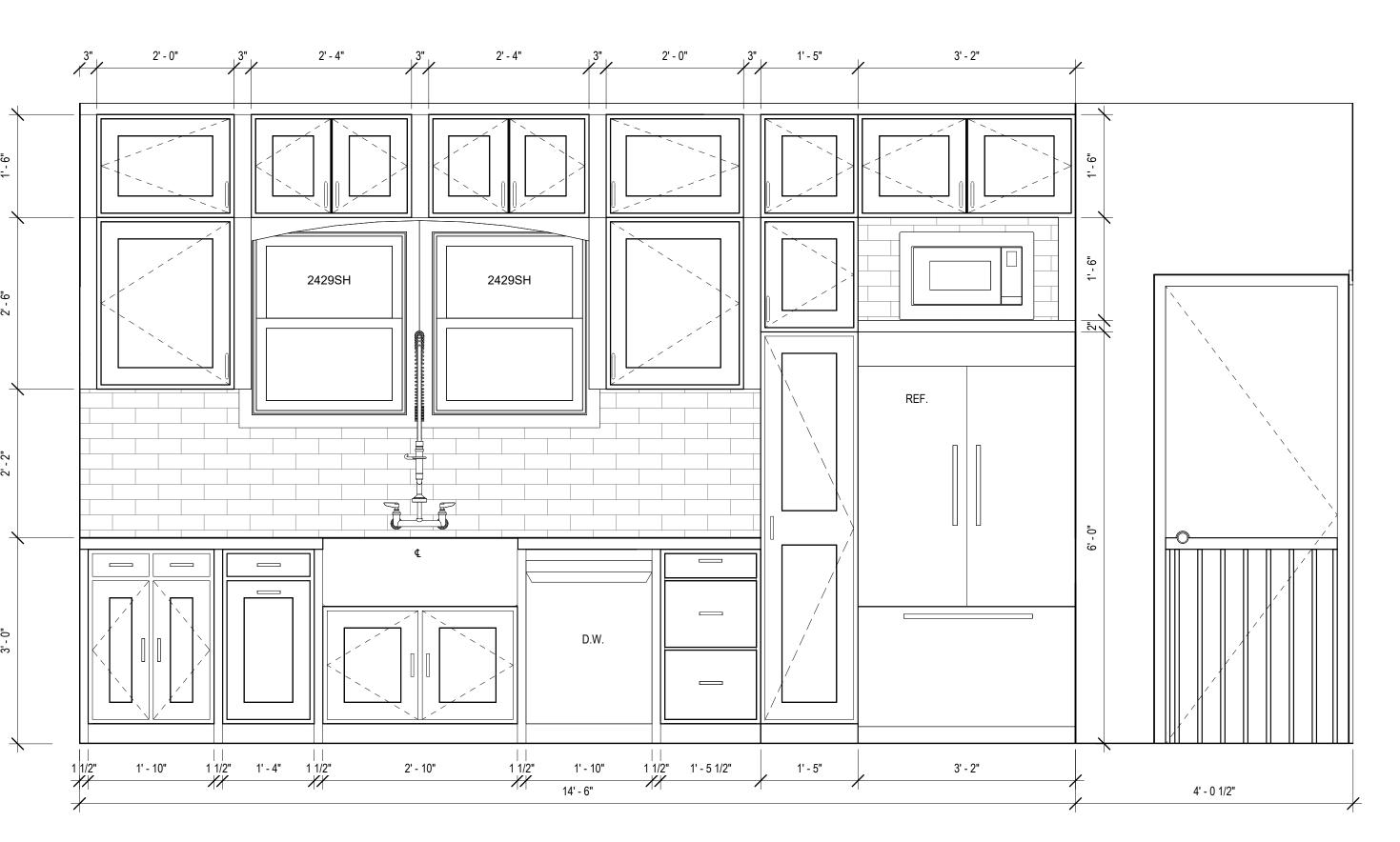
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1 INTERIOR REFERENCE PLAN - KITCHEN
3/4" = 1'-0"



2 EXISTING INTERIOR ELEVATION - EAST KITCHEN WALL
3/4" = 1'-0"



3 EXISTING INTERIOR ELEVATION - WEST KITCHEN WALL
3/4" = 1'-0"



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EXISTING INTERIOR ELEVATIONS

FV301

PROPERTY LINES PROPERTY LINE = 110' - 10" ADDITION 22' - 9 1/2" 32' - 0" **EXISTING BUILDING** EXISTING DECK ADDITION 89 SF 158SF 15' - 0"

3/16" = 1'-0"

GENERAL NOTES - PROPOSAL

- A. DATA PRESENTED IN THESE DRAWINGS ARE AS ACCURATE AS SURVEYS AND PLANNING CAN DETERMINE, BUT ABSOLUTE ACCURACY IS NOT GUARANTEED. FIELD VERIFICATION OF THE PLANS IS THE RESPONSIBILITY OF THE CONTRACTOR SINCE FINAL DISTANCES, LOCATIONS AND HEIGHTS WILL BE GOVERNED BY ACTUAL FIELD CONDITIONS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IN AREAS TO BE RENOVATED PRIOR TO BID IN ORDER TO PROVIDE AN ACCURATE BID AND BE AWARE OF ALL CONSTRUCTION METHODS NEEDED TO PROVIDE THE FINISHED PRODUCT AS SHOWN ON THE PLANS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR A DECISION TO RESOLVE CONFLICTS PRIOR TO BID.
 - CONTRACTOR SHALL FINISH ALL EXPOSED ITEMS IN NEW CONSTRCUTION.
- CONSTRUCTION IN AREAS TO BE RENOVATED SHALL BE CAREFULLY COORDINATED WITH THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. EXISTING EQUIPMENT WILL BE RENOVATED SHALL BE CAREFULLY COORDONATED WITH THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. EXISTING EQUIPMENT WILL BE RELOCATED OR STORED AS PER OWNER'S DIRECTION. EQUIPMENT AND FURNISHINGS TO BE STORED SHALL BE PROTECTED FROM DAMAGE AND VANDALISM IN LOCATIONS ACCEPTABLE TO THE OWNER.
- DASHED LINES ON DEMOLITION PLANS/ ELEVATIONS INDICATE EXISTING MATERIALS TO BE REMOVED, UNLESS OTHERWISE NOTED. EQUIPMENT TO BE REUSED SHALL BE STORED AND PROTECTED FROM DAMAGE DURING CONSTRUCTION, ANY DAMAGE RESULTING FROM CONSTRUCTION WILL BE REPAIRED TO ITS ORIGINAL STATE.
- ITEMS TO REMAIN AND TO BE PROTECTED ARE DESIGNATED WITH LIGHT CONTINUOUS LINES. IF DAMAGE OCCURS, PATCH, REPAIR, REFINISH OR REPLACE DAMAGED ITEMS AT NO COST TO OWNER.
- REPAIR SOFFITS, CEILING. WALL AND FLOOR FINISHES LEFT VOID OR DAMAGED BY DEMOLITION WORK TO MATCH EXISTING ADJACENT FINISHES.
- G. REPAIR ALL EXIST. CONSTRUCTION DAMAGED BY DEMOLITION TO LIKE NEW APPEARANCE.

GENERAL NOTES - PROPOSAL

OPERATIONS OF THE FACILITY.

- H. REPAIR WALLS DAMAGED BY DEMOLITION TO PROVIDE SMOOTH SURFACE, WITH PATCHES DRESSED FLUSH, SMOOTH AND READY TO RECEIVE FINISH MATERIAL.
- I. COORDINATE DEMOLITION AND CONSTRUCTION OPERATIONS WITH OWNER WHERE THEY EFFECT EXISTING WORK AREAS AND NORMAL OPERATING PROCEDURES
- DEMOLITION EXPOSING THE INTERIOR OF THE BUILDING TO THE OUTSIDE ELEMENTS OR TO THE PUBLIC SHALL BE PROPERLY SEALED AND PROTECTED TO DAMAGE FROM VANDALISM OR WEATHER DURING CONSTRUCTION.
- K. PROVIDE SCREENING FROM DUST, FUMES, SMOKE, WATER, AND NOISE WHERE DEMOLITION REQUIRES CONSTRUCTION TO BE TO BE EXPOSED TO NORMAL
- L. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO THE DEMOLITION WORK. PROBLEMS OR DISCREPANCIES IN THE PLAN SHALL BE REPORTED AT ONCE TO THE ARCHITECT AND ALL WORK INVOLVED AT SAID QUESTIONED AREA SHALL BE HALTED UNTIL ARCHITECT GIVES NOTICE TO
- PROTECT ALL EXISTING FLOORING FROM DAMAGE & REPAIR ANY DAMAGE TO LIKE NEW APPEARANCE UNLESS NOTED W/ NEW FLOORING.
- PATCH SURFACES AS REQUIRED TO MATCH EXISTING WHERE PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS OR EQUIPMENT HAVE BEEN REMOVED.
- GENERAL CONTRACTOR TO PROPERLY DISPOSE, DONATE, AND/OR RECYCLE ALL DEMO ITEMS, UNLESS OTHERWISE NOTED "RETURN TO OWNER". COORD. W/ ARCH. & OWNER.
- P. COORDINATE ALL HVAC DUCTWORK, RETURNS & SYSTEM SPECS W/ HVAC SUB-CONTRACTOR & ARCHITECT.
- SECURE & LEVEL ALL FLOOR & SUB-FLOOR, TYP.
- INSTALL ALL APPLIANCES (SELECTED & SUPPLIED BY OWNER) & PRODUCTS AS PER MANUFACTURE'S SPECIFICATIONS, REWORK PLUMBING & ELECTRICAL, COORD W/ OWNER & ARCHITECT, RE: POWER PLAN.
- ALL EXTERIOR WALLS & SOFFITS WILL HAVE A MIN. OF R-19 INSULATION TO COMPLY W/ CITY IN WHICH CONSTRUCTION IS BEING DONE COORD. W/ ARCHITECT & OWNER WHERE NECESSARY.
- T. ATTICS SHALL INCLUDE INSULATION W/ A MIN OF R-30 & RADIANT BARRIER BACKED OSB AT ALL NEW ROOF DECKING, COORD. W ARCHITECT & OWNER-WHERE NECESSARY.
- U. ALL GLASS IN WINDOWS & DOORS TO BE COMPLIANT W/ IRC 2021, E.G. U-FACTOR, SOLAR HEAT GAIN COEFFICIENT, ETC., COORD. ALL SELECTIONS W/ ARCHITECT.
- V. DOORS/WINDOWS TO BE RE-USED IN NEW CONSTRUCTION (COORD. W/ OWNFR).
- W. ALL NEW WALLS TO RECEIVE A LEVEL 4 TEXTURE AND TO BE PAINTED TO MATCH EXISTING WHERE APPLY.
- X. ADD SMOKE DETECTORS & CO2 DETECTORS PER CURRENT CODE.
- Y. DOORS @ 45° ARE EXISTING TO REMAIN & 90° ARE NEW.

WALL TYPE LEGEND:

INDICATES EXISTING WALL TO REMAIN.

INDICATES EXISTING STUD WALL W/ BRICK VENEER TO REMAIN.

INDICATES NEW 2X4(6) WOOD STUD WALL W/ GWB BOTH SIDES (OR MATCH EXISTING CONDITION WHEN APPLICABLE). APPROXIMATE LOCATION OF T&B, TEXTURE (TO MATCH EXISTING), & PAINT, COORD COLOR SECTION W/ SEPTIC LATERAL LINES OWNER PER FIELD LOCATE & ARCHITECT. INDICATES NEW 2X4(6) WOOD STUD WALL W/ BRICK VENEER

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KEY NOTE SYMBOL LEGEND:

- REFER TO BUBBLE NOTE WITHOUT ARROWS APPLIES TO ENTIRE ROOM IN WHICH IT IS LOCATED UNLESS SHOWN OTHERWISE.
- REFER TO BUBBLE NOTE WITH ARROWS APPLIES TO OBJECT INDICATED.

KEY NOTES:

- 1 NEW BUILDING ADDITION.REFER SHEET A202, A203 AND A204.
- 2 NEW STAIRS ADDED.REFER SHEET A202.

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Architecture LLC
ARCHITECTURE
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INTERIORS

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STRUCT-ENG STRUCT-ENG-ADDR PHONE: PHONE

FAX: FAX

MECHANICAL CONSULTANT:

MECH. ENG MECH-ENG-ADDR

PHONE: PHONE FAX: FAX

ELECTRICAL CONSULTANT: ELEC. ENG ELEC-ENG-ADDR

PHONE: PHONE FAX: FAX

Miller Michelle Residence 325 Keith St, Norman, Oklahoma

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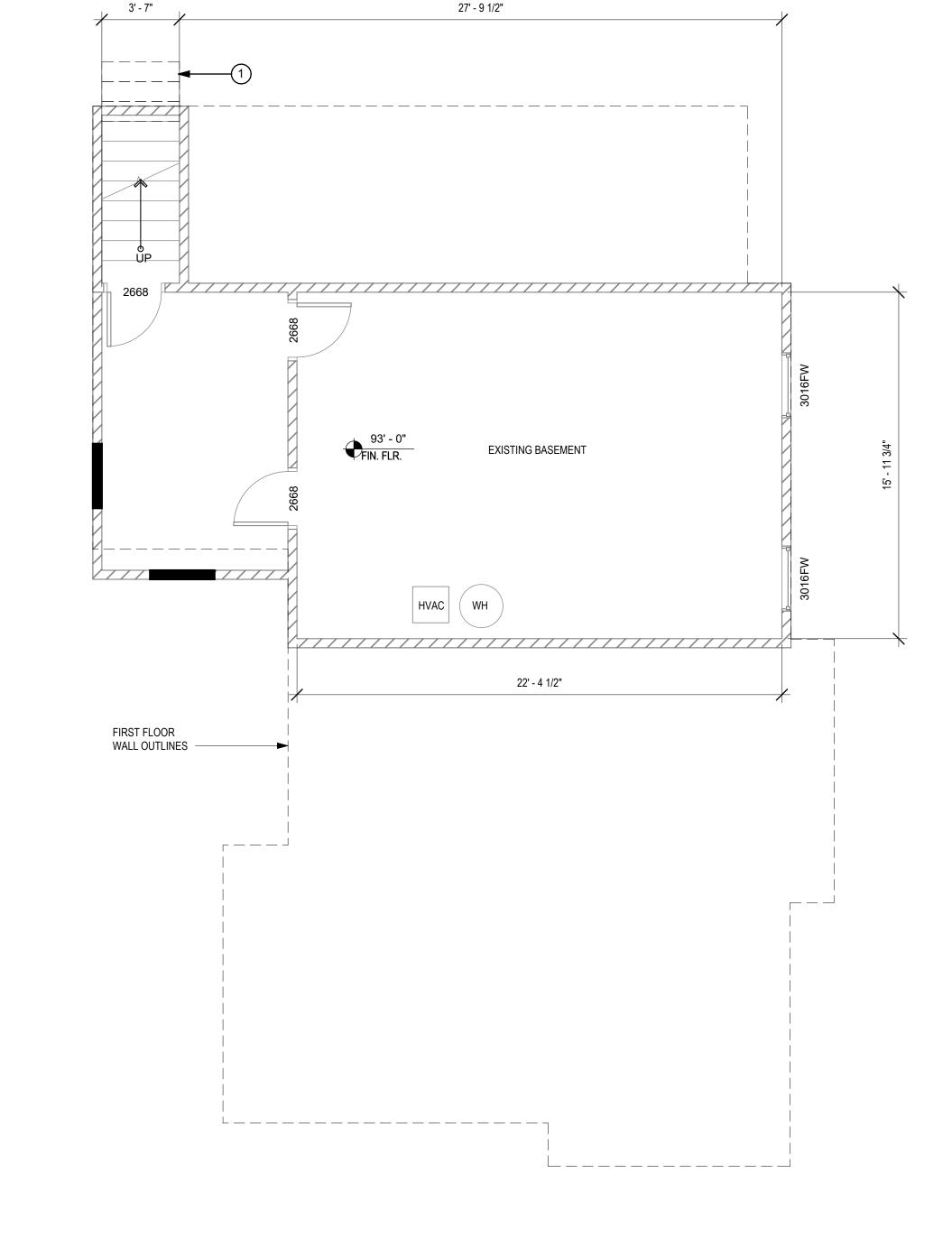
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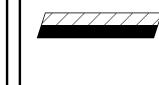
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KEY NOTES:

1 NEW ADDITION STAIRS.REFER SHEET A202, A203 AND A204.

AREA EXISTING | ADDITION | DEMOLITION TOTAL BASEMENT FLOOR: 549 SF 0 SF 549 SF 0 SF FIRST FLOOR: 1260 SF 313 SF 0 SF 1573 SF SECOND FLOOR: 0 SF 923 SF 0 SF 923 SF PROPOSED TOTAL: 3045 SF 151 SF 0 SF 135 SF **REAR DECK:** 16 SF



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NORMAN, OK 73069
405.579.7883
FAX 405.292.0545

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Miller Michelle Residence 325 Keith St, Norman, Oklahoma

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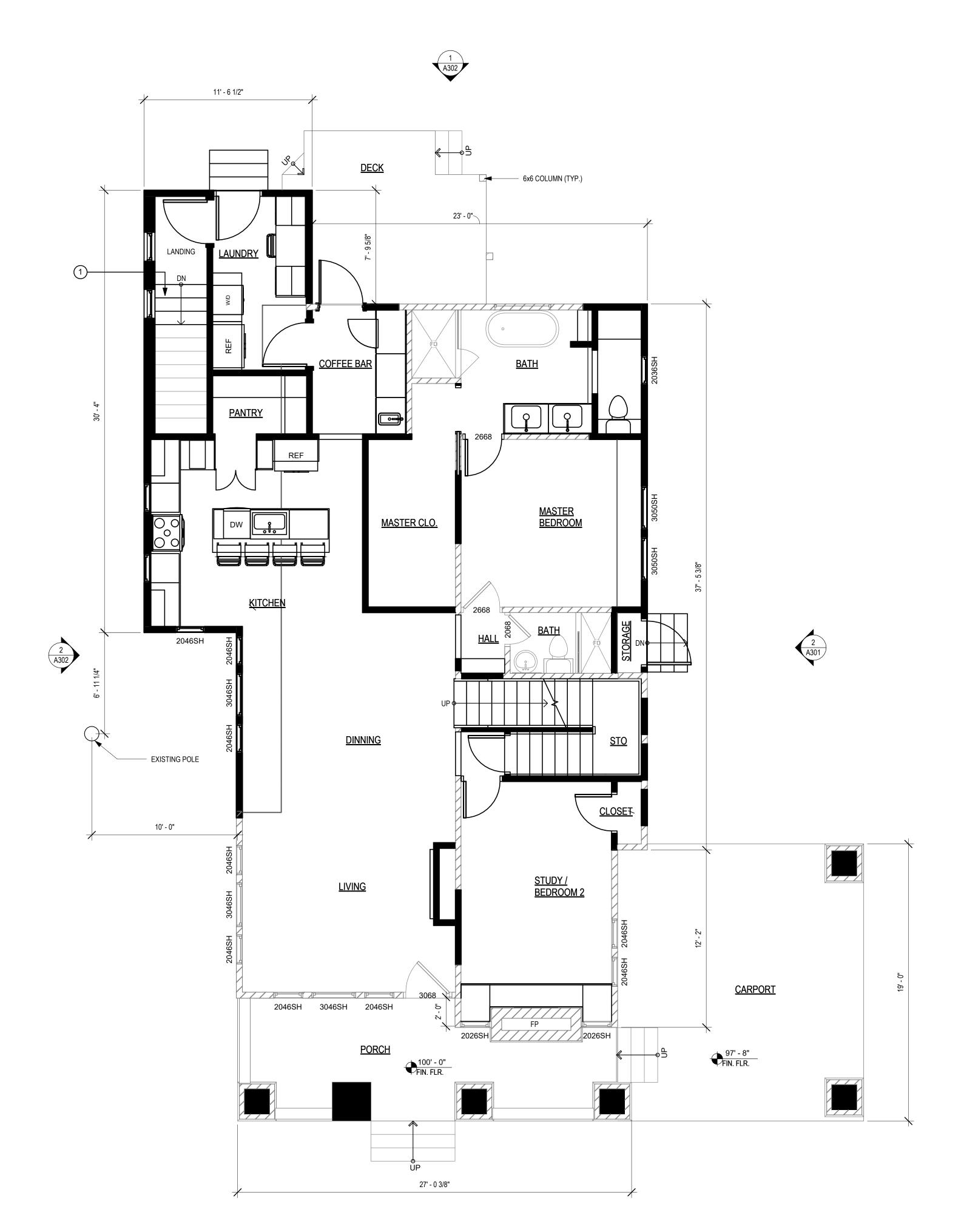
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SHEET TITLE:

