



CITY OF NORMAN, OK
HISTORIC DISTRICT COMMISSION MEETING
Development Center, Conference Room A, 225 N Webster Ave. Norman,
OK 73069
Monday, November 04, 2024 at 5:30 PM

AGENDA

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

ROLL CALL

MINUTES

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

HISTORIC DISTRICT COMMISSION MEETING MINUTES OF OCTOBER 7, 2024.

CERTIFICATE OF APPROPRIATENESS REQUESTS

2. (HD 24-19) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE EXPANSION OF EXISTING APPROACH AND DRIVEWAY FOR THE PROPERTY LOCATED AT 727 CHAUTAUQUA AVE. (POSTPONED FROM THE OCTOBER 7, 2024 MEETING).
3. (HD 24-20) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 733 CHAUTAUQUA AVE FOR THE FOLLOWING MODIFICATIONS: A) REPLACEMENT OF EXTERIOR SIDING, SOFFIT, AND TRIM; B) REPLACEMENT OF WINDOWS; AND C) PAINTING OF THE EXTERIOR BRICK WALLS. (POSTPONED FROM THE OCTOBER 7, 2024 MEETING).

THE APPLICANT HAS REQUESTED POSTPONEMENT TO THE JANUARY 6, 2025 HISTORIC DISTRICT COMMISSION MEETING.

4. (HD 24-21) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR

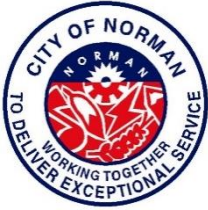
THE PROPERTY LOCATED AT 1320 OKLAHOMA AVENUE FOR THE DEMOLITION OF THE EXISTING PRINCIPAL STRUCTURE.

REPORTS/UPDATES

5. STAFF REPORTS ON ACTIVE CERTIFICATE OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE OCTOBER 7, 2024.
6. DISCUSSION OF PROGRESS REPORT REGARDING FY 2024-2025 CLG GRANT PROJECTS.
7. DISCUSSION OF HISTORIC DISTRICT COMMISSION MEETING CALENDAR FOR 2025.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK
HISTORIC DISTRICT COMMISSION MEETING
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Monday, October 07, 2024 at 5:30 PM

MINUTES

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Norman Municipal Building on the 7th day of October, 2024, at 5:30 p.m., and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray Street and on the City website at least 24 hours prior to the beginning of the meeting.

Chair Michael Zorba called the meeting to order at 5:31 p.m.

ROLL CALL

PRESENT

- Mitch Baroff
- Taber Halford
- Karen Thurston
- Susan Ford
- Jo Ann Dysart
- Michael Zorba

ABSENT

- Sarah Brewer
- Barrett Williamson
- Gregory Heiser

A quorum was present.

STAFF PRESENT

- Joyce Green, GIS Services Manager
- Jeanne Snider, Assistant City Attorney
- Roné Tromble, Admin. Tech. IV

GUESTS PRESENT

- Evan Nixon, 1203 Brookhaven Blvd., Norman, OK
- Jessica Guzman
- Frank Sullivan, III, 1100 E. Taylor Dr., Sallisaw, OK
- Frank Sullivan, Jr.

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MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS: HISTORIC DISTRICT COMMISSION MEETING OF SEPTEMBER 9, 2024.

Motion made by Commissioner Thurston to approve the minutes of the September 9, 2024 Historic District Commission meeting as presented. **Second** by Commissioner Baroff.

The motion to approve the minutes of the September 9, 2024 Historic District Commission meeting as presented passed by a vote of 6-0.

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CERTIFICATE OF APPROPRIATENESS REQUESTS

2. (HD 24-19) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CERTIFICATE OF APPROPRIATENESS REQUEST FOR PROPERTY LOCATED AT 727 CHAUTAUQUA AVE. FOR THE FOLLOWING MODIFICATIONS: A) REPLACEMENT OF EXTERIOR SIDING, SOFFIT, AND TRIM; B) REPLACEMENT OF EXISTING WINDOWS; C) ELIMINATION OF TWO EXTERIOR DOORS; D) ENCLOSURE OF THE EXISTING SUNROOM; E) EXPANSION OF EXISTING APPROACH AND DRIVEWAY.

Motion made by Jo Ann Dysart to approve Item 2a) Replacement of exterior siding, soffit, and trim, as submitted. **Second** by Karen Thurston.

Joyce Green presented the staff report:

- This is a circa 1946 Minimal Traditional house. It is a non-contributing, one-story, weatherboard single dwelling with asphalt-covered cross-gabled roof and concrete foundation. The wood windows are casement. The wood door is slab with a decorative wood screen door. The entry porch is sheltered by the principal roof and has a single support. Other exterior features include a large brick chimney on the façade and an integral single car garage with a glazed paneled overhead door. The house is set toward the back of the lot and is a non-contributing structure due to age.
- A COA was granted for driveway realignment in 2014. It appears it was never installed.

Evan Nixon, 1203 Brookhaven Boulevard, property owner, discussed the project:

- They believed the siding to be the original siding on the house. During interior renovation, they discovered this house has been added onto and altered at least three different times. They now believe the siding was added in the 1970s.
- They want to replace the siding to be able to address maintenance issues and deterioration over the years. They are not trying to alter the appearance of the home, but to bring it up to current standards, using products that will be easier to maintain.
- There are three different types of windows on the house: metal casement windows, metal single-hung windows, and wood single-hung windows.