BASEMENT FLOOR

SHEET NO:

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NEW FIRST FLOOR PLAN

1/4" = 1'-0"

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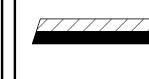
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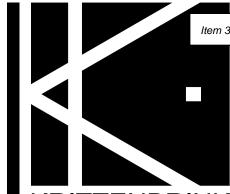
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AREA	EXISTING	ADDITION	DEMOLITION	TOTAL
BASEMENT FLOOR:	549 SF	0 SF	0 SF	549 SF
FIRST FLOOR:	1260 SF	313 SF	0 SF	1573 SF
SECOND FLOOR:	0 SF	923 SF	0 SF	923 SF
PROPOSED TOTAL:				3045 SF
REAR DECK:	151 SF	0 SF	16 SF	135 SF



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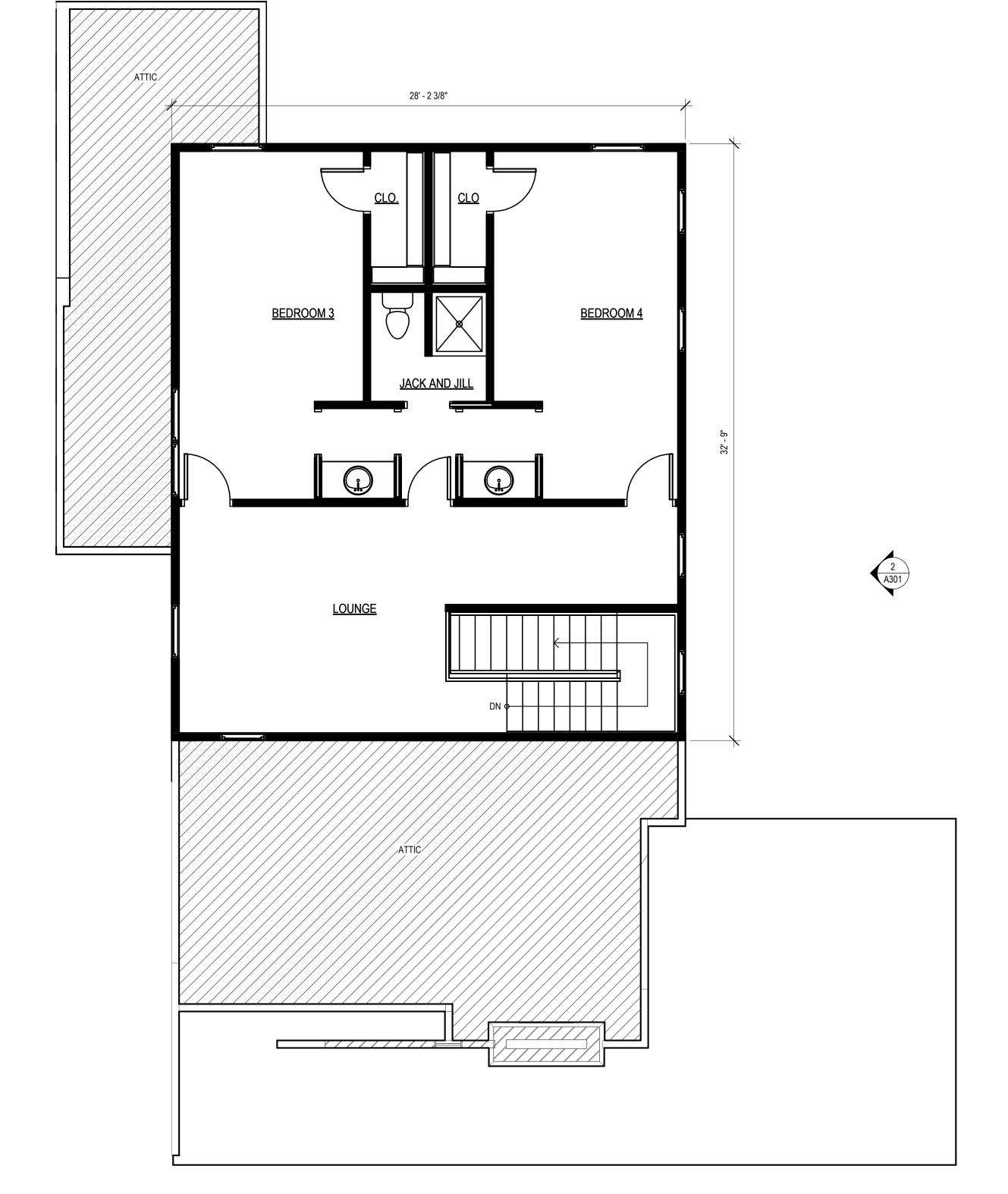
FIRST FLOOR PLAN

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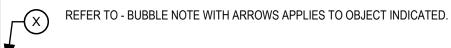


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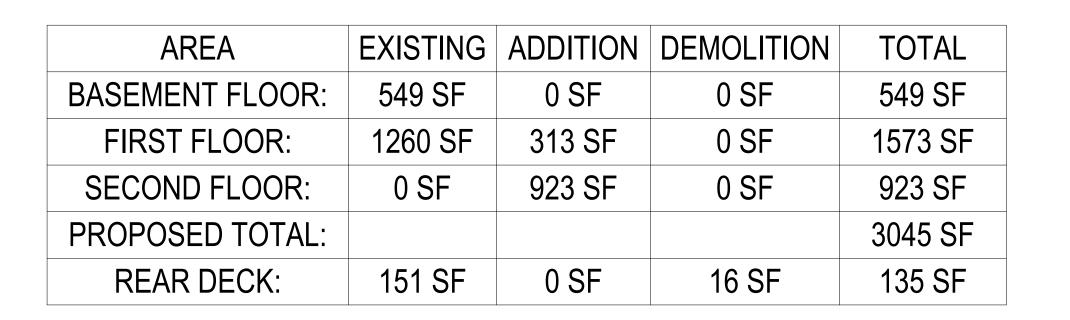
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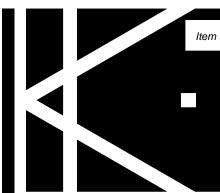
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KEY NOTES:

1 NEW ADDITION STAIRS.REFER SHEET A202, A203 AND A204.





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FAX: FAX MECHANICAL CONSULTANT: MECH. ENG

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Miller Michelle Residence 325 Keith St, Norman, Oklahoma

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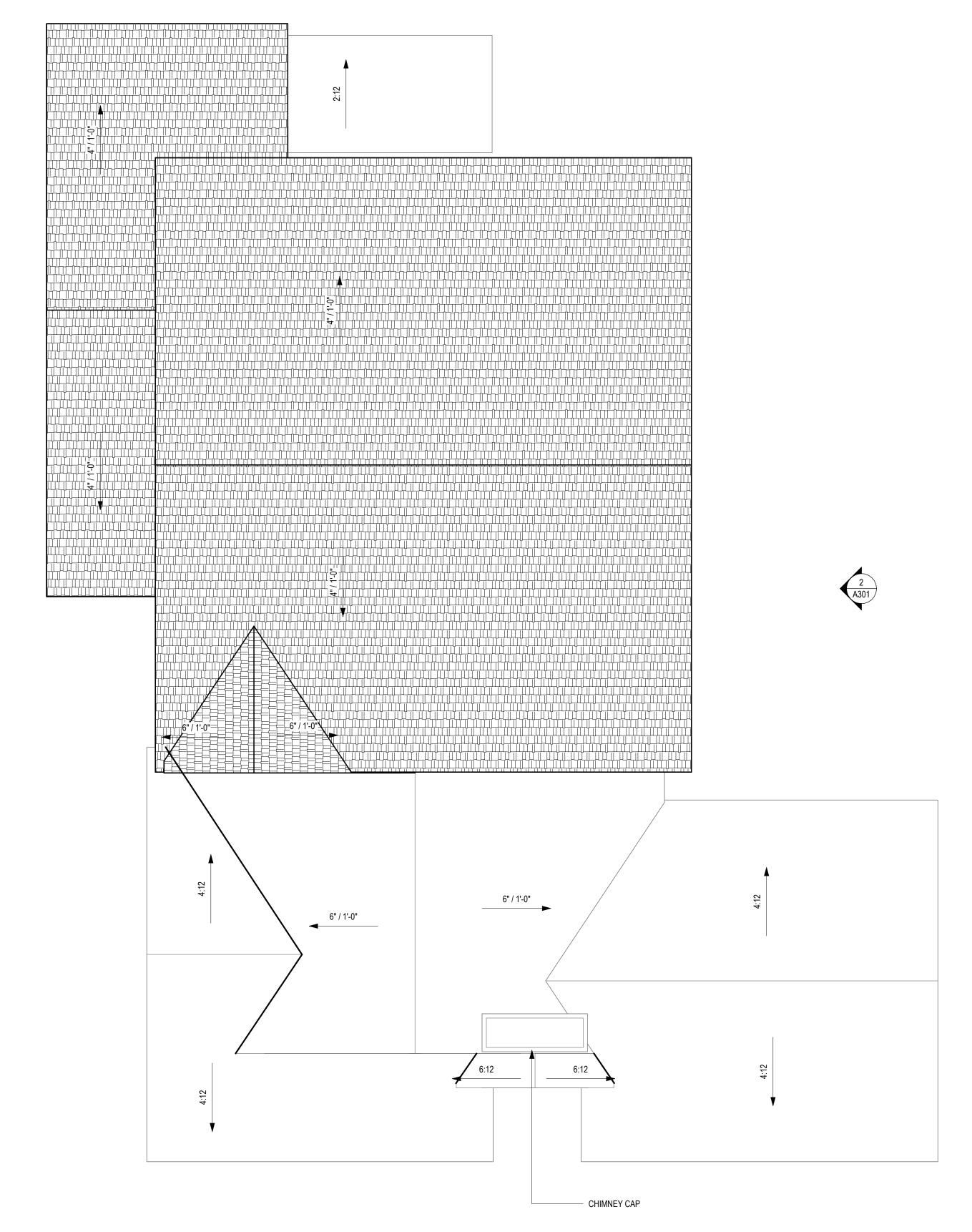
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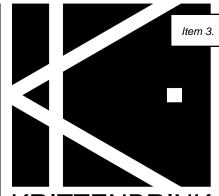
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SHEET TITLE:
ROOF PLAN

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SHEET NO:
A204





2 RIGHT EAST EXTERIOR ELEVATION 1/4" = 1'-0"

1 FRONT SOUTH EXTERIOR ELEVATION

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Miller Michelle

325 Keith St, Norman, Oklahoma

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HEET TITLE:

SHEET TITLE:
EXTERIOR
ELEVATION

SHEET NO:





2 LEFT WEST EXTERIOR ELEVATION 1/4" = 1'-0"

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INDICATES EXISTING STUD WALL W/ BRICK VENEER TO

LATERAL LINES OWNER PER FIELD LOCATE & ARCHITECT

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MLK CFC SHEET TITLE: **EXTERIOR**

ELEVATION







CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/03/2025

REQUESTER: Ryan and Brittany Stover

PRESENTER: Anais Starr, Planner II/Historic District Preservation Officer

ITEM TITLE: (HD 24-02) CONSIDERATION OF APPROVAL, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 643 OKMULGEE STREET FOR THE FOLLOWING MODIFICATIONS: A) WIDENING OF DRIVEWAY AND ADDITION OF A CONCRETE

WALKWAY; B) EXTENSION OF FRONT PORCH BY 4 FEET.

Property History

Historical Information

2014 Southridge Historic District Nomination Survey Information:

643 Okmulgee Street. 1943. Minimal Traditional. This contributing, one-story, aluminum sided, single dwelling has a moderate pitched, asphalt covered, cross gabled roof and a concrete foundation. The wood windows are six-over-six hung with metal storms. The partial porch has concrete steps, concrete floor, and wrought iron railing. The porch is uncovered. To the east rear, there is a detached, aluminum sided, front gabled, single car garage with a paneled overhead door.

Sanborn Insurance Map Information

Sanborn Insurance Maps do not exist for this portion of the Southridge Historic District.

Previous Actions

December 2, **2024** – A COA request for a rear addition, new rear entry, and rear patio was approved.

Overall Project Description

The applicants propose to expand the existing driveway by 9 feet in width and 20 feet in length, to accommodate a single parking space as illustrated on the submitted site plan. The proposed walkway along the south side of the garage will connect the new parking space to the rear yard.

The applicants are also proposing to extend the existing front porch concrete floor toward the front property line by 4 feet and reuse the wrought-iron railing.

The applicant is also proposing to replace the existing chain link fence of the east side of the house with a 4' white picket fence. This request is allowed to be reviewed by Administrative Bypass since it meets those requirements.

REQUESTS

a) Widening of existing driveway and addition of a concrete walkway;

Project Description

In December, the property owners replaced the existing gravel driveway off Oklahoma Avenue with a 10-foot concrete driveway. The applicants wish to add additional parking but must meet other City codes. The Core Area Parking regulations in the Zoning Ordinance require any new parking to be installed in the rear or side yards before being allowed to be installed in front yards. Public Works standards require the parking space to be at least 20 feet in depth to prevent cars from blocking streets, sidewalks, or drainage facilities. The current garage is approximately 17 feet from the property line. For these reasons, the applicant proposes to expand the driveway by 9 feet in width and 20 feet in depth. Part of the proposed parking space will extend along the south side of the garage to meet the depth requirement. A walkway is proposed along the south side of the garage to connect the parking area with the existing rear yard walkway.

Reference - Historic District Ordinance

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

429.3.3(c): Changes to rear elevations do require a COA; however the rear elevation of a historic structure is considered a secondary elevation and is therefore regulated to a lower standard to allow flexibility for additions or other modern-day appurtenances. (0-0910-12).

Reference - Preservation Guidelines

2.9 Guidelines for Sidewalks and Driveways

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

- .1 Front Driveway Location. Preserve and retain historic front driveways locations. New or expanded front driveways shall be perpendicular to the street, except in individual cases where there is historical documentation of an alternate configuration. Unless there is historic documentation otherwise, driveways shall be located along the property line on one side of the house.
- **.2 Driveway Width**. Driveways shall be one car width, not to exceed 10 feet wide, unless there is historic documentation of an alternate configuration. Driveway width may vary as it approaches a garage in order to correspond to the width of the door opening.
- .3 New Driveway Composition. Driveways shall be constructed from material allowed by the City Code. Existing gravel driveways may remain in place subject to other provisions in the City Code.
- .10 New Paved Areas. New paved areas should not directly abut the principal site structure, significantly alter the site topography, or overwhelm in area the residential, landscaped character of a rear or side yard. Care must be taken that paved areas do not injure nearby trees by intruding onto their root areas. They shall be designed to be compatible in location, patterns,

spacing, configurations, dimensions, and materials with existing walkways and driveways. Paved areas shall not overwhelm the principal structure.

- .11 Rear Yard Area. New parking areas are permitted off alleyway with no visibility or limited visibility from the front right-of-way(s). Corner lots are considered to have two front elevations. Rear yard parking must meet Norman City Codes.
- **.12 Side Yard Parking Area.** The establishment of parking areas adjacent to the side of historic structures is not allowed.
- .13 Front Yard Parking Area. Parking areas in the front yard of the property are prohibited except within an existing driveway.

Issues and Considerations

Due to the requirements of Core Area Parking regulations and the *Preservation Guidelines*, new parking for the property must be placed at the rear of the lot, as the applicant proposes. Though the *Preservation Guidelines* discourage parking areas adjacent to the historic structure, there is no alleyway access for this property. Additionally, the parking space must be at least 20 feet in depth to meet Public Works criteria. Since a driveway already exists near the rear of the property, it makes sense to expand the existing driveway rather than proposing a new driveway. Staff would note that the applicant is proposing the minimum size needed for the new parking space.

The proposed walkway and garage do not meet the *Preservation Guidelines*, as paving is not to be installed abutting a historic structure. If the Commission wishes to approve these requests, staff recommends a gap of at least 6 inches between the proposed pavement and the garage structure.

The Commission would need to determine whether the proposed driveway expansion and the addition of a walkway meet the *Preservation Guidelines* and whether such work is compatible with this historic structure and the District as a whole.

Commission Action: (HD 24-02) Consideration of approval, rejection, amendment, and/or postponement of the Certificate of Appropriateness request for the property located at 643 Okmulgee Street for the following modification: a) widening of driveway and addition of a concrete walkway.

Project Description

b) Extension of the front porch by 4 feet.

The applicants wish to expand the front porch to make the space more usable. The porch will be extended by 4 feet toward the front property line. The concrete floor will be expanded and the original wrought iron railing will be relocated to the new front edge of the porch.

Reference - Historic District Ordinance

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

429.3.3(c): Changes to rear elevations do require a COA; however the rear elevation of a historic structure is considered a secondary elevation and is therefore regulated to a lower standard to allow flexibility for additions or other modern-day appurtenances. (0-0910-12).

Reference - Preservation Guidelines

3.16 Guidelines for Entrances, Porches, and Balconies

A review by the Historic District Commission will use the following criteria for the issuance 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.
- .2 Replace Only Deteriorated Elements. If replacement of a deteriorated detail or element of an entrance, porch, or balcony feature is necessary, replace only the deteriorated detail or element in-kind rather than the entire feature. Match the original in design, dimension, and material. Compatible substitute materials can be considered only if using the original material is not available.
- .3 Match Original. If full replacement of an entrance, porch, or balcony is necessary, replace it in-kind, matching the original in design, dimension, detail, texture, and material. Compatible substitute materials can be considered only if original material is no longer available.
- **.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.
- .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.
- 12. New Balconies and Porches. Balconies and porches built on the rear and not visible from the front right-of-way are to be constructed to be compatible with the principal structure in material, scale, and size. New balconies or porches on the front or side of a historic structure will only be considered if there is historic evidence that one existed. The design and materials are to be based on historic evidence of the design or be a design seen in similar structures in the historic neighborhood.
- **13. Respect Design.** Original design, construction, and materials shall be respected on primary façades. Installation of non-original materials, such as decorative tile, is not appropriate.

Issues and Considerations

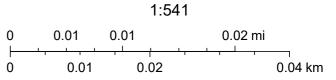
The *Guidelines for Entrances, Porches, and Balconies* discourage the alteration of historic porches especially those on the front façade. While the materials for the expansion of the front porch are compatible with the historic structure, the proposed expansion will alter the existing design of the front façade. The proposed expanded porch would extend 4 feet past the front of the house whereas the original historic porch terminates at the front edge of the house.

The Commission would need to determine whether the proposed extension of the front porch meets the *Preservation Guidelines* and whether such work is compatible with this historic structure and the District as a whole.

Commission Action: (HD 24-02) Consideration of approval, rejection, amendment, and/or postponement of the Certificate of Appropriateness request for the property located at 643 Okmulgee Street for the following modification: b) extension of the front porch by 4 feet.