- Another request is enclosure of a sunroom/porch. That area is not usable living space. There are no framed walls; it is just storm windows with 2x4 boards for dividers. They propose to frame in the sunroom and use the same siding as the rest of the house. They propose to add two windows and an exterior door to what is currently the sunroom/porch to access the rear yard. The two windows are designed to be the same size as the two windows on the front elevation, and will be line up with the front windows.
- There are two exterior doors on the house that they are proposing to remove. One is on the front porch and accesses the existing garage, where the laundry, utility, and mechanical area is located. They propose to replace that door with a new interior door. There is also an exterior door on the south facing wall from a bedroom located on the rear of the house. They propose to eliminate that door for security reasons.
- All of the proposed windows are egress size.
- They are requesting additional paving so the entire driveway will be the same width as the driveway at the house. This is to keep people from driving and parking in the yard. They are proposing to add about 120 sq. ft. of paving on the property, with a little additional paving in the right-of-way. The additional paving would put the property at 43.1% coverage.
- There are only two metal casement windows on the front of the house, which are the only windows visible from the front of the property. They propose to replace them with aluminum-clad wood casement windows.
- The photos show deterioration of the siding. There are also multiple roof leaks.
- The house is about 1.5' from the north property line.
- The existing siding has a 5" exposure; they are proposing to use smooth Hardie Plank with a 5" exposure.
- They propose Pella aluminum-clad wood windows for all the windows. They are planning to use white windows, white trim, and a blue painted siding to preserve the exterior look of the home.
- They originally thought that the rear portion of the house was the addition, and the front with the garage was the original structure. Through the interior remodel, they now believe the rear portion was the original 1950s structure. In the attic they could still see the original exterior elevation of the western gable. The original siding on the gable is not the same siding as the exterior of the home. There is not wall insulation anywhere in the home.
- They believe, based on construction practices and the types of windows, that the front of the house, including the garage, dining room, living room, and sun porch were added in the 1970s. A shower was added to the original bathroom, evidenced by a different type of sheathing. This was probably done in the 1990s.
- Commissioner Baroff asked what the fascia and soffit material will be. Mr. Nixon responded it will also be Hardie; they have coordinating products for the siding and trim.
- Commissioner Thurston commented that some of the current pictures of the soffits look like plywood. Mr. Nixon stated there is a mixture of products on the house and plywood soffits. Commissioner Thurston asked if the soffits will be one-piece. Mr. Nixon indicated they are planning to use spray foam insulation so they won't need soffit vents.

There were no public comments.

Commission Discussion:

- Commissioner Baroff is satisfied with the proposal for the siding. It is something that has been approved quite a few times.
- Commissioner Zorba agreed. He is familiar with the soffit material; it allows a modern day convenience to handle soffit venting.
- Commissioner Halford commented that there is really no waterproofing with the old siding. Replacing the siding with smooth Hardie makes sense and will not significantly impact the look of the home. It looks like it was originally a shotgun style house with later additions. So it is potentially not the original siding.
- Commissioner Dysart commented that she appreciates all the detailed drawings, and that they found 5” siding for an exact match.

The motion to approve Item 2a) as submitted was adopted by a vote of 6-0.

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Motion made by Karen Thurston to approve Item 2b) Replacement of existing windows, as submitted. **Second** by Taber Halford.

- Commissioner Halford asked for clarification on the front windows. He asked if they are the only casement windows that will be replaced with casement windows. Mr. Nixon confirmed that. There are other casement windows on the rear and the north side, but their proposal is to replace the others with single-hung windows on the other three sides of the property.
- Commissioner Baroff asked if they are replacing all the windows in the house. Mr. Nixon responded that is their plan. The existing windows are a variety of different materials; some have storm windows and some do not.
- Commissioner Thurston asked about the existing windows. Mr. Nixon explained that the original part of the house has a combination of wood windows and metal windows. The 1970s addition has metal casement windows.
- Commissioner Zorba noted that only the windows on the front are visible from the right-of-way.
- Commissioner Thurston asked about the front windows. Mr. Nixon explained they are circa 1970s metal casement, with eight lights, which they plan to match. They are planning white windows with blue siding.

There were no public comments.

Commission Discussion:

- Commissioner Zorba does not have an issue, especially replacing like for like in the front, and bringing all the rest of the windows to the same look.

- Commissioner Halford thinks it makes sense, especially with the aluminum-clad windows, which have been allowed on non-contributing structures. Metal casement windows sweat a lot in the winter and are hard to keep moisture off.

The motion to approve Item 2b) as submitted was adopted by a vote of 6-0.

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Motion by Mitch Baroff to approve Item 2c) Elimination of two exterior doors, as submitted. **Second** by Susan Ford.

- Commissioner Dysart asked about the doors being eliminated. Mr. Nixon explained that there is a place off the dining room where a new interior door can be installed to access the garage. The bedroom door is more of a security preference.
- Commissioner Zorba asked about the door in the sunroom. Mr. Nixon said the door to the sunroom will be shifted to the north and windows will be installed to line up with the two front windows.

There were no public comments.

Commission Discussion:

- Commissioner Thurston thinks it is wise to have the laundry room accessible from inside. It will be safer without the exterior door to the bedroom.
- Commissioner Zorba agreed.

The motion to approve Item 2c) as submitted was adopted by a vote of 6-0.

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Motion by Mitch Baroff to approve Item 2d) Enclosure of the existing sunroom, as submitted. **Second** by Karen Thurston.

- Commissioner Ford asked if the divided window near the sunroom will be kept in the same style. Mr. Nixon responded that the south-facing window will remain the same size but will be a one-over-one window.
- Commissioner Zorba read the Project Description from the staff report for this portion of the project.

There were no public comments.

Commission Discussion:

- Commissioner Baroff thinks making the sunroom part of the living room is logical. It is a good solution.
- Commissioner Zorba noted that it is in the back part of the structure.

The motion to approve Item 2d) as submitted was adopted by a vote of 6-0.

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Motion by Karen Thurston to approve Item 2e) Expansion of existing approach and driveway, as submitted. **Second** by Susan Ford.

- Joyce Green read the Project Description and the Issues and Considerations sections of the staff report.
- Commissioner Thurston commented that there is a single car garage, and the property originally had a single car approach to the garage. The driveway was added onto at some point and now goes to the front door.
- Mr. Nixon said they are requesting to maintain the existing width of the driveway that abuts the front porch and garage, and continue that width to the right-of-way. Photos show an arcing sweep driveway to the home, that was removed at some point. The previous owner had come to the Commission and received a Certification of Appropriateness to reconstruct the driveway, but the work was never completed. The assessors site shows the taper on the opposite side of the driveway from what exists. This is an attempt to correct the problem of cars driving over the sidewalk and grass or jumping the curb to hit existing paving. Bringing the width out to the street would allow cars to pull in and park side-by-side.
- Commissioner Thurston commented the Guidelines seem to be pretty clear that driveways shall be one car width, not to exceed 10', and may vary as it approaches a garage.
- Commissioner Zorba asked if there are adjacent properties with a wider driveway. Mr. Nixon responded that the property to the south has a single car approach. The property to the north has two curb cuts and a horseshoe driveway. The properties across the street to the west have two-car approaches.
- Mr. Nixon asked to postpone this item to a later date.