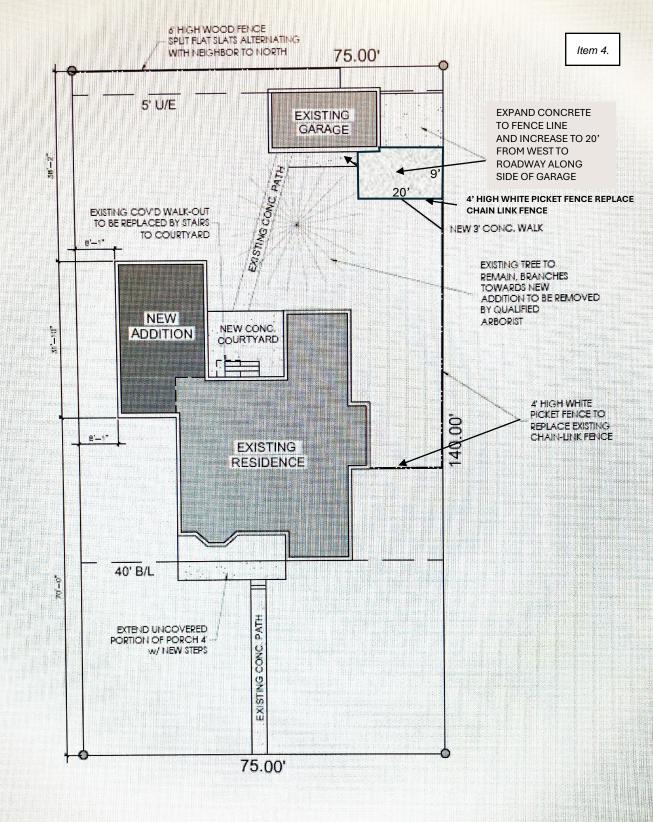




City of Norman, GIS Services Division, Merrick

The City of Norman Historic District Commission APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA) 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: Applicant's Contact Information: Applicant's Name: Pyan B Stover a Brittary L Stover Applicant's Phone Number(s): 405 48 2 0038 Applicant's E-mail address: ryan Stover yahoo.com Applicant's Address: 625 Tulsa St. Norman Orc 73071
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: Applicant's Contact Information: Applicant's Name: Ryan B Stover a Britting L Stover Applicant's Phone Number(s): 405 48 2 0038 Applicant's E-mail address: ryan_ Stover & Yahoo-com
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: Applicant's Contact Information: Applicant's Name: Ryan B Stoven a Britting L Stoven Applicant's Phone Number(s): 405 48 2 0038 405 615 1608 Applicant's E-mail address: ryan_ Stoven & Yahoo-com
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Applicant's Contact Information: Applicant's Name: Ryan B Stover a Britting L Stover Applicant's Phone Number(s): 405 482 0038 +05 615 1608 Applicant's E-mail address: ryan_ Stover & yahoo.com
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Applicant's Phone Number(s): 405 48 2 0038 +05 615 1608 Applicant's E-mail address: ryan_ Stover@ yahoo.com
Applicant's Phone Number(s): 405 482 0038 +05 615 1608 Applicant's E-mail address: ryen_ Stover@ yehoo.com
Applicant's E-mail address: ryen_ Stover @ yahoo-com
Applicant's Address: 6/5 Tules St. Norman UTC 13071
70.00
Applicant's relationship to owner: ☐ Contractor ☐ Engineer ☐ Architect
Owner's Contact Information: (if different than applicant)
Owner's Name:
Owner's Phone Number(s):
Owner's E-mail: Same
Project(s) proposed: (List each item of work proposed. Work not listed here cannot be reviewed.)
1) Construct a both sence on the north property boundary a chain link.
2) Complete to the state of the
Construct a 4ft wooden white picket fence on east site where existing
3) Extend front porch 4 ft., to include existing black netal railings. 4) Expand driveway to the south to accomplate 2 vehicles sides by side
4) Expand driveway to the south to accommodate 2 vehicles sides by side
Supporting documents such as project descriptions, drawings and pictures are required see
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 o dignature.
☐ (If applicable): I authorize my representative to speak in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.
Authorized Representative's Printed Name:
Authorized Representative's Signature: Date:

2|Page



OKMULGEE STREET



643 OKMULGEE STREET
CLEVELAND COUNTY, NORMAN, OKLAHOMA







BEDROOM #1

BEDROOM #2

BATH 8' CEILING

BEDROOM #3
8' CEILING

HALL 8' CEILING

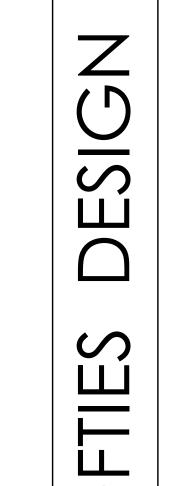
EXISTING FLOORPLAN

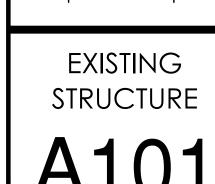
SCALE: 1/4" = 1'-0"

KITCHEN/DINING
8' CEILING

LIVING ROOM
8' CEILING

1/8/2024

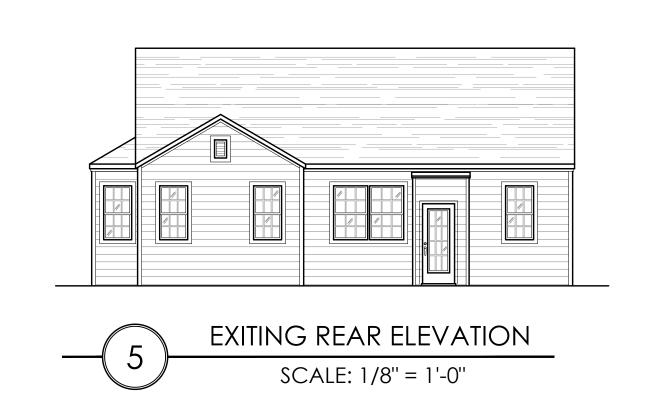


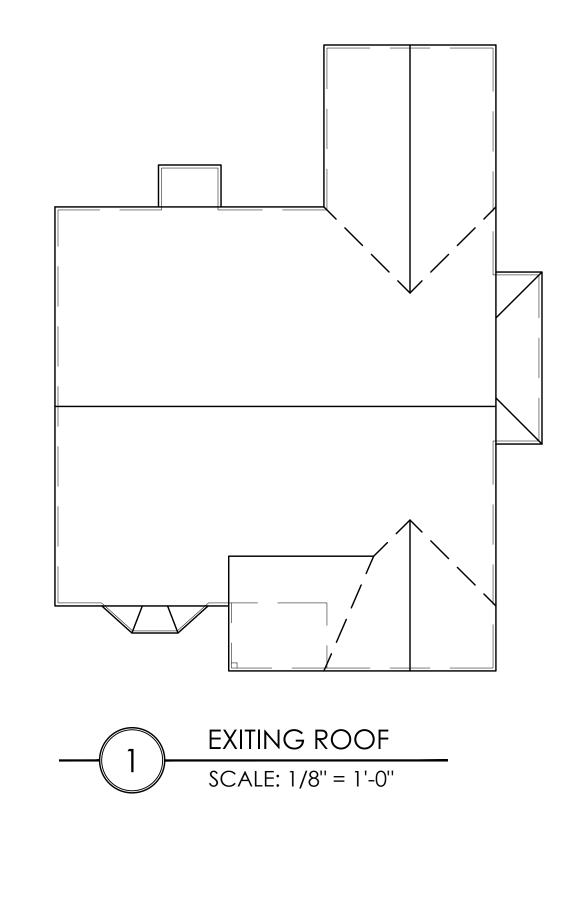


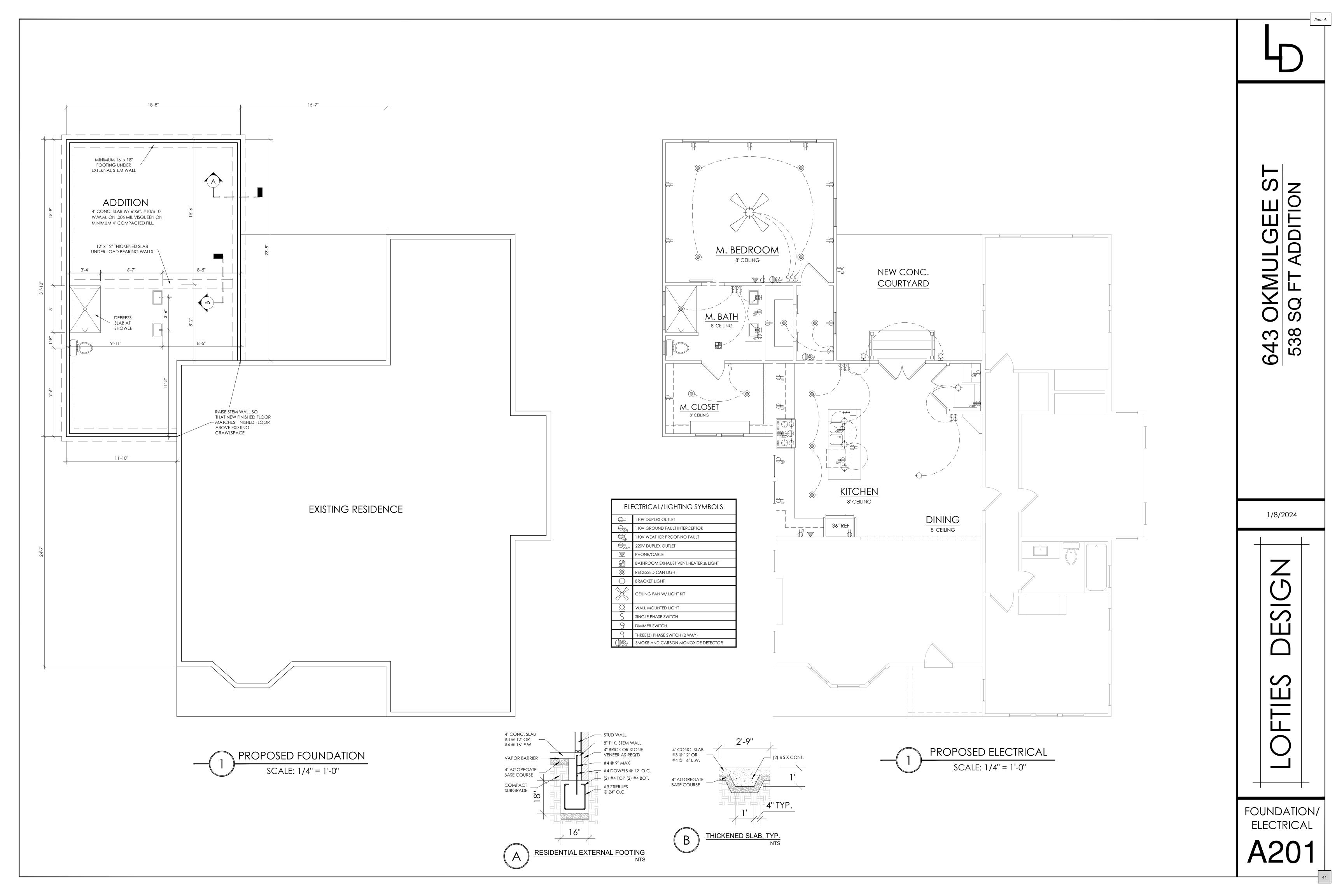














643 Okmulgee Renovation

Certificate of Appropriateness Application **Supporting Material**

643 Okmulgee Renovation





SW Corner of Home Front/Side Yard







New walkway to existing Concrete walkway to entry

Extend driveway approximately 8-9 feet







Remove existing chain link fence and replace with 4' white picket fence



Specification Sheet

Back Fence:

- 6 ft wooden slats, traditional fence
- Natural wood color, no paint
- Splitting with north neighbor who has requested the fence
- Removing the chain link fence

East Side Fence (Oklahoma Ave. Adjacent):

- 4 ft wooden slats, traditional picket fence with gaps between pickets
- White paint
- Removing the chain link fence

Front Porch Extension:

- 4 ft extension with concrete into front yard
- Relocate existing black rod iron railing and place on new edge, adding lengths as needed





CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/03/2025

REQUESTER: Brent Maze

PRESENTER: Anais Starr, Planner II/Historic District Preservation Officer

ITEM TITLE: (HD 24-03) CONSIDERATION OF APPROVAL, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 627 OKMULGEE STREET FOR THE FOLLOWING MODIFICATIONS: A) REPLACEMENT OF WINDOWS; AND B) REPLACEMENT OF FRONT

DOOR.

Property History

Historical Survey Information

2014 Southridge Historic District Nomination Survey Information:

643 Okmulgee Street. 1949. Minimal Traditional. This contributing one-story, brick, single dwelling has a moderate pitched, asphalt covered, hipped roof and a brick foundation. The metal windows are casement. The partial porch is inset under the main roof and has wood square supports. The integral single car garage has a paneled overhead door. There is a brick chimney towards the rear of the house.

Sanborn Map Information

This portion of the Southridge Historic District is not on the Sanborn Maps.

Previous Actions

There have not been any COA requests for this property since the establishment of the Southridge Historic District in 2016.

Overall Project Description

The proposal is to replace the metal casement windows and the front door.

The applicant also proposed to replace the existing wood stockade fence with a fence of the same material, height, and location. Per the Historic District Ordinance and *Guidelines*, the repair of existing fences does not require a Certificate of Appropriateness.

REQUESTS

Project Description

a) Replacement of windows;

The property owner is interested in improving the appearance and energy efficiency of the house. To help meet these goals, the applicant proposes to replace the deteriorated casement windows with custom aluminum windows. The custom windows will match the existing size and window pane configuration. The house had metal storm windows installed over the windows, however, the owner intends to remove these and not replace them.

Reference - Historic District Ordinance

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

429.3.3(c): Changes to rear elevations do require a COA; however the rear elevation of a historic structure is considered a secondary elevation and is therefore regulated to a lower standard to allow flexibility for additions or other modern day appurtenances. (0-0910-12).

Reference - Preservation Guidelines

3.12 Guidelines for Windows

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

- **.1 Retain Original Windows**. Retain and preserve original windows, including glass, frames, sash, muntins, sills, heads, moldings, surrounds, and hardware.
- .2 Retain Historic Glass. Retain original glass in historic windows if at all possible. Leaded glass windows shall be preserved. Bubbles and waves give old glass its distinctive look and add to the historic character of the house.
- .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.
- .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 structure was built post-1944 but within the period of significance for the Southridge Historic District and therefore is designated a contributing structure to the District. The existing windows are original to this historic structure.

The *Guidelines for Windows* encourage the preservation and retention of original windows. The *Guidelines* allow original windows to be replaced if the Commission determines the windows have deteriorated more than 50% and are not repairable. The applicant has submitted pictures of the existing windows to illustrate their deteriorated state. The applicant has also sought contractors to repair the windows, but as of the writing of this staff report, the applicant had not successfully obtained such a contractor. If the applicant can find a contractor, he plans to restore the front façade windows while replacing the remaining windows in the structure.

The *Guidelines* allow aluminum or metal windows to be considered for the replacement of metal casement windows on a case-by-case basis review. In recent years, the Commission has approved metal and aluminum replacement windows on non-contributing structures, it has not reviewed and/or approved the replacement of metal casement windows in a contributing historic structure.

The Commission has reviewed five previous requests to replace metal casement windows on non-contributing structures. The Commission approved the replacement of casement windows with aluminum or metal windows in non-contributing structures at 415 S Lahoma, 720 S Lahoma, 1320 Oklahoma Avenue, and 727 Chautauqua. For the property at 713 Cruce, the Commission required the retention of the original casement windows on the front of the structure, while allowing the replacement of side and rear windows. In the past, the Commission has not approved the replacement of original wood windows in historic structures unless the windows are deteriorated beyond repair.

The Commission would need to determine whether the proposed replacement of the original casement windows in this contributing structure meets the *Preservation Guidelines* and whether such work is compatible with this historic structure and the District as a whole.

Commission Action: (HD 24-03) Consideration of approval, rejection, amendment, and/or postponement of the Certificate of Appropriateness request for the property located at 627 Okmulgee Street for the following modification: a) replacement of windows.

b) Replacement of front door.

The applicant proposes to replace the existing hollow-core wood door with a custom wood door that matches the current design. Since the existing front door is hollow-core material, it may not be original to the house.

Reference - Historic District Ordinance

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

Reference - Preservation Guidelines 3.14 Guidelines for Doors

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

- .1 Retain and Preserve Original Doors. Retain and preserve original doors and door surrounds including frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware on front doors and side doors visible from the street.
- .2 Replace Only Deteriorated Features. If replacement of a deteriorated door feature or details is necessary, replace only the deteriorated feature in-kind rather than the entire unit.
- .3 Retain and Preserve Transoms and Sidelights. Transoms and sidelights should be retained and preserved. Avoid altering transoms and sidelights as it distorts the strong vertical proportions of the windows and doors and changes the character of the residence.
- **.6 Wood Doors.** Wood doors are required unless there is documentation that other materials were historically used on a particular structure. Keep wood doors appropriately stained or painted to protect from weather.
- **.7 Replacement Doors.** Replacement doors on a historic structure are to be wood and in an appropriate design, size, and details in keeping with the style of the house. Installation of steel doors on the front of a historic structure is prohibited. Aluminum-clad doors are permissible on the rear of the structure upon review on a case-by-case basis.
- **.9 Materials.** Wood is allowable for in-kind replacement of doors. Fiberglass and aluminum—clad doors can be considered on non-contributing resources and on rear elevations of historic structures when not visible from the front right-of-way. Vinyl is prohibited for historic and non-contributing structures.

Issues and Considerations

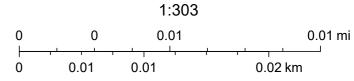
The *Guidelines for Doors* state that original doors in historic houses are to be retained. In this case, it appears that the existing hollow-core door is not original to the house, therefore replacement is allowed. The request to replace the existing door with a custom wood door that matches the current design meets the *Guidelines* for design and material.

The Commission would need to determine whether the proposed replacement of the front door on this contributing structure meets the *Preservation Guidelines* and whether such work is compatible with this historic structure and the District as a whole.

Commission Action: (HD 24-03) Consideration of approval, rejection, amendment, and/or postponement of the Certificate of Appropriateness request for the property located at 627 Okmulgee Street for the following modification: b) replacement of the front door.





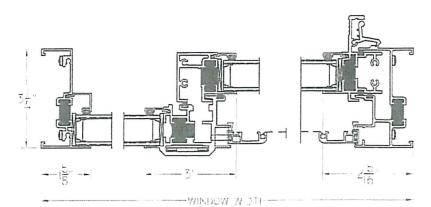


City of Norman, GIS Services Division, Merrick





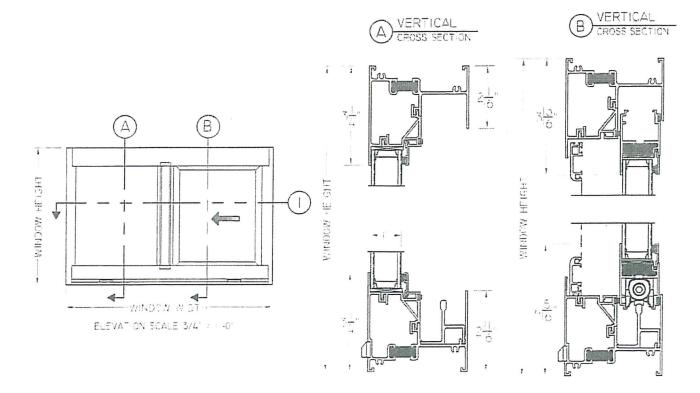
Item 5. Homerge E300 Serie CW-PG50 3 1/4" Frame Depth Horizontal Slider



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HORIZONTAL CROSS SECTION



SCALE 13

Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.











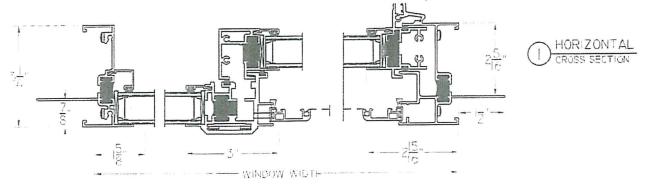


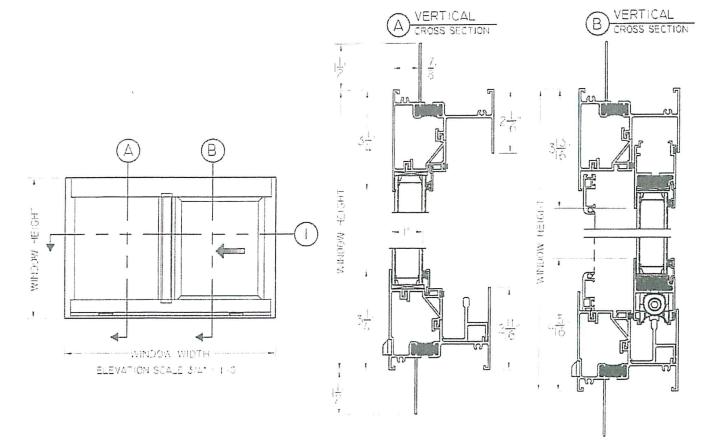
Item 5. CW-PG50 3 1/4" Frame Depth Horizontal Slider

E300 SL WITH NAILING FIN

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SCALE 1:3

Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.







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CONSOLIDATED BUILDERS SUPPLY, INC. 1450 EXCHANGE AVE. OKLAHOMA CITY, OK 73108



Phone #

Fax # 1-405-813-3101



	QUOTE#	QUOTE DATE	QUOTED BY	Project Name	SHIP VIA
Г	3274426	11/5/2024	blakesloan	627 OKMULGEE- NORMAN	Deliver
	AMSCO#	ORDER DATE	ORDERED BY	Quote Name	Expiration Date
		Quote Not Ordered		CAITLIN FLORA	Quote Not Certified

LINE# **DESCRIPTION QUANTITY PRICE ExtPrice** Overall Unit: 78" X 53" \$1,035.57 \$1,035.57 100-1 RO: 78.5" X 53.5"

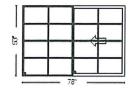
Studio Single Vent OX, 78 x 53

U-Value: 0.33 SHGC: 0.27 VT: 0.49 CR: 57 \ STC: 25 OITC: 20 EWR: 25

Room Location LIVING

Structural: R-PG20 Air: 0.08 Water: 5.25 Test Report: 310-2997

Complete Unit, OX, Black, 3/4" Insulated, CozE (LowE), SS over SS, 1001 to 2500, Super Spacer, Cam Latch, Hardware Finish = Black, Black Screen, 5/8" Flat, Rectangular, Black Grids, 2W4H per lite, Egress = Yes, Protective Wrap CPD: AMS-A-55-05651-00003 (SV)



Exterior View

LINE#	DESCRIPTION			QUANTITY	PRICE	ExtPrice
200-1	RO: 78.5" X 53.5"	Overall Unit: 78" X 53"	*	1	\$1,035.57	\$1,035.57

Studio Single Vent XO, 78 x 53

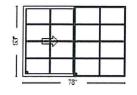
U-Value: 0.33 SHGC: 0.27 VT: 0.49 CR: 57 \ STC: 25 OITC: 20 EWR: 25

Structural: R-PG20 Air: 0.08 Water: 5.25 Test Report: 310-2997

Room Location

LIVING

Complete Unit, XO, Black, 3/4" Insulated, CozE (LowE), SS over SS, 1001 to 2500, Super Spacer, Cam Latch, Hardware Finish = Black, Black Screen, 5/8" Flat, Rectangular, Black Grids, 2W4H per lite, Egress = Yes, Protective Wrap CPD: AMS-A-55-05651-00003 (SV)



Exterior View

LINE#		QUANTITY	PRICE	ExtPrice	
300-1	RO: 20 5" X 40 5"	Overall Unit: 20" X 40"	1	\$302.88	\$302.88

Studio Direct Set, 20 x 40

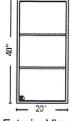
U-Value: 0.31 SHGC: 0.3 VT: 0.56 CR: 58 \ STC: 28 OITC: 23 EWR: 29

Structural: CW-PG35 Air: 0.01 Water: 12 Test Report: 310-3235 Room Location

UTILITY

Complete Unit, Black, 1" Insulated, CozE (LowE), DS over DS, 1001 to 2500, Super Spacer, 5/8" Flat, Rectangular, Black Grids, 1W3H per lite, Protective Wrap

CPD: AMS-A-57-02153-00003 (PW)



Exterior View

	QUOTE#	QUOTE DATE	QUOTED BY	Project Name		SHIP VIA	
	3274426	11/5/2024	blakesloan	627 OKMULGEE- NORM	IAN	N Deliver	
	AMSCO#	ORDER DATE	ORDERED BY	Quote Name Expira		Expiration Date	4.41
		Quote Not Ordered		CAITLIN FLORA		Quote Not Certific	ed
LIN	E#	DESCR	IPTION	QUANTITY	PRICE	ExtPri	ce

LINE # DESCRIPTION QUANTITY PRICE ExtPric

400-1 RO: 44.5" X 42.5" Overall Unit: 44" X 42" 3 \$671.39 \$2,014.17

Studio Single Vent XO, 44 x 42

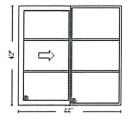
U-Value: 0.33 SHGC: 0.27 VT: 0.49 CR: 57 \ STC: 25 OITC: 20 EWR: 25

Room Location KITCHEN

Structural: LC-PG25 Air: 0.05 Water: 5.25 Test Report: 310-3006

Complete Unit, XO, Black, 3/4" Insulated, CozE (LowE), SS over SS, 1001 to 2500, Super Spacer, Cam Latch, Hardware Finish = Black, Black Screen, 5/8" Flat, Rectangular, Black Grids, 1W3H per lite, Egress = No, Protective Wrap

CPD: AMS-A-55-05651-00003 (SV)



Exterior View

LINE #	DESCRIPTION	QUANTITY	PRICE	ExtPrice
500-1 R	O: 56.5" X 54.5" Overall Unit: 56" X 54"	1	\$852.69	\$852.69
Room Location OFFICE	Studio Single Vent XO, 56 x 54 U-Value: 0.33 SHGC: 0.27 VT: 0.49 CR: 57 \ STC: 2 Structural: LC-PG25 Air: 0.05 Water: 5.25 Test Report Complete Unit, XO, Black, 3/4" Insulated, CozE (LowE Super Spacer, Cam Latch, Hardware Finish = Black, Black Grids, 1W3H per lite, Egress = Yes, CPD: AMS-A-55-05651-00003 (SV)	rt: 310-3006 (), SS over SS, 1001 to 2500, ack Screen, 5/8" Flat,		55'
			Exterio	r View

LINE#	DESCRIPTION		QUANTITY	PRICE	ExtPrice
600-1	RO: 40.5" X 44.5"	Overall Unit: 40" X 44"	1	\$667.72	\$667.72

Studio Single Vent XO, 40 x 44

U-Value: 0.33 SHGC: 0.27 VT: 0.49 CR: 57 \ STC: 25 OITC: 20 EWR: 25

Room Location Structural: LC-PG25 Air: 0.05 Water: 5.25 Test Report: 310-3006 GUEST BATH Complete Unit NO Please 3/4/ Insulated Corp. (Lower) SS even S

Complete Unit, XO, Black, 3/4" Insulated, CozE (LowE), SS over SS, 1001 to 2500, Super Spacer, Cam Latch, Hardware Finish = Black, Black Screen, 5/8" Flat, Rectangular, Black Grids, 1W3H per lite, Egress = No, Protective Wrap CPD: AMS-A-55-05651-00003 (SV)

*	₽	
	e.	
-	Exterior	,

Exterior View

LINE#		DESCRIPTION	QUANTITY	PRICE	ExtPrice
700-1 RO	D: 56.5" X 54.5"	Overall Unit: 56" X 54"	2	\$852.69	\$1,705.38
Room Location GUEST BR	Structural: LC-PG25 Complete Unit, XO, B Super Spacer, Cam La	e 0.27 VT: 0.49 CR: 57 \ STC: 25 OI Air: 0.05 Water: 5.25 Test Report: 31 lack, 3/4" Insulated, CozE (LowE), SS tch, Hardware Finish = Black, Black S ids, 1W3H per lite, Egress = Yes, Prot	0-3006 S over SS, 1001 to 2500, screen, 5/8" Flat,	5 -	⇒

 N. I.	DECOR				
	Quote Not Ordered		CAITLIN FLORA	Quote Not Certifi	ed
AMSCO#	ORDER DATE	ORDERED BY	Quote Name	Expiration Date	
3274426	11/5/2024	blakesloan	627 OKMULGEE- NORMAN	Deliver	Item 5.
QUOTE#	QUOTE DATE	QUOTED BY	Project Name	SHIP VIA	

LINE # DESCRIPTION QUANTITY PRICE ExtPrice

800-1 RO: 56.5" X 54.5" Overall Unit: 56" X 54" 2 \$852.69 \$1,705.38

Studio Single Vent XO, 56 x 54

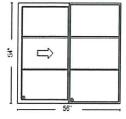
U-Value: 0.33 SHGC: 0.27 VT: 0.49 CR: 57 \ STC: 25 OITC: 20 EWR: 25

Structural: LC-PG25 Air: 0.05 Water: 5.25 Test Report: 310-3006

Room Location MASTER BR

Complete Unit, XO, Black, 3/4" Insulated, CozE (LowE), SS over SS, 1001 to 2500, Super Spacer, Cam Latch, Hardware Finish = Black, Black Screen, 5/8" Flat, Rectangular, Black Grids, 1W3H per lite, Egress = Yes, Protective Wrap

CPD: AMS-A-55-05651-00003 (SV)



Exterior View

Exterior View

LINE#		DESCRIPTION	QUANTITY	PRICE	ExtPrice
900-1	RO: 20.5" X 40.5"	Overall Unit: 20" X 40"	1	\$296.69	\$296.69
Room Loca MASTER B	tion Structural: CW-PG35	C: 0.33 VT: 0.63 CR: 58 \ STC: 28 OIT Air: 0.01 Water: 12 Test Report: 310- , 1" Insulated, CozE (LowE), Obscure, I Protective Wrap	3235	40"	20° —

LINE #		DESCRIPTION QU		PRICE	ExtPrice	
1000-1	RO:	Overall Unit:	1	\$1,066.00	\$1,066.00	

31-1/2 X 80-1/2 HLTEXT FIBER DOOR, 4-9/16 JAMBS, 3/4 GLASS WITH SLATE GREY BLINDS OVER 1 RAISED PANEL, KL/DB, BM LOOSE, HINGE COLOR

Room Location TBD

None Assigned

Exterior View

LINE #		DESCRIPTION	QUANTITY	PRICE	ExtPrice	
1100-1	RO:	Overall Unit:	1	\$1,055.00	\$1,055.00	

37-1/2 X 80-1/2 HR TEXT FIBER DOOR, 4-9/16 JAMBS, 3/4 GLASS, 1W3H SDL OVER 1 RAISED PANEL, KL/DB, BM LOOSE, HINGE COLOR TBD

Room Location None Assigned

Exterior View

	QUOTE#	QUOTE DATE	QUOTED BY	Project Name		SHIP VIA	
	3274426	11/5/2024	blakesloan	627 OKMULGEE- NORM	AN	Deliver	Item 5.
ià	AMSCO#	ORDER DATE	ORDERED BY	Quote Name		Expiration Date	
		Quote Not Ordered		CAITLIN FLORA		Quote Not Certifi	ed
LIN	LINE #		IPTION	QUANTITY	PRICE	ExtPri	ce

Overall Unit:

LABOR

RO:

Room Location None Assigned

1200-1

Exterior View

\$7,200.00

\$7,200.00

U-Values, Visual Light Transmittance and Solar Heat Gain values listed are NFRC certified. Windows are viewed from exterior.

ACCEPTED BY:	DATE:	
PROJECT	QUOTE	
627 OKMULGEE- NORMAN	CAITLIN FLORA	

Customer Sub	\$18,937.05
Labor:	\$0.00
Freight:	\$0.00
Tax:	\$1,026.99
TOTAL:	\$19,964.04

Item 5.

	Staff Only Use:		
The City of Norman Historic District Commission HD Case #			
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)	Date		
Received by:			
Note: Any relevant building permits must be applied for and paid for separate Community Development Office 405-366-5311.	tely in the Planning and		
Address of Proposed Work:	OLMULGEE		
Applicant's Contact Information:			
Applicant's Name: DNID BOECK			
Applicant's Phone Number(s): 405 - 919 · 824 ~			
Applicant's E-mail address:			
Applicant's Address: 922 ScHulzE DP X	10KMXN, OK 73071		
Applicant's relationship to owner: ☐ Contractor ☐ Engineer ☑	Architect		
Owner's Contact Information: (if different than applicant)			
Owner's Name: RPEUT HAZE			
Owner's Phone Number(s): LEU 405 8209846 OP	= 405·321·5647		
Owner's E-mail: brextmage @ quail.com			
Project(s) proposed: (List each item of work proposed. Work not listed here cannot be reviewed.)			
1) WINDOWS - PEPEACE ALL WINDWS (SEE SPEC + EL	EVATIONS IN PACKET)		
2) FRONT DOOP - PERLE W/ CUSTOM SOLID LO	REWOOD DOOP TO HATCH		
3) FENCE - IF REPLACE, WILL ALL MATCH EXI	1		
4)	Sing		
Supporting documents such as project descriptions, drawings and pict	tures are required ass		
checklist page for requirements.	tures are required see		
Authorization:			
I hereby certify that all statements contained within this application, attached documents and transmitted			
exhibits are true to the best of my knowledge and belief. In the event this proposal is approved and begun, I agree to complete the changes in accordance with the approved plans and to follow all City of Norman			
regulations for such construction. I authorize the City of Norman to enter the property for the purpose of			
observing and photographing the project for the presentations and to ensure consistency between the			
approved proposal and the completed project. I understand that no changes to			
permitted without prior approval from the Historic Preservation Commission o			
Property Owner's Signature: (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: DXUID BOELE	A		
Authorized Representative's Signature:	Date: 01 · 08 · 1019		

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

Applica	ation	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		
E.		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.	
	A	Site Plan, Elevation Drawings if needed and all other required supporting documents	
	A _	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.

The City of Norman Historic District Commission Certificate of Appropriateness Request Application Checklist					
Supp	orting Documents				
instal the ex Prese applic	led. Photos, site plan, elevation drawings, and xisting status as well as the proposed changes ervation Officer prior to submitting your COA approximation	trate existing conditions and proposed work as a specification sheets all need to clearly illustrate both a. It recommended that you meet with the Historic oplication request to ensure you have a complete not be forwarded for review by the Historic District to before submitting application (405)366-5392.			
	Documentation of Existing Conditions – Poly existing materials to be replaced or altered m	ictures of the appearance, condition and dimensions nust be submitted.			
	☑B. Site Plan – Show existing structures and site elements as well as proposed structures and site elements. The following elements should be included on a site plan drawn to scale:				
	 ☑ Buildings, garages, sheds ☑ Fences, walls ☑ Sidewalks, driveways, parking pads ☑ Patios, decks, Swimming pools, etc. ☑ Trees (see F Tree Preservation Plan) Note: Additions and New Structures need to show adjacent property structures and site elements on the site plan. 				
B C. Illustration of the proposed materials and design - Photos, drawings and/or samples must be provided to illustrate the design, materials, and finishes of the proposed work.					
□ D .	Elevation drawings and floor plans indicate	ing existing and proposed features:			
	□ Exterior materials □ Doors □ Foundation materials, dimensions □ Roof, ridgeline, chimneys	☐ Architectural Elements ☑ Windows ☐ Porches, stoops, gutters ☐ Steps, ramps, railings			
LE. Trees Preservation Plan showing (required for major projects only, such as additions). This can be included on site plan. Show existing large shade trees 8" in diameter or greater and existing ornamental trees greater than 4" in diameter. Description of how existing trees will be protected during construction needs to be provided. Any trees proposed to be removed must be indicated.					
☐ F. Additional Documents for New Construction or Additions:					
	☐ Streetscape elevation of existing structure and adjacent structures	☐ Floor height of proposed house addition, comparison to adjacent properties			
	Color Photos of site - front, side and rear	☐ Total height of proposed house or addition, comparison to neighboring structures			
	Site Plan to include structures, pavement, trees of subject property and adjacent properties	☐ Elevation drawings of each façade of proposed house or addition			
	☐ Topographical information if proposing to change grades of site				

Revised: 11/16/20

AIS

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

Windows:

All windows will be replaced with divided lite aluminum framed windows as seen in the submitted documents.

You will see the windows being replaced by reviewing the site and floor plans that show location of all windows which is connected to the window elevation document. There is also a document showing the replaced window elevations

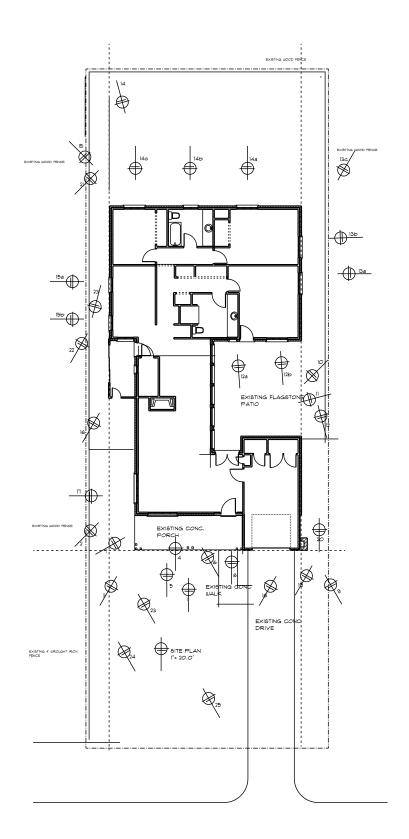
We are working to get the windows facing the street in the living room rebuilt and are having trouble finding someone that can rebuild them. One contractor can repair the frames but cannot repair and/or replace the crank mechanisms. We would ask to replace them with aluminum framed divided lite windows to match the windows we are proposing for replacement of all other windows

Front Door

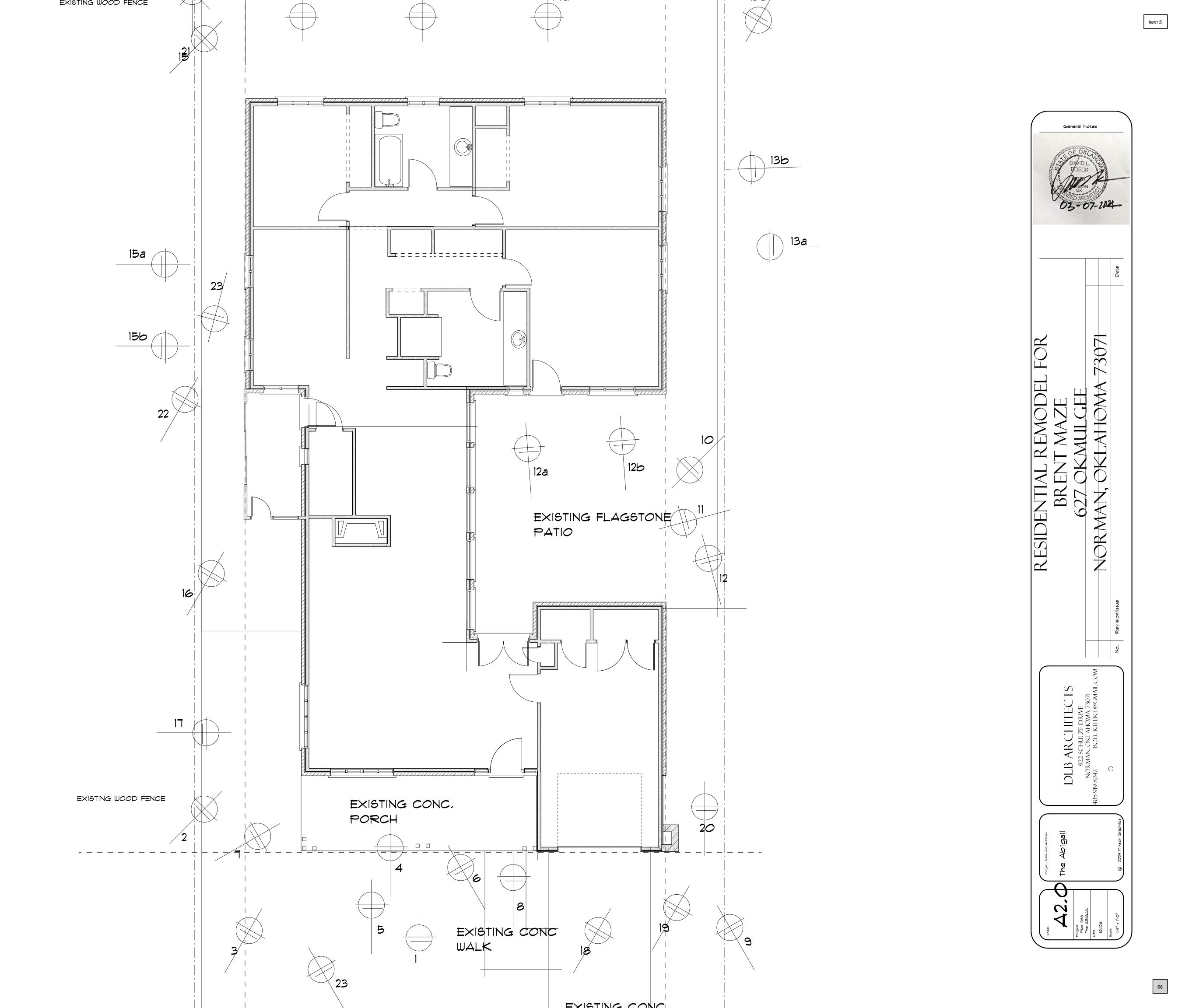
We are having a custom solid-core wood door made to match the existing door which is a hollow core.