Motion by Susan Ford to postpone Item 2e) to a future meeting. **Second** by Jo Ann Dysart.

The motion to postpone Item 2e) to a future meeting was adopted by a vote of 6-0.

Jeanne Snider noted the 10-day waiting period before a building permit can be issued.

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3. (HD 24-20) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CERTIFICATE OF APPROPRIATENESS REQUEST FOR PROPERTY LOCATED AT 733 CHAUTAUQUA AVE. FOR THE FOLLOWING MODIFICATIONS: A) REPLACEMENT OF EXTERIOR SIDING, SOFFIT, AND TRIM; B) REPLACEMENT OF WINDOWS; C) PAINTING OF THE EXTERIOR BRICK WALLS.

Joyce Green presented the staff report:

- This is a circa 1950 non-contributing one-story, brick single dwelling, with an asphalt-covered, cross-gabled roof, and brick foundation. The windows are metal casement. The door is glazed paneled with a wood screen. The entry porch has a flat roof supported by wood supports. There is an integral, single-car garage on the north side with a wood, glazed paneled door. Decorative

details include wood on the gable ends, minimal eave overhang and a picture window on the porch. This house is non-contributing due to insufficient age.

- There have been no COA requests for this property.
- The property owners, unaware that the property was listed in the Chautauqua Historic District, began renovations on the exterior of the house. The applicants replaced all the original windows with vinyl windows, replaced the existing wood siding and associated trim with LP Smart materials, and a painted primer coat on the exterior brick.
- Staff visited the property in early August and issued a stop work order for the property. The applicant has now submitted an *ex post facto* COA request to retain the modifications performed. The owner proposes to keep the already installed vinyl windows and Smart materials. He also requested to be allowed to finish painting the brick exterior white.

Frank Sullivan III, 1100 E. Taylor Drive in Sallisaw, discussed the project:

- They did not understand that the property was in a historic district. When it was purchased, it was inadvertently left off of the disclosure statement. His daughter is currently living in the property, and his son may get an opportunity to live there some day as well.
- When the property was purchased, the inspection revealed many instances of water intrusion. They were told the windows had to be replaced; they were painted shut and none of them operated. There were gaps between some of the windows and the brick.
- They propose that the two front windows be replaced with aluminum-clad windows, and match the number of lights on the original window, and the same for the south facing window.
- The idea was to make the property more aesthetically pleasing and to harmonize with the neighborhood. They believe the brick was non-original. There was an addition to the house that extended a bedroom and it has a flat roof over it. The joists under that part of the bedroom run a different direction. The brick courses around that addition are uninterrupted.
- There are very few characteristics of this property that fit with the common characteristics that the historic district was created to preserve.
- They still have the shutters that were on the house. They will paint them and replace them on the house.
- The wood siding was extremely deteriorated and there were places where water was getting in the attic.
- They also want to paint the gutters and the downspouts black.
- Commissioner Zorba read the Guidelines regarding non-contributing structures. In addition, this is an *ex post facto* review which the Historic District Ordinance requires the Commission to review as if the work has not occurred.

Motion made by Karen Thurston to approve Item 3a) Replacement of exterior siding, soffit, and trim, as submitted. **Second** by Jo Ann Dysart.

- Commissioner Thurston noted the original circular venting over the garage; now it looks like there is no venting. Mr. Sullivan said they determined that the vent was not needed. They were not thinking about the need to match some of the

features aesthetically. He anticipates that is something they would need to rectify.

- Commissioner Dysart asked what the soffit material is. Mr. Sullivan responded it is Hardie plank.
- Commissioner Thurston commented that it looks like the grain side of the Hardie was used rather than the smooth side. Mr. Sullivan agreed.

There were no public comments.

Commission Discussion:

- Commissioner Zorba commented that the Commission generally requires the smooth side of Hardie. Commissioner Thurston asked if it would be possible to flip the product that has been applied. Commissioner Baroff did not think that would be possible since it is already on the house. He added that everything on this project is contrary to what the Commission would normally approve. Commissioner Ford commented that she has seen cases when smooth siding was put over historically grained siding. Commissioner Halford explained that over time smooth siding weathers and can look grained.
- Mr. Sullivan commented that part of the rationale for using textured siding was that it more closely represented what was being replaced.
- Commissioner Ford commented that when the Hardie is painted, the grain is going to be even less noticeable. Commissioner Baroff countered that it is the Commission's policy to use smooth siding.
- Commissioner Zorba commented that, of all the items that were submitted for consideration, the grained siding is the least of his worries.
- Mr. Sullivan asked about replacing the front-facing Hardie with smooth texture, and not replace the grained Hardie on the south, east, and north sides of the property. Commissioner Zorba commented that the sides would still be visible from the right-of-way.
- Mr. Sullivan asked that all of their items be postponed to the November meeting of the Commission.

Motion by Karen Thurston to postpone Items 3a)-3c) to the November 4 meeting at the request of the applicant. **Second** by Taber Halford.

The motion to postpone Items 3a), 3b), and 3c) to the November 4 meeting passed by a vote of 6-0.

- Commissioner Zorba noted the Commission has never approved vinyl windows, even on non-contributing structures, on the right-of-way facing sides of the structure.
- Ms. Snider noted that in other cases the applicants have been given up to 5 years to come into compliance because of the costs.
- Commissioner Halford noted the Commission has allowed replacement of vinyl windows with vinyl in the past, but not vinyl replacement for wood or other materials.
- Commissioner Zorba commented that they prefer the number of lights in replacement windows be similar to the original windows. Color is not a big issue for windows or trim.