Fence

We would be just replacing the existing fences with fence to match existing.







Brent Maze





1

Brent Maze





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Brent Maze





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Brent Maze





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Item 5.

627 Okmulgee

Brent Maze





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Brent Maze





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Brent Maze





Presentation to the Norman Historic District Commission

12b

Brent Maze





13a

Brent and Katy Maze





13b

13C

Brent Maze





14

14a

Brent Maze





15 15a

Brent Maze





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Brent Maze





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Brent Maze





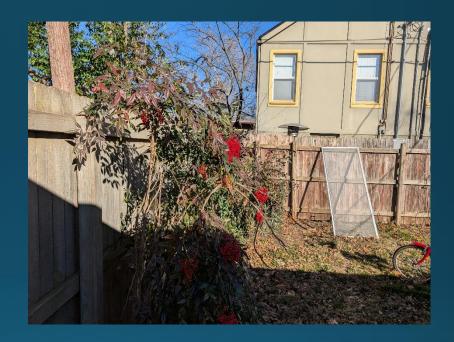
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Item 5.

627 Okmulgee

Brent Maze





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Item 5.

627 Okmulgee

Brent Maze





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Item 5.

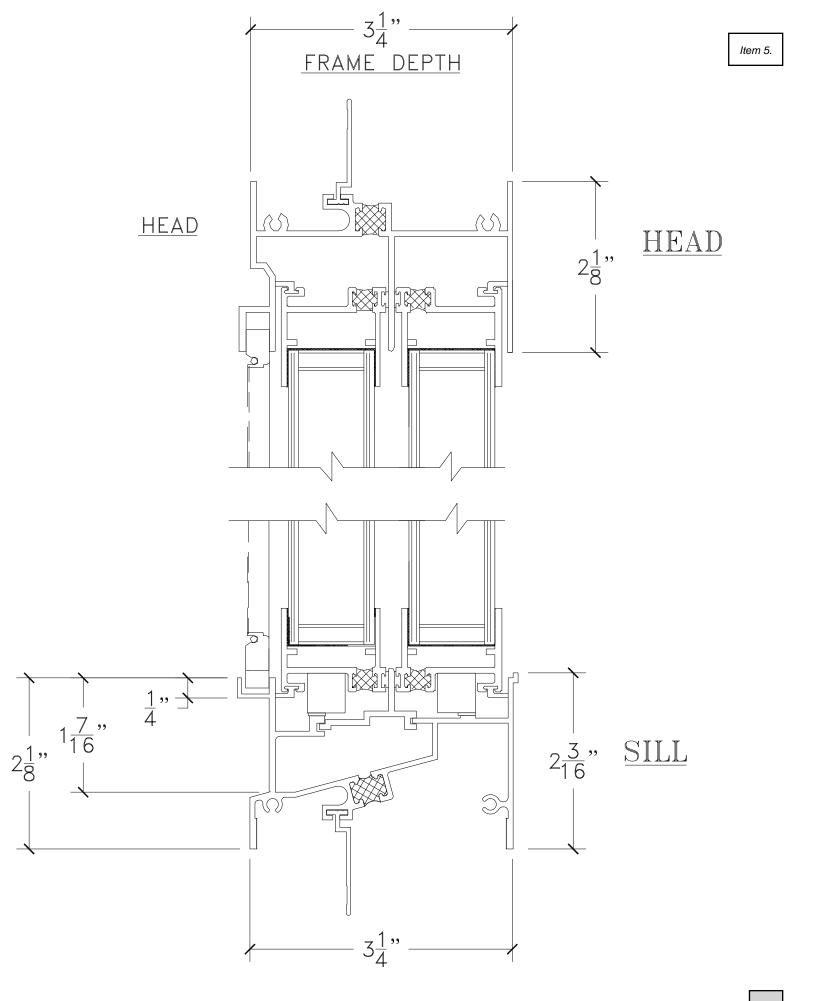
627 Okmulgee

Brent Maze





26





CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/03/2025

REQUESTER: Edwin Amaya

PRESENTER: Anais Starr, Planner II/Historic District Preservation Officer

ITEM TITLE: (HD 24-04) CONSIDERATION OF APPROVAL, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 1320 OKLAHOMA AVENUE FOR THE FOLLOWING MODIFICATIONS: A) CONSTRUCTION OF A NEW HOUSE WITH AN ATTACHED GARAGE; B) CONSTRUCTION OF A DETACHED ACCESSORY DWELLING UNIT; C) CONSTRUCTION OF A CONCRETE PATIO WITH A COVERED

PERGOLA.

Background

Historical Information

2014 Southridge Historic District Nomination Survey Information:

1320 & 1320 ½ **Oklahoma Ave.** Circa 1959. No architectural style. Two-story, asbestos-sided, garage apartment has a moderate pitched, asphalt covered, side gabled roof and a concrete foundation. Entire first floor converted to living space with double windows likely replacing garage doors. Large metal shed roofed carport extends over double car concrete drive. Side second floor entry porch is uncovered. Decorative wood shutters on second floor removed and building painted in recent years. (The structure was demolished in October 2024).

Sanborn Insurance Map Information

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

Previous Actions

July 1, 2024 – A COA was granted for the demolition of the carport; demolition and replacement of an existing entry canopy on the first floor; installation of a new entry canopy on the second floor; replacement of the existing siding with alternative siding material; replacement of all existing windows; installation of a new storage shed; installation of a side yard fence; expansion of the existing walkways; addition of new windows and/or dormers to attic space; replacement of a retaining wall in rear yard; installation of a side yard fence; elimination of south entry door; replacement of the rear entry door; and installation of a parking pad off the alleyway.

October 14, 2024 – The Historic Preservation Officer visited the site and found the principal structure had been demolished. A Stop Work Order was issued for violation of the Historic District Ordinance.

November 4, 2024 – A COA request for demolition of the existing structure *ex post facto* was heard by the Commission. The Commission postponed the item to the December 2, 2024 meeting to allow the applicant time to provide evidence of the structure's instability.

December 2, 2024 – A COA request for demolition of the existing structure *ex post facto* was reviewed and approved by the Commission.

Background Information

This property's current zoning designation is R-1, Single-Family Dwelling District. With the recent removal of the existing principal structure on the property, it must now be redeveloped to meet the R-1 zoning district regulations. This zoning designation allows for a single-family dwelling or a single-family dwelling and an accessory dwelling unit.

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 modernday 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.

Overall Project Description

Due to structural issues, the applicant demolished the existing non-contributing house last fall and is now ready to redevelop the property. The applicant proposes a two-story house with an attached double garage, detached accessory dwelling unit, and a concrete patio with a detached covered pergola for the property.

The Zoning Ordinance allows 65% impervious surface coverage on R-1 parcels. The lot for this new construction is 55 feet wide by 75 feet deep for a total area of 4,125 square feet. The applicant has provided impervious surface calculations for the parcel including the house, accessory dwelling unit, driveway, walkways, and patio. Proposed new structures will cover 1,837 square feet, while new paving will cover 839 square feet, for a total impervious surface coverage of 2,676 square feet or 64.87% of the lot.

REQUEST

a) Construction of a new house with an attached garage; Project Description:

The applicant proposes constructing a new two-story house with an attached garage.

This parcel is 55 feet wide by 75 feet deep for a total square footage of 4,125. The new house will have a footprint of 1,551 square feet and an overall square footage of 3,102. Materials proposed for the house include aluminum windows, a wood front door, an aluminum sliding back door, a metal overhead garage door with wood or composite applied trim to create recessed panels, and a combination of Smart siding and stucco 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 the proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, floor elevations, proportions, setback and design.
- .2 Select Windows and Doors Carefully. Select windows and doors for new buildings that are compatible in material, proportion, pattern, and detail with the windows and doors of historic buildings in the district. See Chapters 3.11 through 3.14.
- .3 Select Compatible Finishes. Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in historic buildings in the district in terms of composition, scale, pattern, detail, texture, and finish.
- .4 **Design.** Design new primary structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportion, finished floor elevation, size of door and window openings, and roof shape. Proposals for new primary structures shall include streetscape elevation drawings that depict proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, and design.
- **.5 Location.** New primary structures shall align with the typical front and side setback on the block.
- .6 Evaluate Potential for Archaeological Resources. Evaluate in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
- .7 Avoid False Historical Appearance. New structures shall be of their own time period and easily distinguishable from the historic structure.

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.
- .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: 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-ofway.
- **c.** Wood, wood composite or metal overhead garage doors with wood/wood composite trim are allowed.
- **d**. Garage doors shall be a single width. Double-width garage doors will be considered on a case-by-case basis.

2.9 Guidelines for Driveways

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

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

- **.2 Driveway Width**. Driveways shall be one car width, not to exceed 10 feet wide, unless there is historic documentation of an alternate configuration. Driveway width may vary as it approaches a garage in order to correspond to the width of the door opening.
- **.3 New Driveway Composition**. Driveways shall be constructed from material allowed by the City Code.

Considerations/Issues:

Per the *Guidelines for New Primary Structures* the following elements should be considered when reviewing a new infill construction in a Historic District:

Size, Scale, Height

The applicant proposes a two-story house with a height of 30 feet. The previous structure on this site had a height of 26 feet. According to the submitted streetscape elevation provided by the applicant, the house located south of this parcel at 635 E Boyd Street is 16 feet in height and the structure located north of this parcel at 550 Macy Street is 21 feet. The proposed house height is taller than the adjacent houses but not substantially taller than historic two-story structures found in the District. Additionally, this house is the only structure facing Oklahoma Avenue in the Southridge District which limits its impact on the historic streetscape.

The proposed house has a total square footage of 3,105. 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.)
1320 Oklahoma - Proposed	3,105	4,125
1320 Oklahoma - Previous	2,040*	4,125
550 Macy Street	2,520	9,124
635 E Boyd Street	2,181	10,012
631 E Boyd Street	1,742	9,425
536 Macy Street	3,922	11,244

^{*}Including home and garage buildings

The square footage listed in the chart was obtained from the Cleveland County Assessor's website. It is important to note that none of the adjacent properties have accessory dwelling units. Additionally, the above numbers for the adjacent properties only include the "under roof" footprint and do not include any accessory structures on the property.

Setbacks

The *Guidelines* encourage new houses to meet the existing setbacks found in the surrounding properties of the District. The Southridge Addition was platted with a 40 foot Front Build Line and most houses in the District meet this setback. This parcel was originally part of the property at 635 E Boyd Street but was split off sometime before 1973. While this parcel is a legal lot, it does not have the 40 foot Front Build Line seen on the remaining lots of the Southridge Addition. This parcel is required to meet the Zoning Ordinance 25 foot front setback for R-1 properties.

Since the Southridge Addition developed slowly from 1923 to 1952, there are a variety of side setbacks found in the neighborhood. Many larger properties have generous side setbacks that are greater than the required Zoning Ordinance side yard setback requirement of 5 feet. Smaller

properties have small side yard setbacks, sometimes less than 5 feet. The Zoning Ordinance requires 5 foot side yard setbacks and a rear yard setback that equals 20% of the depth of the lot, which in this case is 15 feet. The proposed structures meets both the side and rear setback requirements of the Zoning Ordinance.

The placement of this new house on the site is similar to the previous structure found on this lot and the adjacent house at 635 E Boyd Street.

Form and Massing

The proposed two-story house for this lot is taller than the adjacent house to the south. However, two-story houses are common in the Southridge District. Additionally, the former structure on this lot was two-story. The house south of this parcel at 635 E Boyd Street is a one-story non-contributing structure built in 1959. The house to the north of this parcel across the alley at 550 Macy Street is a two-story non-contributing house also built in 1959. The house at 631 E Boyd Street is a non-contributing two-story structure built in 1975.

The form and mass of this proposed two-story house are similar to the form and massing seen in other structures in the Southridge Historic District. However, this parcel is much smaller than the typical lot size found in the Southridge District. The proposed structure, while having similar massing to other properties in the District, will cover a higher percentage of the lot than typically found in the Southridge District.

Finished Floor Elevation

The finished floor elevation for the proposed house will be 1' from the ground. This is lower than the raised finished floor elevations found at the adjacent houses at 550 Macy Street and 635 E Boyd Street. It will be higher than the previous structure found on this parcel.

Exterior Walls

For durability reasons, the applicant is proposing Smart siding and trim for the exterior walls. Stucco is proposed around the entranceway to add architectural interest.

The *Preservation Guidelines'* preference is for wood siding but allows for the use of alternative materials such as Smart siding in new infill construction. This material is not typical of the surrounding historic structures found in the Southridge District but has been approved by the Commission for new additions. The Commission has approved cement siding in the new house at 904 Miller Avenue. Hardie trim was approved for the new brick structure at 505 Chautauqua Avenue as well. The Commission has always specified as per the Guidelines for Exterior Walls, Hardie or composite wood material is to have a smooth finish, not textured. The applicant is proposing smooth Smart siding.

Windows & Doors

The *Preservation Guidelines* allow wood or aluminum-clad wood windows for new primary structures. The applicant would like to utilize the aluminum windows previously purchased for the renovation of the former structure for the proposed new house. If this is not possible he is willing to use aluminum-clad wood windows. He has provided specifications for both options.

Most Southridge District homes have double-hung, true divided light wood windows with a variety of configurations including one-over-one, four-over-one, or six-over-one window panes.

The two adjacent properties contain non-contributing properties. The house at 635 E Boyd Street has wood windows while the house at 550 Macy Street has vinyl windows.

The front door is proposed to be wood which meets the *Preservation Guidelines* for door material. The proposed door design is similar to other doors found in the Southridge District.

Aluminum sliding doors are proposed on the rear of the house to provide access to the patio. Aluminum sliding doors are not a feature found in historic structures. However, this is a modern-day structure and the doors will be located on the rear with no visibility from the Oklahoma Avenue.

Roof

The roof material is proposed to be composite shingles. This is a common modern-day material used in the Southridge District and meets the *Preservation Guidelines* for material. The applicant is proposing a 4/12 roof pitch which matches the previous structure on this lot.

Porch

Most homes in the Southridge District have a stoop or porch element. The proposed house will not have a porch, as the applicant wishes to emulate the former structure's design. The front entrance will have a surround made of stucco to provide substance and an architectural focal point on the front façade. It should be noted that the previous structure on this house did not have a porch, but did have a carport which covered most of the first-story front façade.

Trees

The applicant proposes to remove one tree along the north property line to accommodate the new structure.

Garage

The *Guidelines for Garages* state new garages are to be 575 square feet. The proposed attached, two-bay garage will be 385 square feet. Due to the size of the desired house and the limits of this smaller parcel, the applicant found it more efficient to propose an attached garage that is part of the house footprint. The *Guidelines* also require garages to be located off of alleyways. In this case, the applicant was unable to locate the garage facing the alleyway as it did not allow for the 20 feet of depth between the garage door and the alleyway required to prevent cars from protruding into the alleyway.

A front-facing attached double garage is not typically found in houses built 1920s and 1930s. However, the Southridge Historic District's period of development extends into the 1950s in which houses often had an attached garage. It should also be noted that both of the adjacent houses to this property have attached two-car garages, one of which is a front-facing garage.

Access to the garage will be provided by moving the existing double driveway off Oklahoma Avenue to the south to align with the new garage.

At the recommendation of staff, the applicant is proposing two overhead garage doors instead of a single door. The overhead garage doors are proposed to be metal with composite trim to create recessed panels. The *Guidelines* call for garage doors facing the street to be wood.

However, this is a modern-day house that is not replacing a historic structure and it may be reasonable to allow a metal door with composite trim.

The Commission would need to determine if the construction of a new house with an attached garage meets the *Preservation Guidelines*, and is compatible with the Southridge Historic District as a whole.

Commission Action: (HD 24-04) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 1320 Oklahoma Avenue for the following: a) Construction of new house;

REQUEST

b) Construction of a detached accessory dwelling unit; Project Description:

The City of Norman passed an Accessory Dwelling Unit ordinance last year 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 an accessory dwelling unit to 650 square feet. The proposed detached accessory dwelling unit will be 286 square feet.

The applicant is proposing to construct an accessory dwelling unit (ADU) in the rear yard that will match the house in materials including Smart siding, aluminum windows, and metal 9-window front door. The ADU is proposed behind the house with no visibility from the front streetscape. It will setback 5 feet from the south property line, 1 foot from the rear property line, and 19 feet from the north property line.

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

2.6 Guidelines for Accessory Structures less than 400 square feet

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

- .5 Make New Construction Compatible. Accessory structures greater than 120 square feet but less than 400 square feet shall be compatible in form, scale, size, materials, features, and finish with the principal structure. New construction must meet the following:
- **a.** Located in the rear yard, and not visible from front right-of-way.

- **b.** Compatible in design, style, and material to the principal historic structure and the surrounding historic neighborhood.
- **c.** Select materials and finishes for proposed new accessory buildings that are found in historic structures in the district in terms of composition, scale, pattern, detail, texture, and finish. Acceptable materials include brick and stone masonry, stucco, and wood. Cement fiberboard will be considered on a case-by-case basis when there is limited visibility from the front right-of-way. Structures with no visibility from the front may utilize cement fiberboard. No metal or vinyl structures are allowed.
- **d.** New accessory structures shall be one-story in height and less than 10 feet in wall height.

Considerations/Issues:

The proposed ADU meets the Zoning Ordinance setback and impervious surface requirements. This structure meets the *Guidelines for Accessory Structures* for exterior materials and location.

The applicant is proposing a steel door for the front entrance to the ADU which is not a compatible historic material. However, the Commission has approved such doors on the rear of structures with no visibility from the front, as is the case here.

The Commission would need to determine if the construction of an accessory dwelling unit meets the *Preservation Guidelines*, and is compatible with the Southridge District as a whole.

Commission Action: (HD 24-04) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 1320 Oklahoma Avenue for the following: b) Construction of a detached accessory dwelling unit.

REQUEST

c) Installation of concrete patio with a covered pergola; Project Description:

The applicant proposes to construct a 285-square-foot concrete patio off the rear of the house that will be accessible from the house by aluminum sliding glass doors. A detached wood pergola with a sloped asphalt shingled roof of approximately 246 square feet is proposed to cover the patio. The pergola's roof will slope to the rear yard to allow water to drain away from the house. The covered pergola meets the Zoning Ordinance required setbacks.

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

2.2 Guidelines for Site Features

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

2.2 Guidelines

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

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

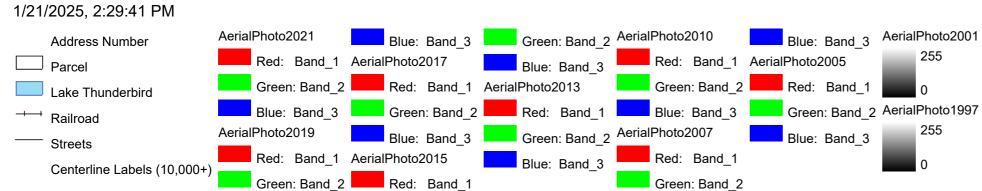
Considerations/Issues:

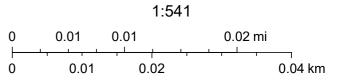
The proposed covered patio meets the Zoning Ordinance setback and impervious surface requirements. This structure meets the *Guidelines for Site Features* for location, materials, and height.

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

Commission Action: (HD 24-04) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 1320 Oklahoma Avenue for the following: c) construction of a concrete patio with a covered pergola.







City of Norman, GIS Services Division, Merrick

Item 6.

	S	Staff Only Use:		
The City of Norman Historic District Commission	H	ID Case #		
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)	Date		
	R	Received by:		
Note: Any relevant building permits must be applied for and paid Community Development Office 405-366-5311.	for separately	in the Planning and		
Address of Proposed Work:	1320 Oklaho	ma Ave. Norman OK 73071		
Applicant's Contact Information:				
Applicants Name:Edwin Amaya				
Applicants Phone Number(s):4056382976				
Applicantos E-mail address:edwin.amaya.r@	gmail.co	om		
Applicants Address: 800 Brian Ct Moor	e OK 7	3160		
Applicant relationship to owner: Contractor Engineer Architect				
Owner's Contact Information: (if different than applicant)				
Owner Name: Edwin Amaya				
Ownerc Phone Number(s):4056382976				
Owners E-mail:edwin.amaya.r@gmail.com				
Project(s) proposed: (List each item of work proposed. Work not listed here cannot be reviewed.)				
¹⁾ New Construction of a two-story single family home + ADU				
2)				
3)				
4)				
Supporting documents such as project descriptions, drawings and pictures are required see checklist page for requirements.				
Authorization:				
I hereby certify that all statements contained within this application, attached documents and transmitted				
exhibits are true to the best of my knowledge and belief. In the event this proposal is approved and begun, I				
agree to complete the changes in accordance with the approved plans and to follow all City of Norman regulations for such construction. I authorize the City of Norman to enter the property for the purpose of				
observing and photographing the project for the presentations and to ensure consistency between the				
approved proposal and the completed project. understand that no changes to approved plans are				
permitted without prior approval from the Historic Preservation So	mmission or I	Historic Preservation Officer		
Property Owner's Signature:		Date:01/10/2025		
☐ (If applicable): I authorize my representative to peak in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.				
Authorized Representative's Printed Name:	ı be binding u	pon me.		
Authorized Representative's Finited Name. Authorized Representative's Signature: Date:				
Authorized Nebreschialise 3 Dianatale.				

ATTACHMENT B

- + SITE PLAN
- + FLOOR PLANS
- + ELEVATIONS
- + AREA CALCULATION

CONTEXT

- Overview
- Size
- Height
- Scale
- Form / Massing / Proportion
- Finish Floor
- Doors
 - Front door
 - Sliding back door
 - Garage Overhead door
 - ADU Back door
- -Windows (Opt#1 & Opt#2)
- Roof shape

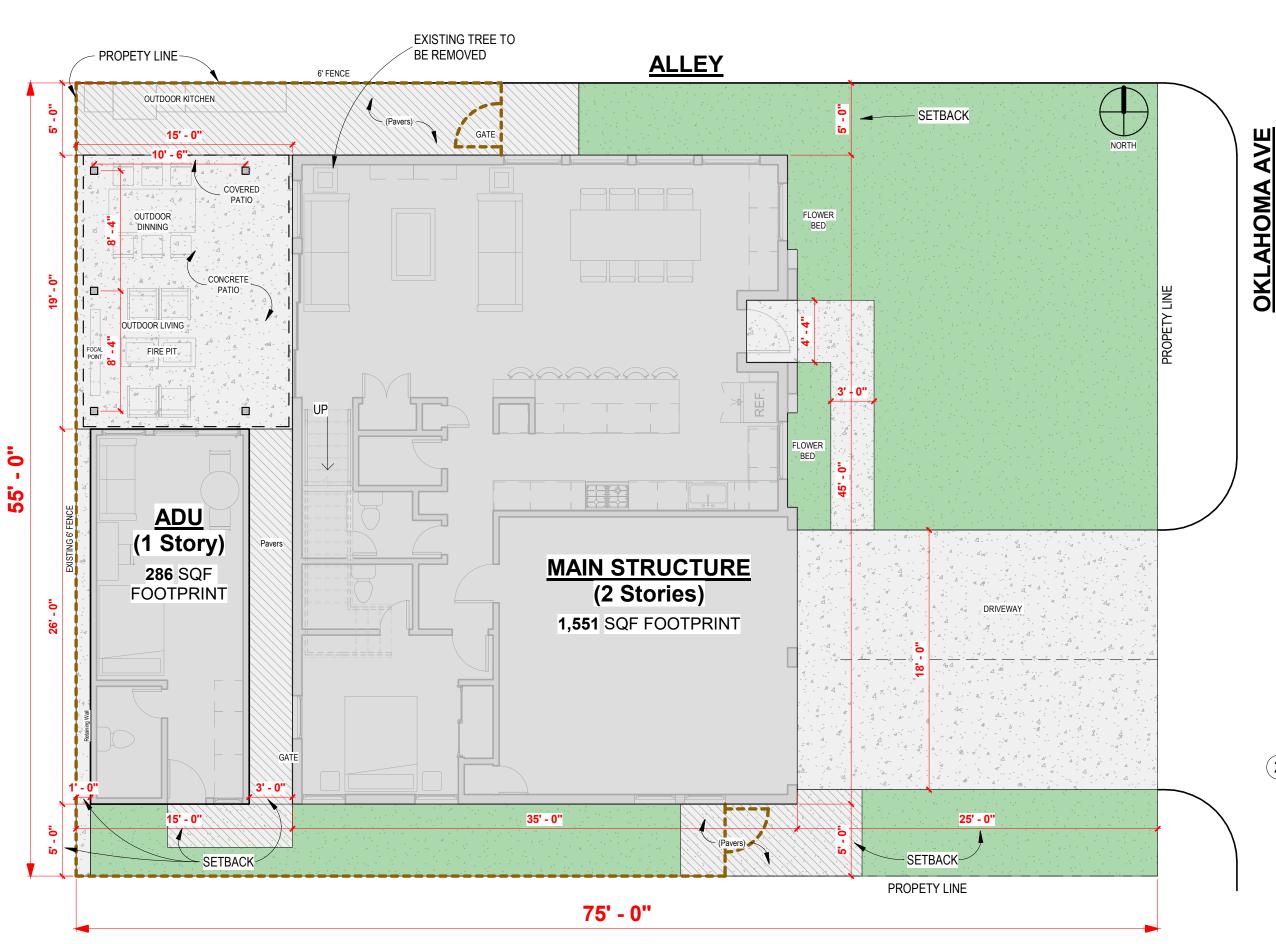
SITE

- Setback
- Site Plan
- Tree removal
- Impervious Area Calculation
- Covered Patio
- ADU

MATERIAL

- Siding
- Stucco

+ SITE PLAN
+ FLOOR PLANS
+ ELEVATIONS
+ AREA CALCULATION



SITE PLAN

1:80

AREAS

Lot Size: 4,125sqf

Living Area:

Home: 2,432 sqf 256 sqf ADU: Total: 2,688 sqf

Paving Area: 805.5 sqf

Footprint:

Home: 1,551 sqf ADU: 286 sqf Total: 1,837 sqf

Impervious: 2,676 sqf

PERVIOUS CALULATION	AREA	UNIT
Lot Area (75'x55')	4125.00	SQF
	65%	%
Allowable area	2681.25	SQF
DETAILED	SQF	
Main Structure Footprint	1551.00	
Driveway	450.00	
Front sidewalk	73.00	
Patio	285.00	
ADU Footprint	286.00	
Retaining Wall	31.00	
Total Impervious Area	2676.00	SQF
Delta from 2,681.25 sqf Allowable	5.25	SQF

Impervious Surface Calculations
1/16" = 1'-0"



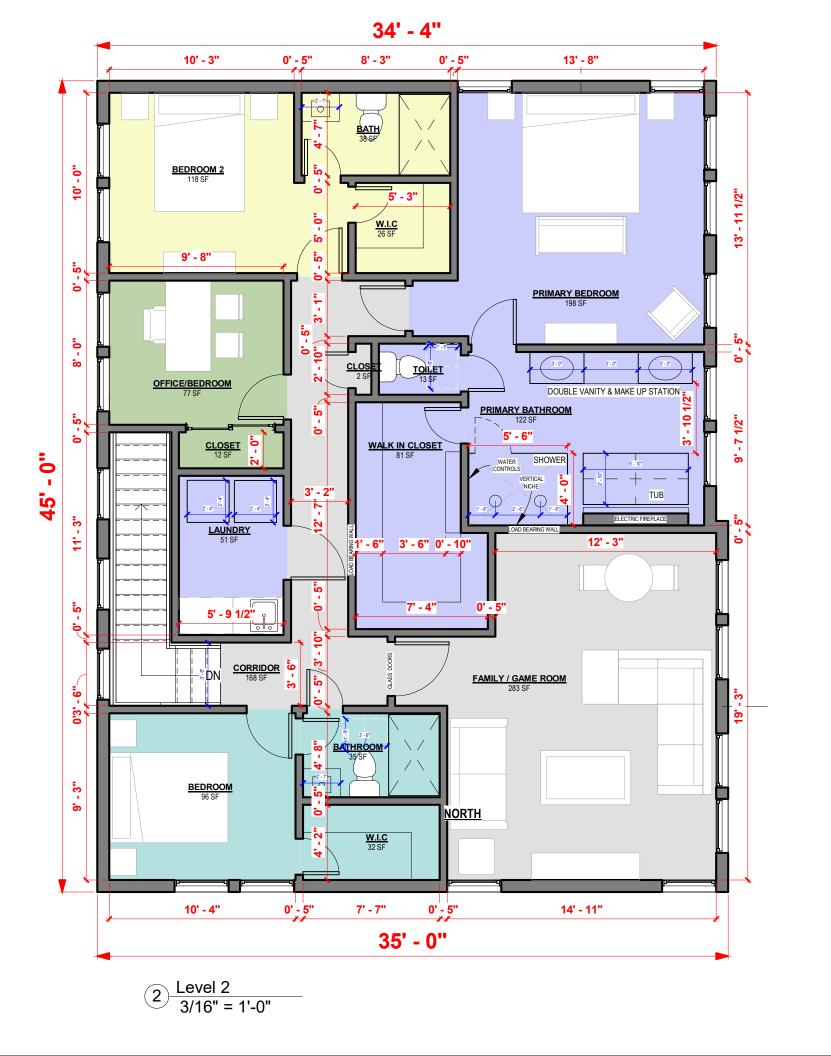
W.W. HOUSE 1320 Oklahoma Av. Norman OK 73071 A100 99 SITE PLAN Scale: As indicated



W.W. HOUSE
1320 Oklahoma Av. Norman OK 73071

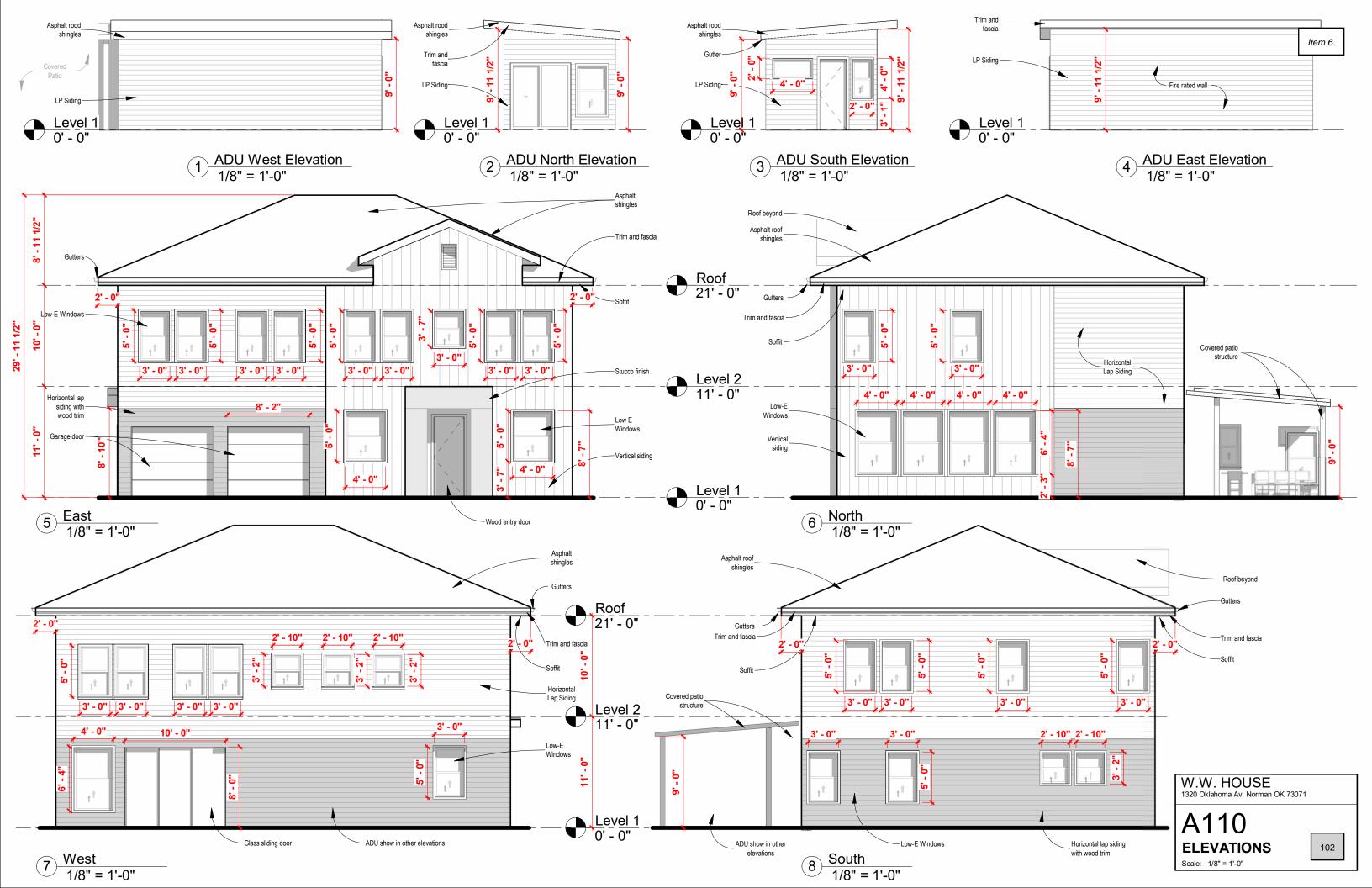
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1ST FLOOR PLAN
Scale: 3/16" = 1'-0"

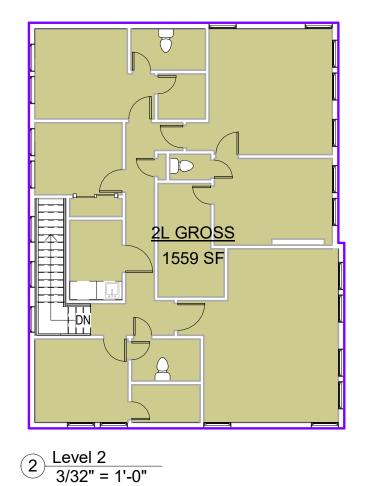




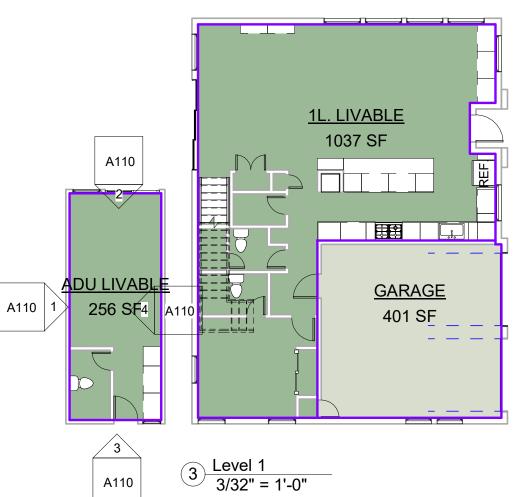
NORTH

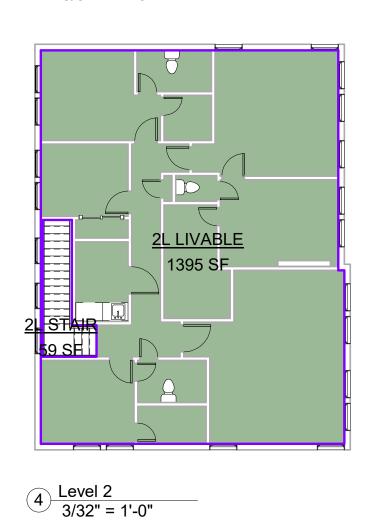






GROSS SQF AREAS			
Area Name	Level	Area	
1L GROSS	Level 1	1140 SF	
GARAGE	Level 1	412 SF	
1L GROSS ADU	Level 1	286 SF	
2L GROSS	Level 2	1559 SF	
TOTAL GROSS SQF	3396 SF		





LIVABLE SQF AREAS				
Area Name	Level	Area	Comments	
Floor Area				
1L. LIVABLE	Level 1	1037 SF	Floor Area	
ADU LIVABLE	Level 1	256 SF	Floor Area	
2L LIVABLE	Level 2	1395 SF	Floor Area	
2688 SF				
Major Vertical Penetration				
2L STAIR	Level 2	59 SF	Hole	
5		59 SF		
Store Area				
GARAGE	Level 1	401 SF	Unconditioned	
	•	401 SF		
TOTAL LIVABLE SQF: 5		3148 SF		



CONTEXT



Aerial View

E Boyd Street

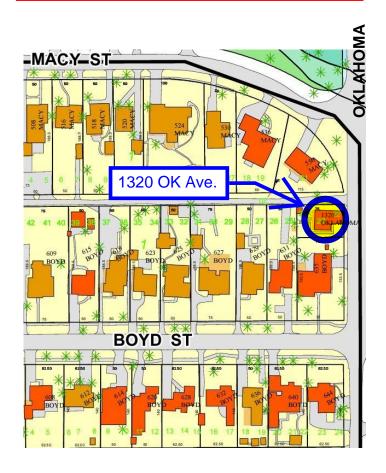


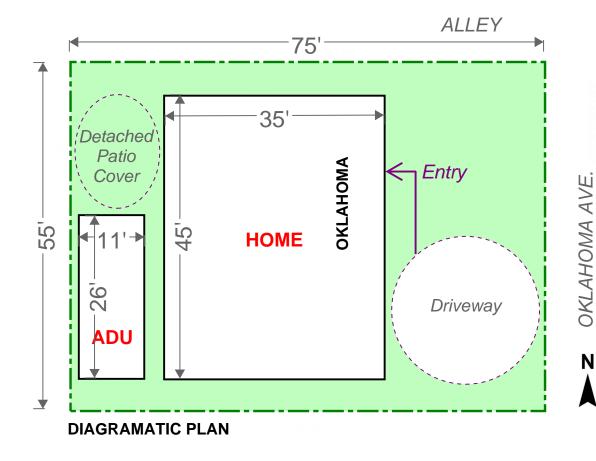
Context | PROJECT SUMMARY

Item 6.