- Commissioner Halford commented he couldn't tell if the concrete on the porch is already painted, but painted concrete is generally not allowed by the Guidelines. Mr. Sullivan thinks it is unpainted.
- Commissioner Halford commented that he would not be concerned with replacing the 20-light window on the rear with another 20-light window. Commissioner Zorba agreed.
- Commissioner Zorba commented that he didn't see other painted brick on the street.
- Mr. Sullivan, Jr. stated that 606 Chautauqua and 415 Chautauqua are painted and blend very well with everything around them.
- Commissioner Halford commented that the painted houses are from before the Historic District was established. At the previous meeting earlier this year, the Commission discussed a new house proposed to be built in the Chautauqua District, and were adamant that the new construction could not have painted white brick, so the applicants changed the proposed finish for the house.
- Commissioner Zorba does not know of any instances where the Commission has allowed brick to be painted. Commissioner Ford asked what the process would be to remove the paint. Commissioner Halford noted that sand-blasting is not allowed. Ms. Snider indicated that Ms. Starr had said Old Home Rescue contractors out of Oklahoma City may have a technique/product that will remove paint from brick.
- Commissioner Thurston commented that the brick on this house is actually historic brick, called wire-scratched brick. It is hard to find.
- Mr. Sullivan, Jr. commented that they appreciate the historic features of the area. They will explore what their options are.

REPORTS/UPDATES

4. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE SEPTEMBER 9, 2024.
 - 549 S. Lahoma Ave. – no update.
 - 514 Miller Ave. – no update.
 - 904 Classen Ave. – Commissioner Halford noted the owner has stripped the whole front of the house, so you can now see the columns.
 - 607-609 D. Lahoma Ave. – Owner states they are waiting on Restor to start the windows.
 - 425 Chautauqua Ave. – Work ongoing.
 - 626 Tulsa St. – Work has not started. Owners considering an amendment to COA.
 - 712 Miller Ave. – Applicant is coordinating with their contractor.
 - 423 S. Lahoma Ave. – Work is complete.
 - 444 College Ave. – Work has started.
 - 485 College Ave. – no update.
 - 1320 Oklahoma Ave. – Building permit issued. Applicant may return.
 - 515 Miller Ave. – Commissioner Halford reported they completed the concrete in the back area so his son can now play basketball.
 - 505 Chautauqua Ave. – Applicant has submitted demo permit.
 - 800 Miller Ave. – Administrative Bypass issued for installation of rear yard fence.

5. DISCUSSION OF PROGRESS REPORT REGARDING FY 2024-2025 CLG GRANT PROJECTS.

Item 1.

- No discussion.

DISCUSSION

MISCELLANEOUS COMMENTS

- Ms. Snider reported she is working with Ms. Starr on some changes to the ordinance to do some updating.
- Commissioner Halford asked if the State Preservation Society has more to say about issues on non-contributing structures with lots of historic character.
- Ms. Green reported that C.A.M.P. will be November 7 and 14.
- Ms. Green reported they are in the process of getting a new ownership list in order to send out postcards in the next few weeks.

ADJOURNMENT

The meeting adjourned at 7:31 p.m.

Passed and approved this _____ day of _____, 2024.

Michael Zorba, Chair



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/4/2024

REQUESTER: Evan Nixon

PRESENTER: Anais Starr, Planner II

ITEM TITLE: (HD 24-19) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE EXPANSION OF EXISTING APPROACH AND DRIVEWAY FOR THE PROPERTY LOCATED AT 727 CHAUTAUQUA AVE. (POSTPONED FROM THE OCTOBER 7, 2024 MEETING).

Property History

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

Ca. 1946. Minimal Traditional. This noncontributing, one-story, weatherboard single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are casement. The wood door is slab with a decorative wood screen door. The entry porch is sheltered by the principal roof and has a single support. Other exterior features include a large, brick, exterior chimney on the facade and an integral single car garage with a glazed, paneled, overhead door. The house is set towards the back of the lot and is noncontributing due to insufficient age.

Sanborn Insurance Maps

Since this property was constructed after 1944 it does not appear on the Sanborn Insurance maps.

Previous Actions

January 6, 2014 – A COA was granted for driveway re-alignment. The new driveway was installed. This is a correction from last month's report that stated it was not installed.

October 7, 2024 – A COA was granted for the replacement of exterior siding, soffit, and trim; the replacement of existing windows; the elimination of two exterior doors; and for the enclosure of the existing sunroom.

REQUEST

Expansion of existing approach and driveway.

Project Description:

At last month's meeting, the applicant proposed the widening of both the approach and driveway to match the existing driveway width of 19'. The existing driveway at the sidewalk is 10' and widens to approximately 19' at the garage door. The Commission indicated that this did not meet the *Guidelines for Driveways*. The applicant reached out to staff after last month's meeting to discuss alternatives for the driveway. In discussions with Public Works staff, it was suggested a 16' approach and driveway would improve vehicular maneuverability. The applicant now requests to widen the approach and the driveway to 16' to allow for easier vehicular ingress/egress from the street. This is less than the 19' previously requested but more than the existing 11' width at the sidewalk. With the proposed addition of 5' width in driveway, vehicles will be able to navigate parking more easily.

With the addition of approximately 138 square feet of pavement, the entire driveway and parking area will cover 42% of the front yard setback. This is less than 50% impervious coverage allowed in the front yard per the Zoning Ordinance.

Reference - Historic District Ordinance

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

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

Reference - Preservation Guidelines

Guidelines for Sidewalks, Driveways, and Off-Street Parking

.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.

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

Issues and Considerations:

Staff has researched the 2014 COA approved for re-alignment of the driveway in 2014. This re-alignment significantly improved the appearance and vehicular movement associated with this property. However, the installed driveway with an 11' approach and 3' radii makes it difficult to turn into the driveway without hitting the curbs. The proposal to widen the approach and driveway to 16' will help alleviate vehicle maneuverability issues on this property.

The Commission would need to determine if the proposed widening of the approach and driveway for this non-contributing structure would be compatible with this house and the District as a whole.

Commission Action: Consideration of approval, rejection, amendment, and/or postponement of Certificate of Appropriateness request for property located at 727 Chautauqua Ave for the expansion of existing approach and driveway.