2 Stories single family home + ADU on the back

Total Livable SQF= 2,688





CONTRIBUTING STRUCTURES

NON-CONTRIBUTING STRUCTURES



Size

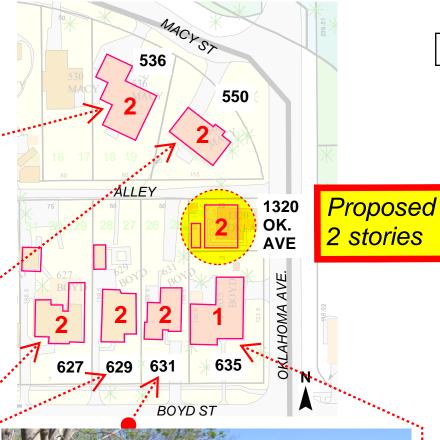
Context | SCALE

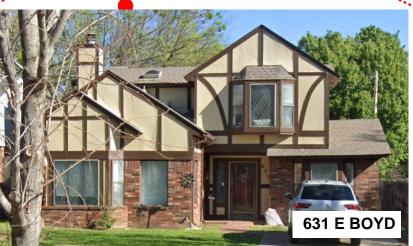








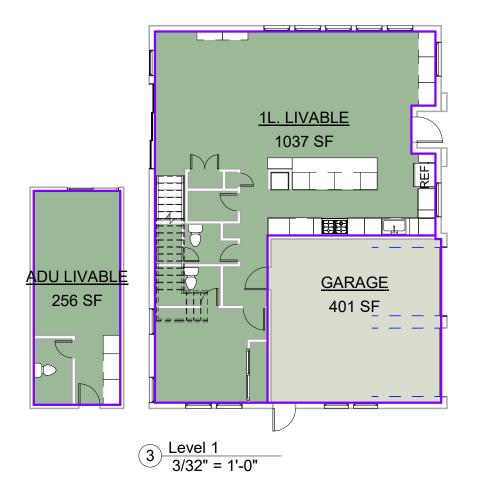


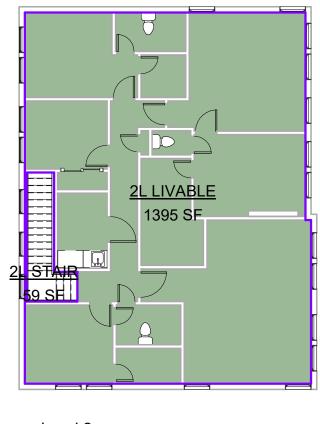




Item 6.

Context | SIZE





1	Level 2
4	3/32" = 1'-0"

LIVABLE SQF AREAS					
Area Name Level Area Comments					
Floor Area					
1L. LIVABLE	Level 1	1037 SF	Floor Area		
ADU LIVABLE	Level 1	256 SF	Floor Area		
2L LIVABLE	Level 2	1395 SF	Floor Area		

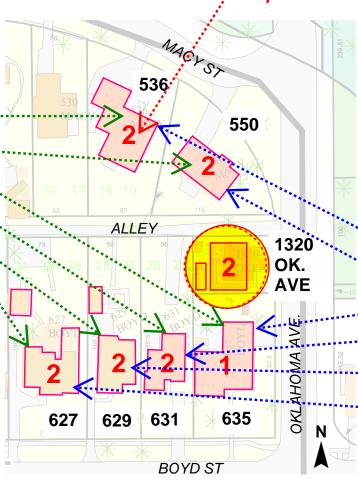
2688 SF

Numbers within footprints represent number of floors

Size by Footprint

ADDRESS	FOOTPRINT
536 Macy St	2928.16
550 Macy St	1835.25
635 E Boyd St	2903.40
631 E Boyd St	1554.63
629 E Boyd St	2058.05
627 E Boyd St	2816.04
Average	2349.26
1320 OK AVE.	1837.00
Delta from Average	-512.26

512.26 sf **smaller** by footprint.



Size by Livable Area

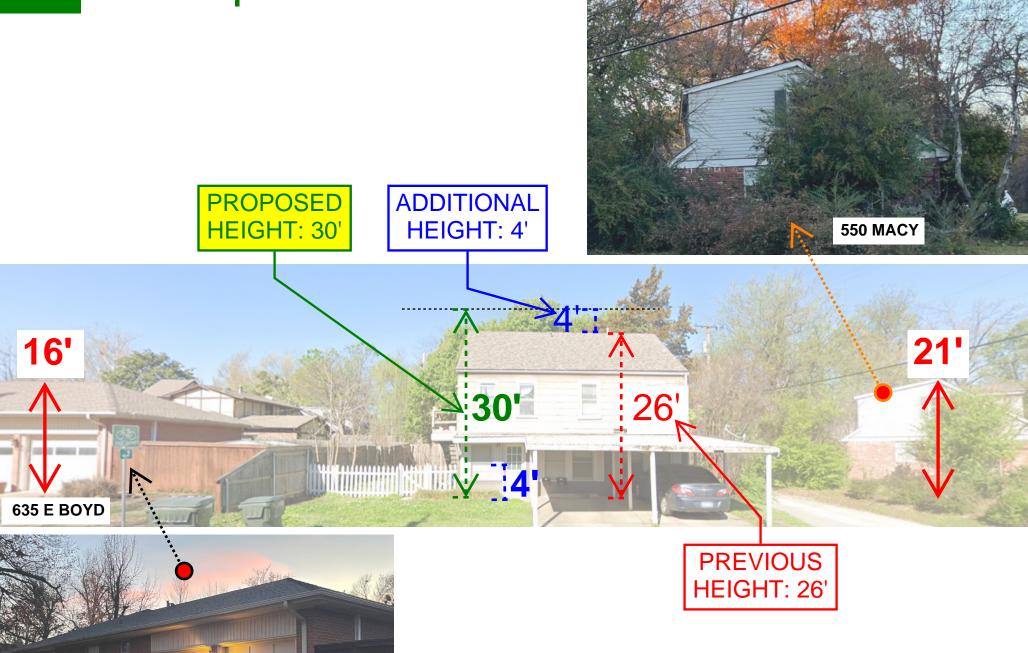
ADDRESS	LIVABLE AREA
536 Macy St	3872.00
550 Macy St	1940.00
635 E Boyd St	1652.00
631 E Boyd St	1969.00
629 E Boyd St	1680.00
627 E Boyd St	2707.00
Average	2303.33
1320 OK AVE.	2688.00
Delta from Average	384.67

384.67 sf **larger** by livable area.

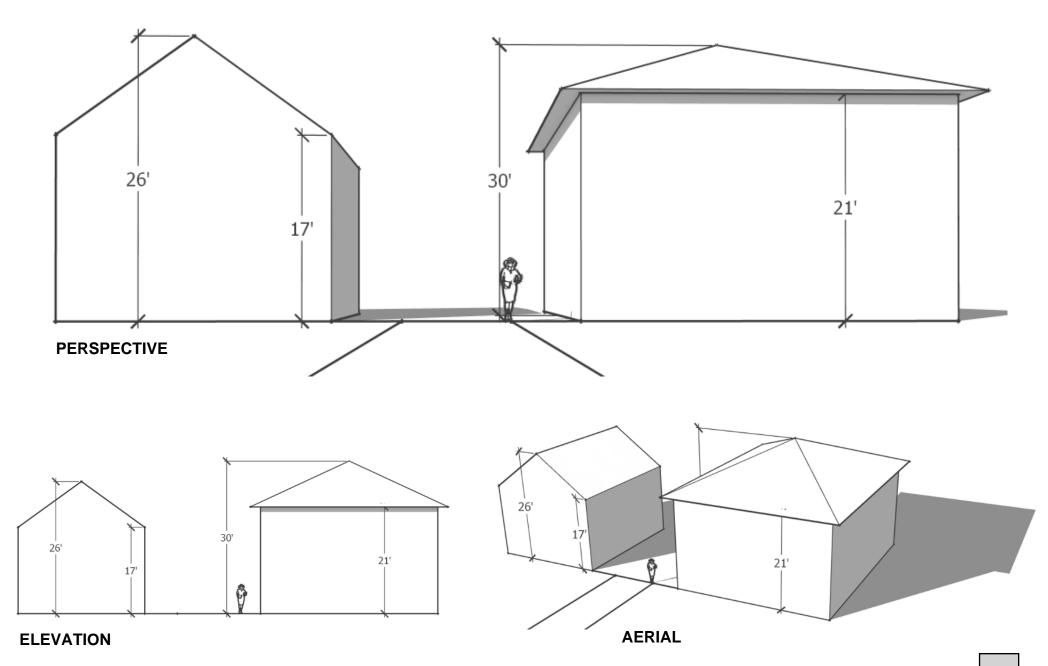
Data found on Southridge Historic District Official Map and Zillow.com

Height

Context | HEIGHT



Scale





Form / Massing / Proportion

Context | FORM / MASSING / PROPORTION













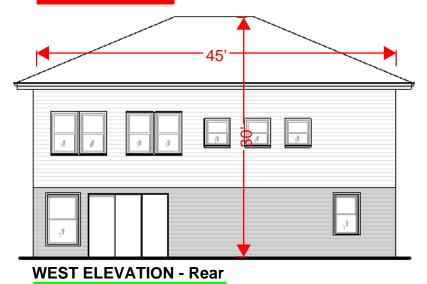


Context | FORM / MASSING / PROPORTION

Item 6.



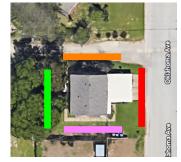
EAST ELEVATION - Front (Oklahoma Ave)



NORTH ELEVATION - Alley



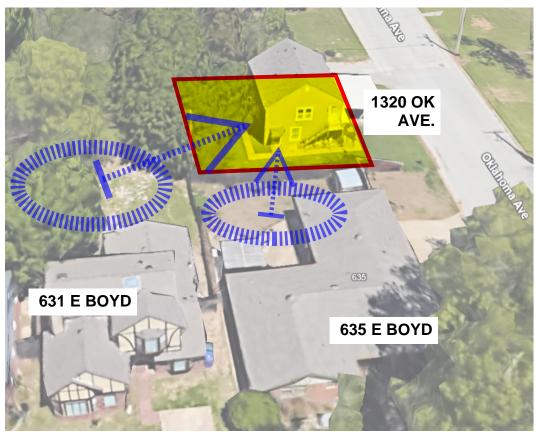
SOUTH ELEVATION - Side



Finish Floor

Context | FINISH FLOOR

The current site's finished floor is below the adjacent west and south properties, causing water to flow into it, which was the main reason the previous 1st floor base plate was rotten



Request to raise the current F.F. by no more than 1' to prevent water infiltration into house.



Doors

Context | FRONT DOOR

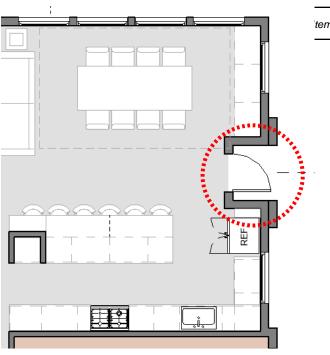
Krosswood Doors (Brand Rating: 3.7/5) (i)

36 in. x 96 in. Rustic Knotty Alder Arch Top 9-Lite Clear Glass Unfinished Wood Front Door Slab









Door information:

- Brand: Krosswood Doors

Material: Wood

- Type: **Craftsman 9-Lite Clear** Beveled Glass Knotty Alder Unfinished Wood Front Door Slab

- Size: 36"x96"

- Panel thickness: 1-3/4"

Reference:

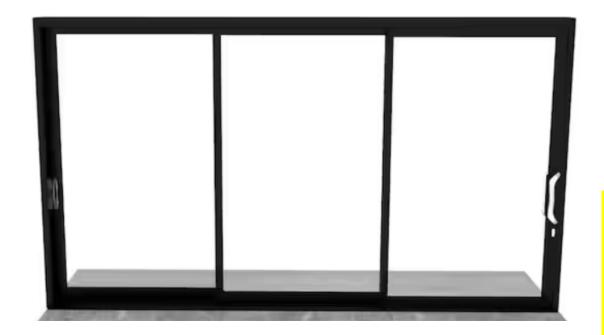
- Internet # 308301767
- Model # KA.559V.30.80.134
- Store SKU # 1004030309

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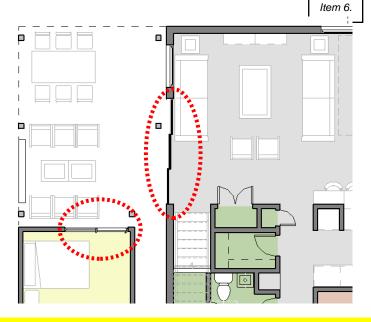
Context | SLIDING BACK DOOR

ERIS

120 in. x 96 in. Matte Black Universal Handing Aluminum Sliding Patio Door with Aluminum Frame and Lockset







Door information:

- Brand: ERIS

- Material: Thermally broken

aluminum

- Type: Sliding Patio Door

- Size: 120"x96"

- Panel thickness: 1-3/4"

- Color: Black

- Double tempered glass

- For ADU Size: 72"x80"

Reference:

-Internet # 333106960

-Model # BS-12096

-Store SKU # 1012974969

Context | GARAGE DOOR - Metal w/ Composite Trim



Door information:

- Brand: C.H.I
- Material: Metal with Composite Trim
- Type: Short Raised Panel
- Glass: Inserts Top Row Straight
- Size: 8"x 7'
- Panel thickness: 2"- Reference: 2250

Raised Panel Model Comparison Chart

Short Raised Panel

Available in both short and long panel options. The raised panels start with a recessed edge, but the interior surface of each panel is brought slightly forward, adding just a hint of definition to a classic garage door design.

Long Raised Panel

	GOOD		
Panel Style / Model Number³			
Short Raised Panel	2250	2240	
Long Raised Panel	4250	4240	
Section Construction	2in. Thick - 1-Sided Steel		
Section Material	25 ² Ga. Steel	24 ² Ga. Steel	
Insulation Type	No Insu	ulation	
Thermal Rating		_	

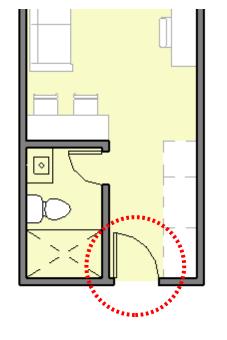
Context | ADU BACK DOOR

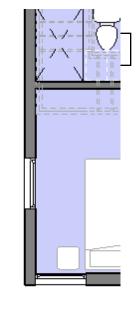
Steves & Sons

32 in. x 80 in. Element Series 9-Lite External Grille Left-Hand White Primed Steel Prehung Front Door









Door information:

- Brand: Steve & Sons

- Material: Galvanized steel

- Type: Front door with 9-Lite

- Size: 32"x80"

- Panel thickness: 1-3/4"

- Color: White

- Tempered glass

Reference:

- Internet # 205741527
- Model # STL9LCPR3280LI
- Store SKU # 1001250857

Windows

Item 6.

Proposed Windows:

- Brand: Ply Gem.

- Material: **Aluminum** with thermally broken frame.

- Type: Single Hung 4800 Series.

- Size: Varies

Frame Color: BlackGrille Patterns: None









.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.

Context | WINDOWS OPT#1 - Aluminum

Item 6.





4810 SERIES SINGLE HUNG





Context | WINDOWS OPT#2 - Aluminum-Clad

Item 6.

Proposed Windows:

- Brand: Ply Gem.

- Material: Aluminum-Clad.

- Type: Mira Series.

- Size: Varies

Frame Color: BlackGrille Patterns: None













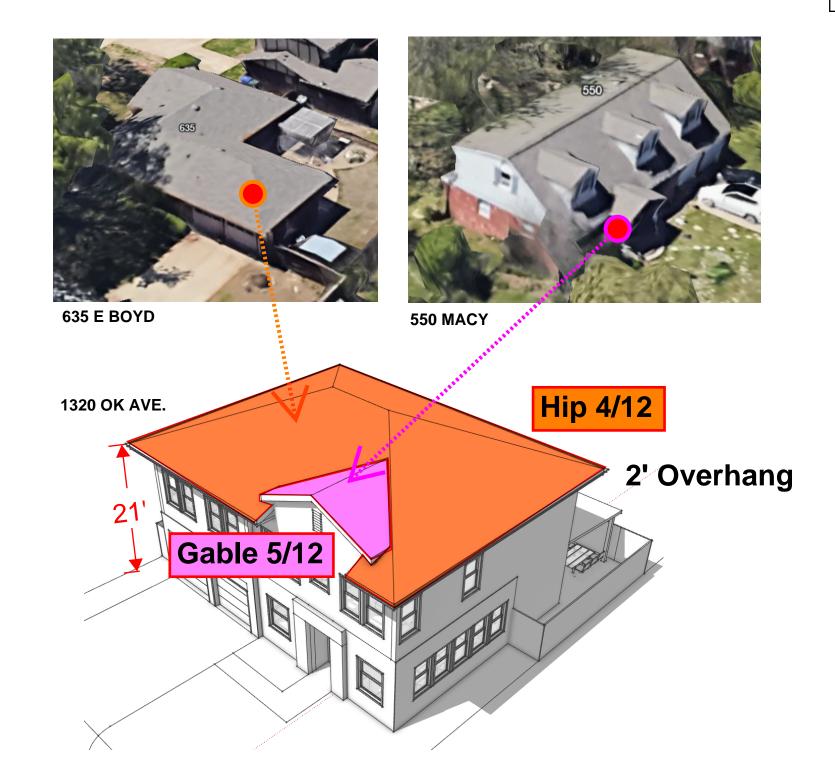
WINDOWS & PATIO DOORS



Roof Shape

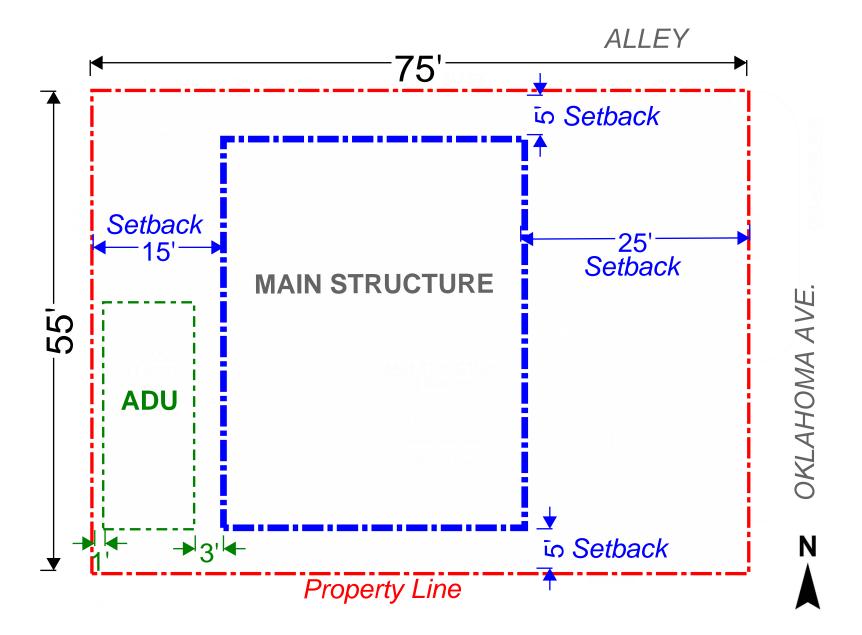
Item 6.