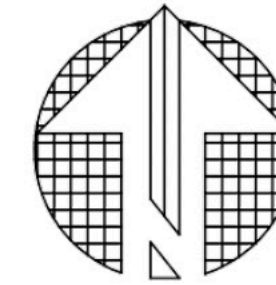
Total Front Yard Area - 25' x 50' - Total 1250sqft

Max Front Yard Coverage - 50% of 1250sqft = 625sqft

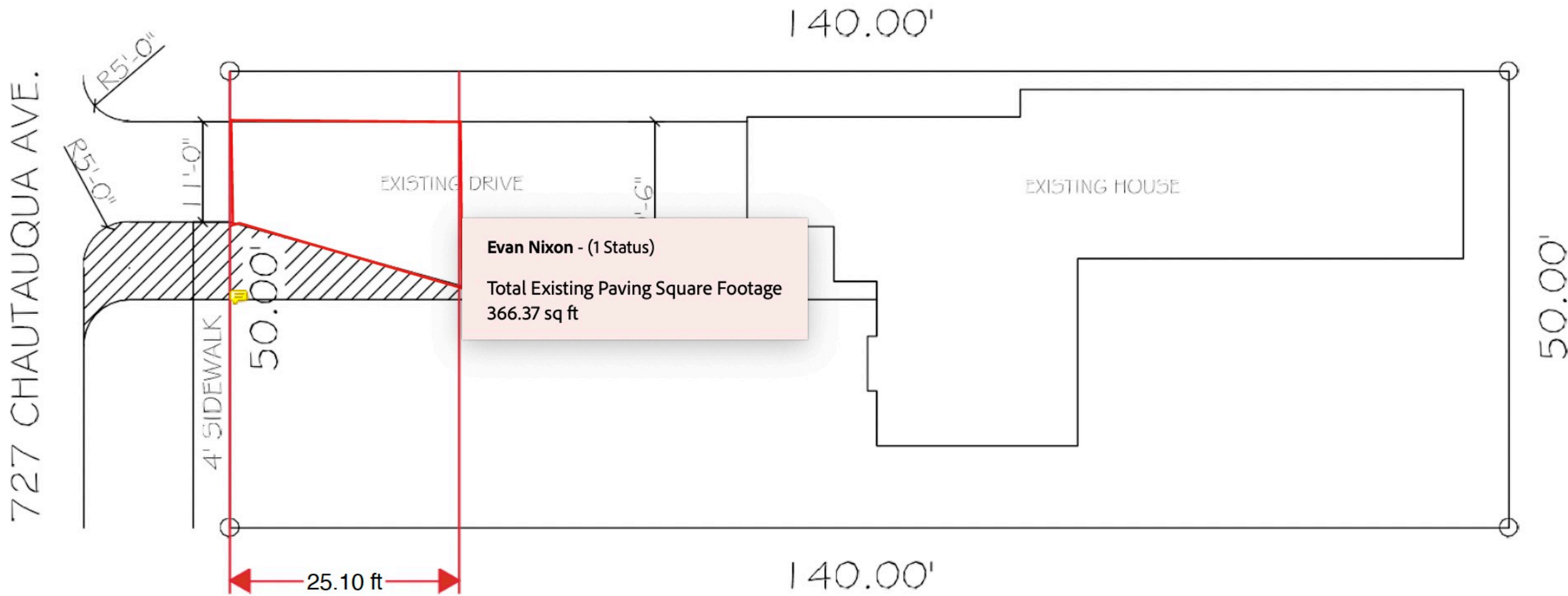
Current Front Yard Coverage - 367sqft

Additional Coverage with Proposed Paving - 138sqft

Total Front Yard Coverage - After Additional Paving - 505sqft



SCALE: 1"=20'



 NEW ADDITIONAL DRIVE AND APPROACH

Item 2.

DATE:

12/31/2023

SCALE:

AS SHOWN

Evan Nixon

2024-10-09 16:11:37

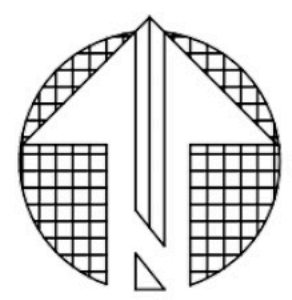
25.10 ft

727 26TH AVE NW STE. 201
NORWALK, OR 97102
TEL. 503-447-6999
www.preferredplans.us