Context | ROOF SHAPE



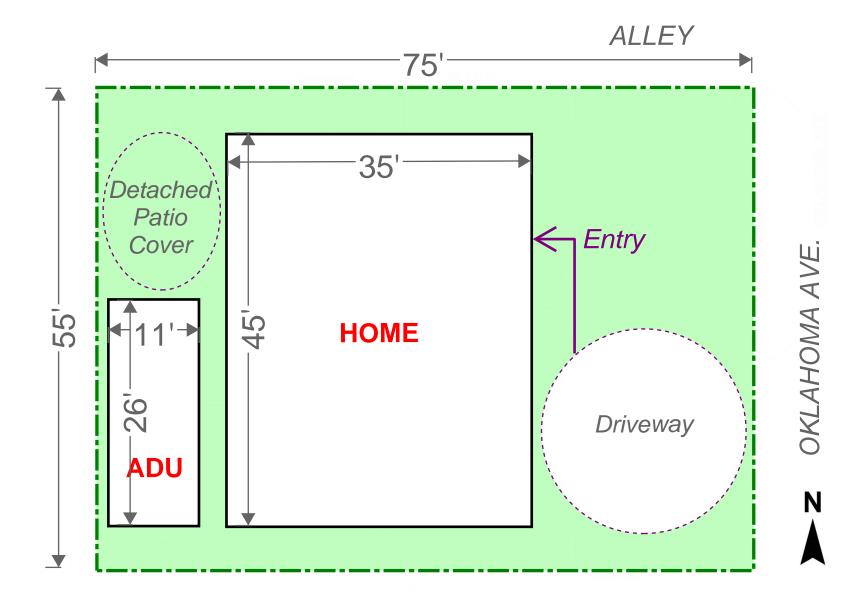
SITE

Setbacks



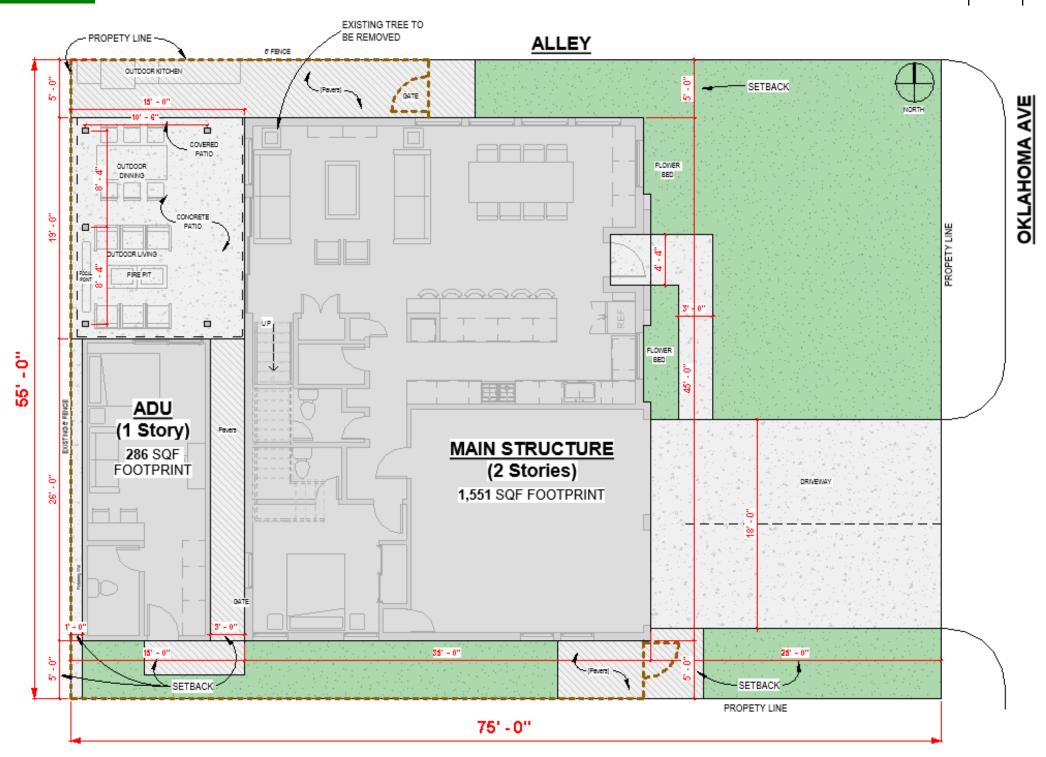
Item 6.

Site | SITE ELEMENTS



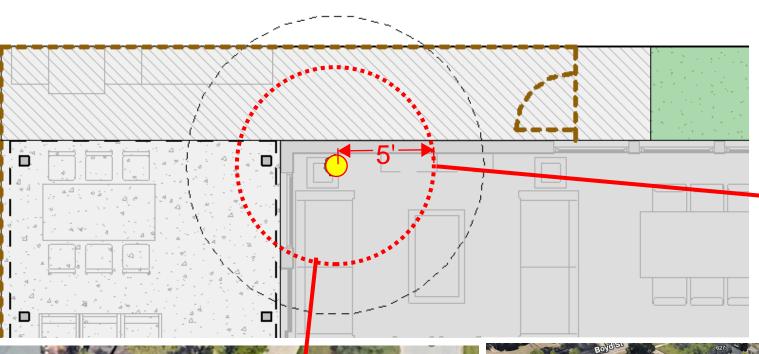
Site Plan

Site | SITE PLAN



Tree Removal

Site | TREE REMOVAL









Existing pine tree is located within the building foundation area of the proposed home.

- Risk of Structural Damage
- Water and Drainage Issues
- Increased Pest Problems

To offset tree lost, considerable landscaping will be place on the east.

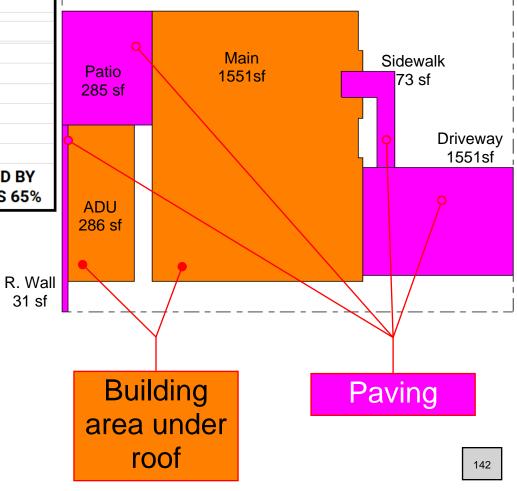
Impervious Area Calculation

Site | IMPERVIOUS AREA CALCULATION

Item 6.

BUILDING AREA UNDER ROOF		AREA	UNIT	NOTE
Α	Lot Area	4125.00	sf	55' x 75'
В	Project Area	1837.00	sf	
C Living Area		2688.00	sf	
Buidling Footprint				
D	Existing Structure	0.00	sf	Empty lot
Е	New/Proposed	1837.00	sf	
F	Total Building Coverage (D+E)	1837.00	sf	
G	% Total Building Coverage (F/A)	44.53%	% of lot	
Н	TOTAL BUILDING IMPERVIOUS COVERAGE ON LOT	1837.00	sf	
PA	VING/OTHER	AREA	UNIT	NOTE
I	Paving/Other Impervious Areas:			
	1. Existing	0.00	sf	Empty lot
	2. New/Proposed	839.00		
J	Total Paving/Other Impervious Co	839.00		
K	% Paving Coverage (J/A)	20.34%	% of lot	
	Combined (Paving + Building)	64.87%	_	MAXIMUM ALLOWED BY CITY OF NORMAN IS 65%

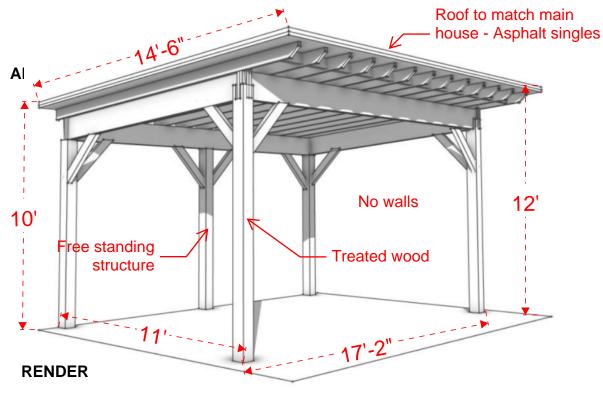
<u>IM</u> F	PERVIOUS CALULATION	AREA	UNIT
	Lot Area (75'x55')	4125.00	SQF
		65%	%
	Allowable area	2681.25	SQF
	DETAILED	SQF	
	Main Structure Footprint	1551.00	
	Driveway	450.00	
	Front sidewalk	73.00	
	Patio	285.00	
	ADU Footprint	286.00	
	Retaining Wall	31.00	
	Total Impervious Area	2676.00	SQF
	Delta from 2,681.25 sqf Allowable	5.25	SQF

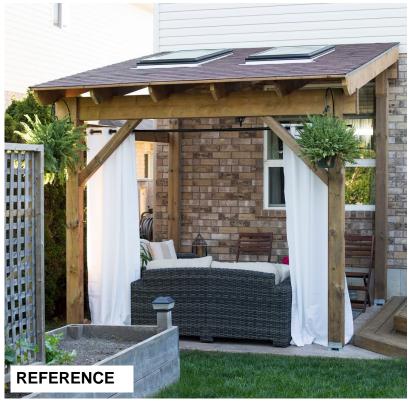


Covered Patio



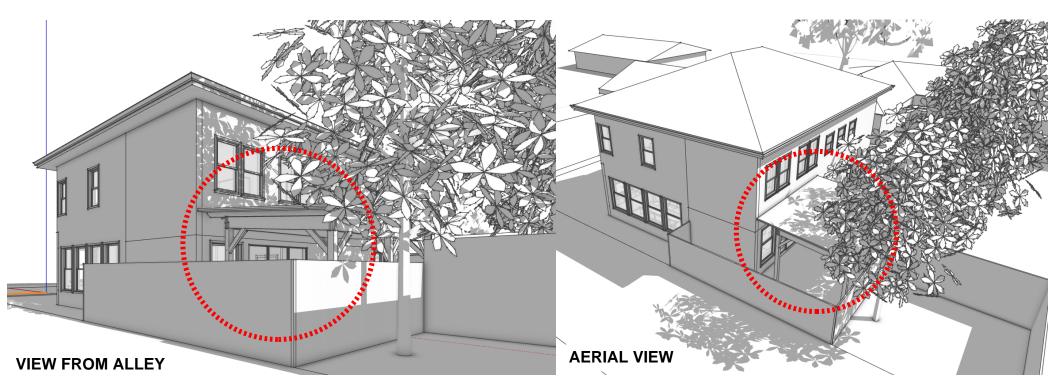






Context | COVERED PATIO



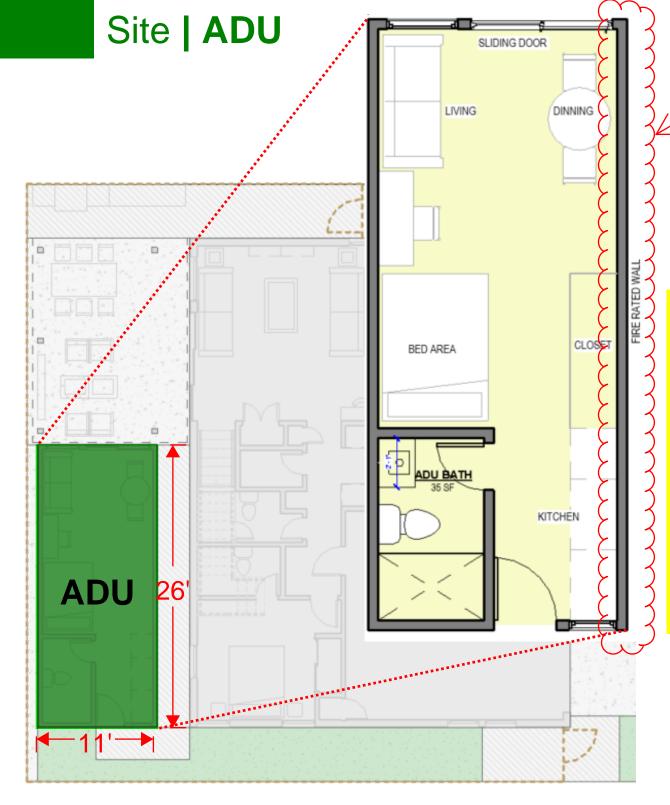


ADU

FIRE RATED WALL

Proposed ADU:

- Area: **286** sf (maximum allowed 650sf)
- Floors: One
- Max. wall height: 10'
- Single slope roof towards west.
- Full living space
- Setback from house: 3'
- Setback from fence: 1'

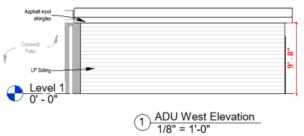


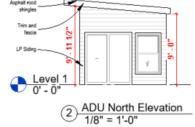


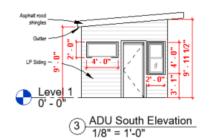
VIEW FROM OKLAHOMA AVE.

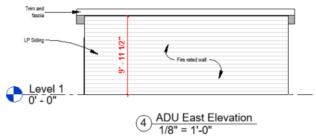










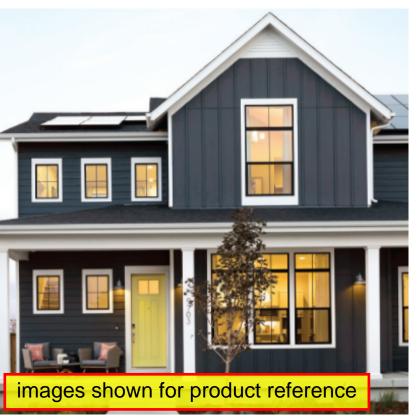


MATERIAL

Siding









Material | SIDING

With over 20 years of exceptional performance as a full home siding solution, it's easy to see why LP® SmartSide® Trim & Siding has become the #1 brand of engineered wood siding. LP has redefined traditional building materials with treated engineered wood products that offer game-changing durability, workability and beauty.

THE DURABILITY DIFFERENCE



With four components of protection, the LP® SmartGuard® process adds strength and helps LP® SmartSide® products withstand impacts, damage from freeze/thaw cycles, high humidity, fungal decay and more. Alongside an industry-leading limited warranty, you can depend on LP SmartSide products for advanced durability.

- More resistant to impact than fiber cement
- Survives golf-ball-sized hail and stands up to harsh weather in any climate
- Withstands up to 200 mph wind gusts and 78 mph fastballs
- Will stay attached to a home better than fiber cement during extreme weather events
- Holds its value over time with a 5/50-year limited warranty covering both labor and material replacement

WORKABILITY THAT SAVES TIME & RESOURCES



Our treated engineered wood siding cuts out the time you spend dealing with warped and split pieces when properly stored and applied. Virtually every piece leaves the mill straight and ready to use.

- LP SmartSide lap siding installs faster than fiber cement lap siding
- Less prone to accidental breakage during handling and installation compared to fiber cement
- No special equipment needed for cutting or installing; works and cuts like traditional wood
- Easier to carry and 45% lighter per foot than fiber cement



BEAUTY DESIGNED FOR PEACE OF MIND



LP SmartSide Trim & Siding has been the siding of choice for over 20 years for homeowners who want uncompromising quality and distinctive curb appeal. Our treated engineered wood siding can completely transform your home's look.

- Comes pre-primed for exceptional paint adhesion
- Realistic cedar-grain texture offers a striking natural appearance
- Smooth finish offers a clean, modern look
- Longer lengths can allow for fewer seams on your home
- LP® SmartSide® ExpertFinish® Trim & Siding offers 16 versatile colors to fit any home's style

Proposed Siding:

- LP SmartSide Siding.
- Horizontal & Vertical Lap Siding and trim.
- 38 Series Cedar Texture.
- 8" 12" spacing.
- 16' board length.
- Primed, to be painted.



Lap Siding

THE LP SMARTSIDE DIFFERENCE



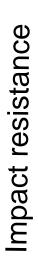
Lighter Weights:

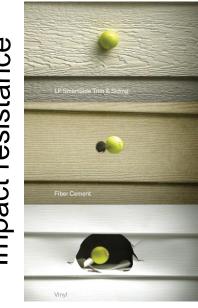
LP SmartSide lap siding weighs 45% less per foot than fiber cement lap siding.



Longer Lengths:

LP SmartSide siding's 16-foot lengths may lead to fewer seams and cuts, compared to fiber cement's 12-foot lengths.





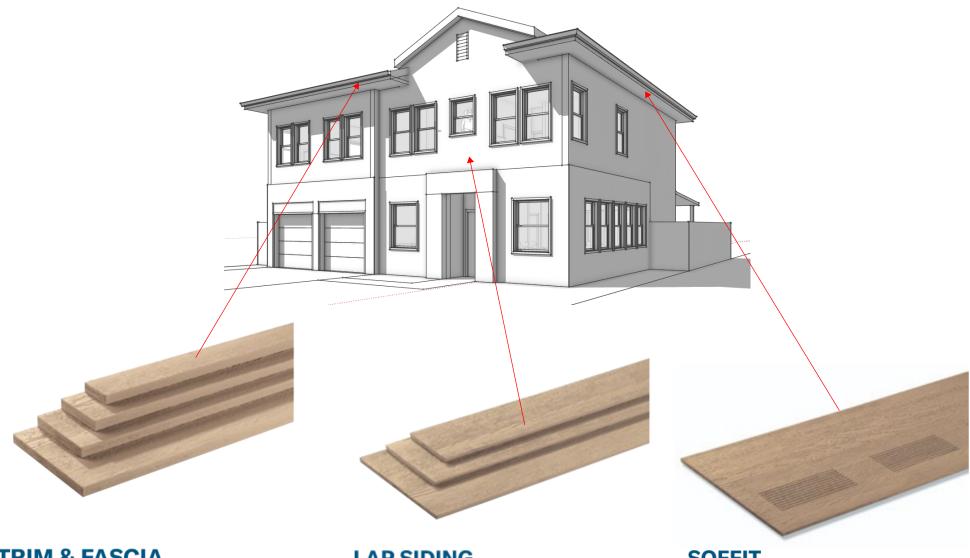


Advanced Durability:

LP SmartSide siding is less prone to breakage than fiber cement, helping to reduce



Material | SIDING



TRIM & FASCIA

Details to add interest and curb appeal to any home's look, available in brushed smooth and cedar texture

LAP SIDING

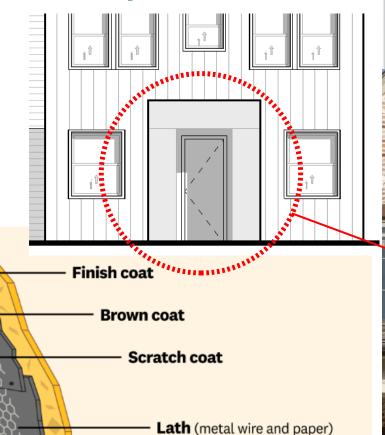
Easier-to-maintain traditional siding, available in cedar texture

SOFFIT

Ventilation that completes a clean exterior look and serves as a finishing touch

Stucco

Material | STUCCO



Sheathing

Angi

Features	Benefits
Integral Color	Lasting, uniform color that resists fading or discoloration; UV resistant
Durable	Long life-cycle with minimal maintenance
Fire Resistant	Does not burn
Impact Resistant	Resists impact damage
Economical	Lower cost product and easy to apply
Insect Resistant	Impervious to termites, rot, and fungus

Product Description

Exterior Stucco is a premium, factory blended, cement-based, stucco finish manufactured from the highest-grade portland cement, hydrated lime, graded aggregates, and specific additives. Exterior Stucco comes in various aggregate combinations that allow design flexibility and a variety of finish textures. The following aggregate combinations are available, in order of aggregate size:



Context | GARAGE DOOR - Metal w/ Composite Trim







3 LITE SQUARE (PT106)

Door information: Two single doors

- Brand: AMARR

- Reference: Carriage Court CC4000

- Design: 3 Lite Square (PT106)

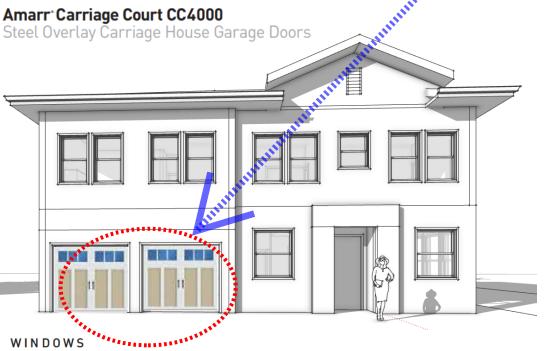
- Type: Short Raised Panel

- Overlay trim: 5/8" Raised Composite Trim

- Construction: Metal structure

- Glass: Window inserts Top Row - Straight

- Door Size: 8"x 7' each door





CONSTRUCTION

Amarr Carriage Court CC4000



OVERLAY TRIM

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



- · Large rectangular or arched window designs in 24" top sections
- 5/8" thick decorative window grilles with square edges
- Available in Clear, Obscure‡ or Insulated[‡] glass



- 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 157