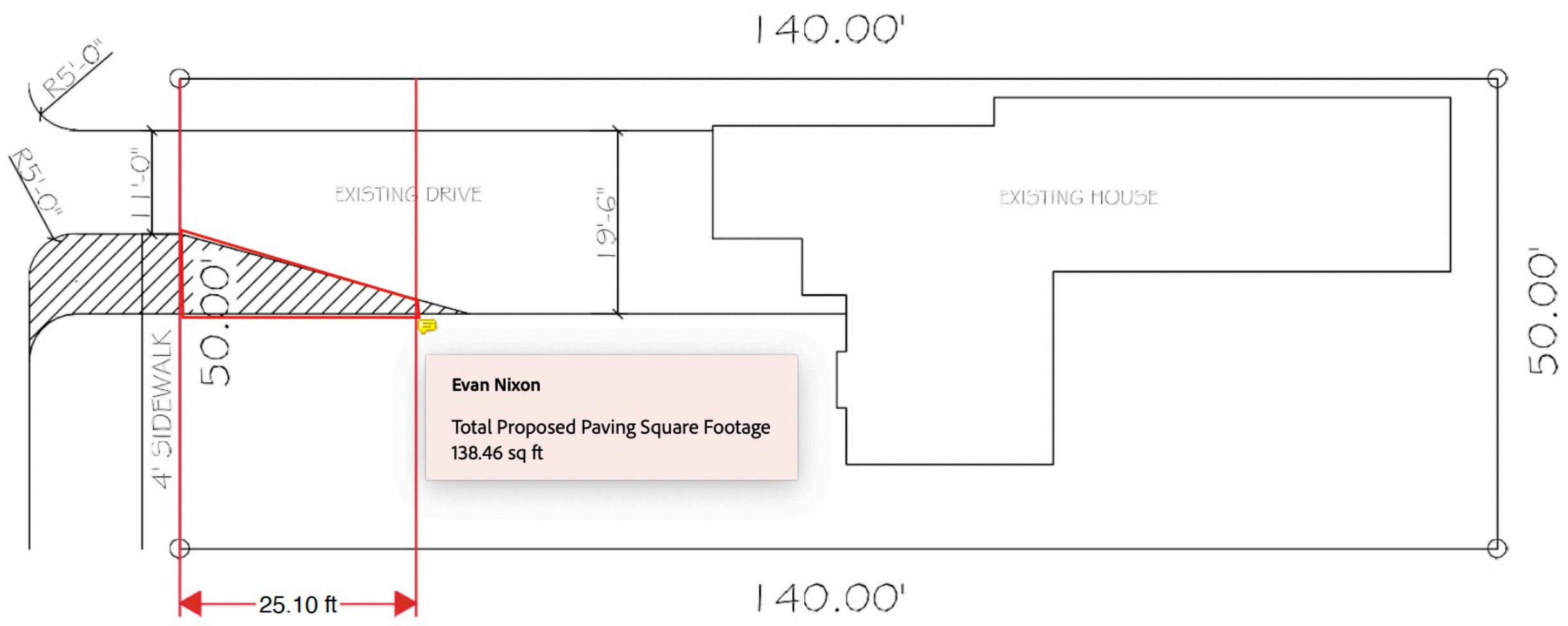
PLOT PLAN
1

DATE:
12/8/2023
SCALE:
AS SHOWN



SCALE: 1"=20'

727 CHAUTAUQUA AVE.



NEW ADDITIONAL DRIVE AND APPROACH

Evan Nixon
2024-10-09 16:11:37
25.10 ft

727 26TH AVE NW STE. 201
NORWALK, OR 97102
TEL.: 503-447-6999
www.preferred-plans.net



PLOT PLAN
1



COA issued in January
for new approach and
parking area.

Property owner emailed
staff last week that he
will begin gathering bids
for the work ASAP



727 Chautauqua-Nabil Srouji

COA granted 1/6/14

TYPE ALL ENTRIES.

1. PROPERTY NAME: NORMAN, OKLAHOMA
2. RESOURCE NAME: _____
3. ADDRESS: 727 S. Chautauqua
4. CITY: NORMAN
5. VICINITY: YES (yes or no)
6. COUNTY: CLEVELAND
7. BLOCK: 2
8. LOT: 33, 34
9. PLAT NAME: Reed's Addition
10. SECTION: N/A
11. TOWNSHIP: N/A
12. RANGE: N/A
-
13. RESOURCE TYPE: B Building
14. HISTORIC FUNCTION: 01A Single Dwelling
15. CURRENT FUNCTION: 01A Single Dwelling
16. AREA(S) OF SIGNIFICANCE: _____
17. SIGNIFICANCE: Noncontributing to Chautauqua District because
of age.
18. DOCUMENTATION SOURCES: Not mapped by Sanborn Insurance Co.
-
19. NAME OF PREPARER: MEACHAM WEISIGER ASSOCIATES
709 Chautauqua, Norman, Ok. 73069
405 - 321 - 6221
20. SURVEY PROJECT: CITY OF NORMAN, OKLAHOMA
21. DATE OF PREPARATION: AUGUST, 1988
22. PHOTOGRAPHS: YES YEAR 1988

BUILDING CONSTRUCTION DESCRIPTION:

23. ARCHITECT/BUILDER: _____

24. YEAR BUILT: Ca. 1950

25. ORIGINAL SITE? Yes DATE MOVED _____ FROM WHERE _____

26. ACCESSIBLE? Yes

27. ARCHITECTURAL STYLE: Ranch (80)

28. FOUNDATION MATERIAL: Concrete - Poured (65)

29. ROOF MATERIAL: Asphalt (63)

30. WALL MATERIAL: Board (21)

31. WINDOW TYPE: Casement

32. WINDOW MATERIAL: Metal (50)

33. DOOR TYPE: Panel

34. DOOR MATERIAL: Wood (20)

35. EXTERIOR FEATURES: Garage

36. INTERIOR FEATURES: N/A

37. DECORATIVE DETAILS: _____

38. CONDITION OF RESOURCE: Fair

39. DESCRIPTION OF RESOURCE: Present and historic: _____

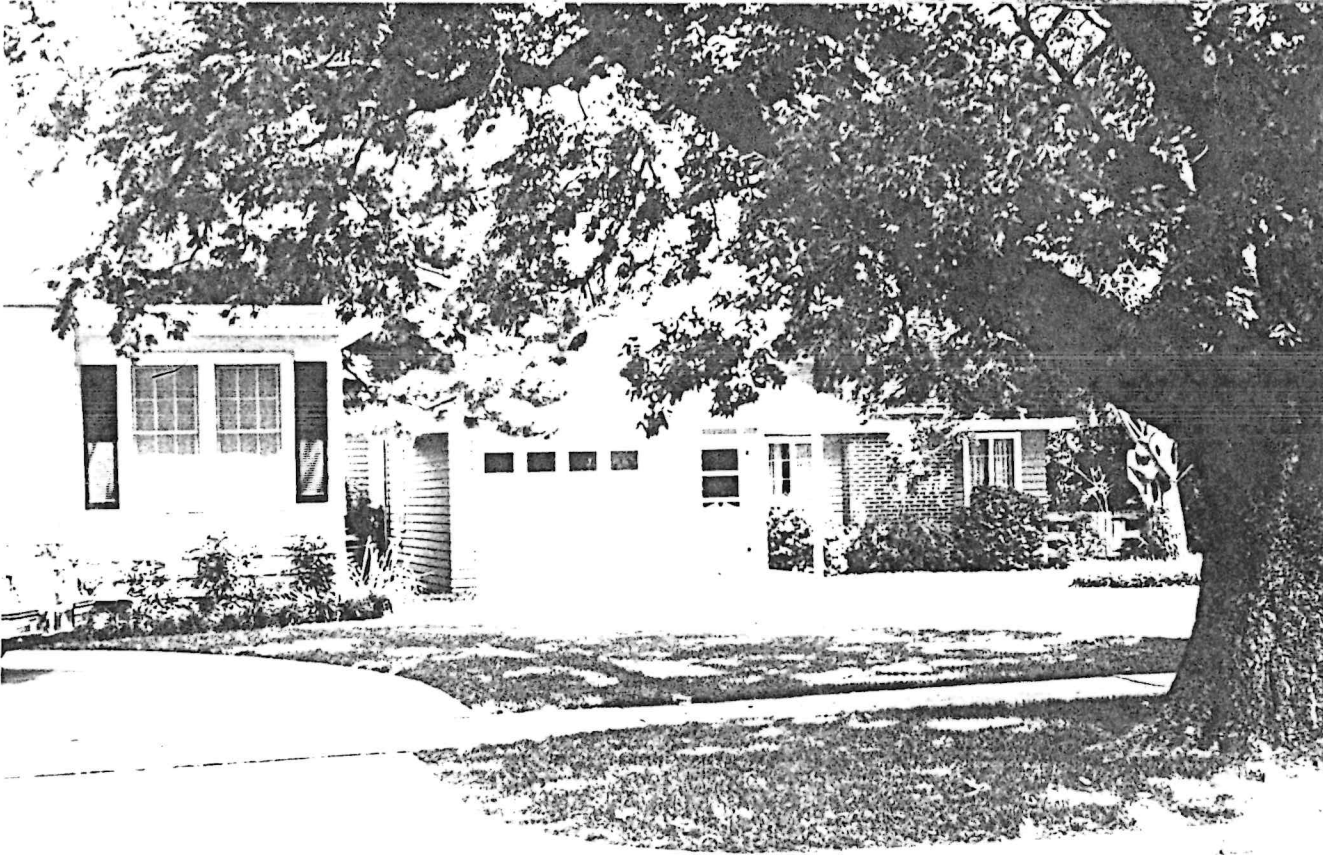
Roof - gabled intersect. 1 story. Brick chimney,
west end. Entry porch. Original wood columns - square.

Alterations: none

40. COMMENTS: _____

42. PLACEMENT:

Item 2.



4/2010

Item 2.

727
4.8.2010

Kappa Hall



8/2012

Item 2.

727
8.9.2012



Kappa Hall

727
5.21.2013



Kappa Hall

1985 5/2014 2023

Item 2.

727
5.4.2014



Kappa Hall

1985

Imagery Date: 5/4/2014

35°12'31.74" N 97°26'53.11" W elev 1170 ft eye alt 1327 ft

Google Earth

25

1985 3/2015 2023

Item 2.

727
3.25.2015



Kappa Hall

9/2016

Item 2.

727
9.10.2016

****This is the first time you can see the driveway has changed, and is in the same alignment as it is today**
So sometime between Spring of 2015 and Fall of 2016 the driveway was changed
Note the curbcut location also changed at the same time
Also looks as if a new sidewalk was poured at the same time**



Kappa Hall

727
6.20.2017



Kappa Hall

1/2018
1985 2023

Item 2.

727
1.16.2018



Kappa Hall

11/2018

Item 2.

727
11.18.2018



Kappa Hall

3/2021

Item 2.

727
3.16.2021

Kappa Hall



Image © 2024 Maxar Technologies

Google Earth

31

1985

Imagery Date: 3/18/2021

35°12'31.71" N 97°26'56.46" W elev 1167 ft eye alt 1327 ft

1/2023

Item 2.

727
1.19.2023

Kappa Hall



November 4, 2024

RE: Request for postponement for COA request (HD 24-20) 733 Chautauqua Ave

Dear Historic District Commissioners:

The applicant for 733 Chautauqua Avenue wishes to request a postponement of the COA request (HD 24-20) to the January 6, 2025, Historic District Meeting. The property owner, Frank Sullivan, III, is gathering proposals and quotes for work needed on this house. He states that because of the holidays, it might take a while to get contractors out to give him proposals.

Anais Starr, AICP
Planner II



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/4/2024

REQUESTER: Edwin Amaya

PRESENTER: Anais Starr, Planner II

ITEM TITLE: (HD 24-21) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 1320 OKLAHOMA AVENUE FOR THE DEMOLITION OF THE EXISTING PRINCIPAL STRUCTURE.

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.

Sanborn Map Information

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

Previous Actions

October 7, 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.

Background Information

This property's current zoning designation is R-1, Single-Family Dwelling District. This zoning designation allows for a single family dwelling or a single-family dwelling and an accessory dwelling unit. With the recent removal of the existing principal structure without a COA, the property must be rebuilt to meet the R-1 zoning district regulations.

Reference - Historic District Ordinance

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

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

36-535.h.

(1) General provisions. *No structure or resource within any Historic District shall be demolished and/or removed unless such demolition has been reviewed by the Historic District Commission and a certificate of appropriateness for such demolition and/or removal has been granted.*

(2) Procedure and postponement orders.

a. *The Historic District Commission shall hold a public hearing for the purpose of considering certificates of appropriateness for demolition or removal. After such hearing, the Historic District Commission may approve the certificate of appropriateness authorizing the demolition or may enter an order postponing demolition for up to 90 days.*

b. *At the conclusion of such period of postponement as specified in the Historic District Commission's order, the Commission shall within 45 days thereafter hold second public hearing to consider whether or not to recommend to the City Council that additional postponement of demolition be ordered.*

c. *In the event that the Historic District Commission recommends additional postponement to the City Council, the City Council shall hold a public hearing for the purpose of considering additional postponement of demolition.*

d. *After such public hearing, the City Council may enter an order approving the demolition or may enter an order postponing demolition for an additional period not to exceed 60 days from the date of such order. At the conclusion of this final postponement period, the City Council shall hold a public hearing and may either approve the requested demolition or may disapprove such*

requested demolition. In the event demolition is not approved, no demolition shall occur. For the purposes of this chapter, the term "demolition" shall include removal.

(3) Criteria for review of demolitions. The Historic District Commission and City Council shall be guided by the following criteria in considering certificates of appropriateness and authorizations for demolition or removal of structures or sites within the Historic District:

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

Reference - Preservation Guidelines

5.4 Guidelines for Demolitions

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

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

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

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

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

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

REQUEST

Demolition of the existing principal structure.

Project Description:

The applicant has stated the contractors were in the process of interior and exterior renovations to the structure when they became aware that it was unstable. Upon consulting with the contractors, the applicant determined the structure should be taken down for safety reasons. At the time of the writing of this report, the applicant had not provided any evidence of the structure's instability. The applicant is now requesting an *ex post facto* review of the demolition of the principal structure.

With the removal of the existing structure the allowed non-conforming use for two-dwelling unit structure was terminated. The applicant's request to re-build a duplex structure identical to the demolished structure, does not meet Zoning Ordinance for use and therefore cannot be reviewed by the Historic District Commission.

Issues and Considerations:

The *Preservation Guidelines* discourage the demolition of historic structures through numerous protections woven into the *Guidelines*. The Historic District Ordinance demolition criteria addresses historic structures. For non-contributing structures, there are fewer protections listed except that the *Guidelines for Non-Contributing Structures* state they are "to be controlled to the extent necessary to make them compatible with the general atmosphere of the district in regards to exterior alterations, additions, signs, site work, and related activities". Removal of this 1950s structure, while changing the streetscape of Oklahoma Avenue, it will not have an historical impact on the Southridge Historic District.

The Commission will need to determine whether the demolition of this non-contributing principal structure is impactful to the District.

The Commission has two options regarding the motion/vote for this request per Historic District Ordinance. The Commission may:

- a. Approve the Certificate of Appropriateness authorizing the demolition, or
- b. Enter an order postponing demolition for up to ninety (90) days.

Due to the unique governing ordinance for demolitions, the motion/vote regarding the demolition request must be separate from the approval of the new construction. Staff understands that the Commission has an interest in ensuring that the new replacement structure is compatible with the surrounding Historic District. However, in this case, the applicant is unable to apply for new construction at this time.

Commission Action:

(HD 24-08) Consideration of approval, amendment, and/or postponement of the Certificate of Appropriateness request for the property located at 1320 Oklahoma Avenue for the demolition of the existing principal structure.

Staff Only Use:

HD Case # _____

Date _____

Received by: _____

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: 1320 Oklahoma Ave. Norman OK 73071

Applicant's Contact Information:

Applicant's Name: Edwin Amaya

Applicant's Phone Number(s): 4056382976

Applicant's E-mail address: edwin.amaya.r@gmail.com

Applicant's Address: 800 Brian Ct Moore OK 73160

Applicant's relationship to owner: Contractor Engineer Architect
 SELF

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

Owner's Name: Edwin Amaya

Owner's Phone Number(s): 4056382976

Owner's E-mail: edwin.amaya.r@gmail.com

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

1) SEE ATTACHMENT D

2)

3)

4)

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

Authorization:

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

Property Owner's Signature:  **Date:** 10/11/2024

(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:**

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

Supporting Documents

The purpose of supporting documentation is to illustrate existing conditions and proposed work as installed. Photos, site plan, elevation drawings, and specification sheets all need to clearly illustrate both the existing status as well as the proposed changes. It is recommended that you meet with the Historic Preservation Officer prior to submitting your COA application request to ensure you have a complete application by deadline. Incomplete applications will not be forwarded for review by the Historic District Commission. Please contact staff to discuss project before submitting application (405)366-5392.

A. Documentation of Existing Conditions – Pictures of the appearance, condition and dimensions of any existing materials to be replaced or altered must be submitted.

B. Site Plan – Show existing structures and site elements as well as proposed structures and site elements. The following elements should be included on a site plan drawn to scale:

- | |
|---|
| <input checked="" type="checkbox"/> Buildings, garages, sheds |
| <input checked="" type="checkbox"/> Fences, walls |
| <input checked="" type="checkbox"/> Sidewalks, driveways, parking pads |
| <input checked="" type="checkbox"/> Patios, decks, Swimming pools, etc. |
| <input checked="" type="checkbox"/> Trees (see F Tree Preservation Plan) |
| Note: Additions and New Structures need to show adjacent property structures and site elements on the site plan. |

C. Illustration of the proposed materials and design - Photos, drawings and/or samples must be provided to illustrate the design, materials, and finishes of the proposed work.

D. Elevation drawings and floor plans indicating existing and proposed features:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Exterior materials | <input checked="" type="checkbox"/> Architectural Elements |
| <input checked="" type="checkbox"/> Doors | <input checked="" type="checkbox"/> Windows |
| <input checked="" type="checkbox"/> Foundation materials, dimensions | <input checked="" type="checkbox"/> Porches, stoops, gutters |
| <input checked="" type="checkbox"/> Roof, ridgeline, chimneys | <input checked="" type="checkbox"/> 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 or Additions:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Streetscape elevation of existing structure and adjacent structures | <input checked="" type="checkbox"/> Floor height of proposed house addition, comparison to adjacent properties |
| <input checked="" type="checkbox"/> Color Photos of site - front, side and rear | <input checked="" type="checkbox"/> Total height of proposed house or addition, comparison to neighboring structures |
| <input checked="" type="checkbox"/> Site Plan to include structures, pavement, trees of subject property and adjacent properties | <input checked="" type="checkbox"/> Elevation drawings of each façade of proposed house or addition |
| <input checked="" type="checkbox"/> Topographical information if proposing to change grades of site | <input checked="" type="checkbox"/> Floor Plans |

COA REQUEST FOR NON-CONTRIBUTING PROPERTY
1320 OKLAHOMA AVE. NORMAN OK 73071
REQUESTED LIST

This property in the Southridge Historic District has deteriorated over many years. Our intention has always been to revitalize the property in accordance with the City of Norman, Oklahoma Historic District Commission's Certificate of Appropriateness (COA), approved on July 1, 2024.

Unfortunately, during construction, the structure exhibited severe critical structural failures that compromised its integrity and occupant safety. For these reasons, it became necessary to demolish nearly the entire building, with only the east first-floor wall being preserved.

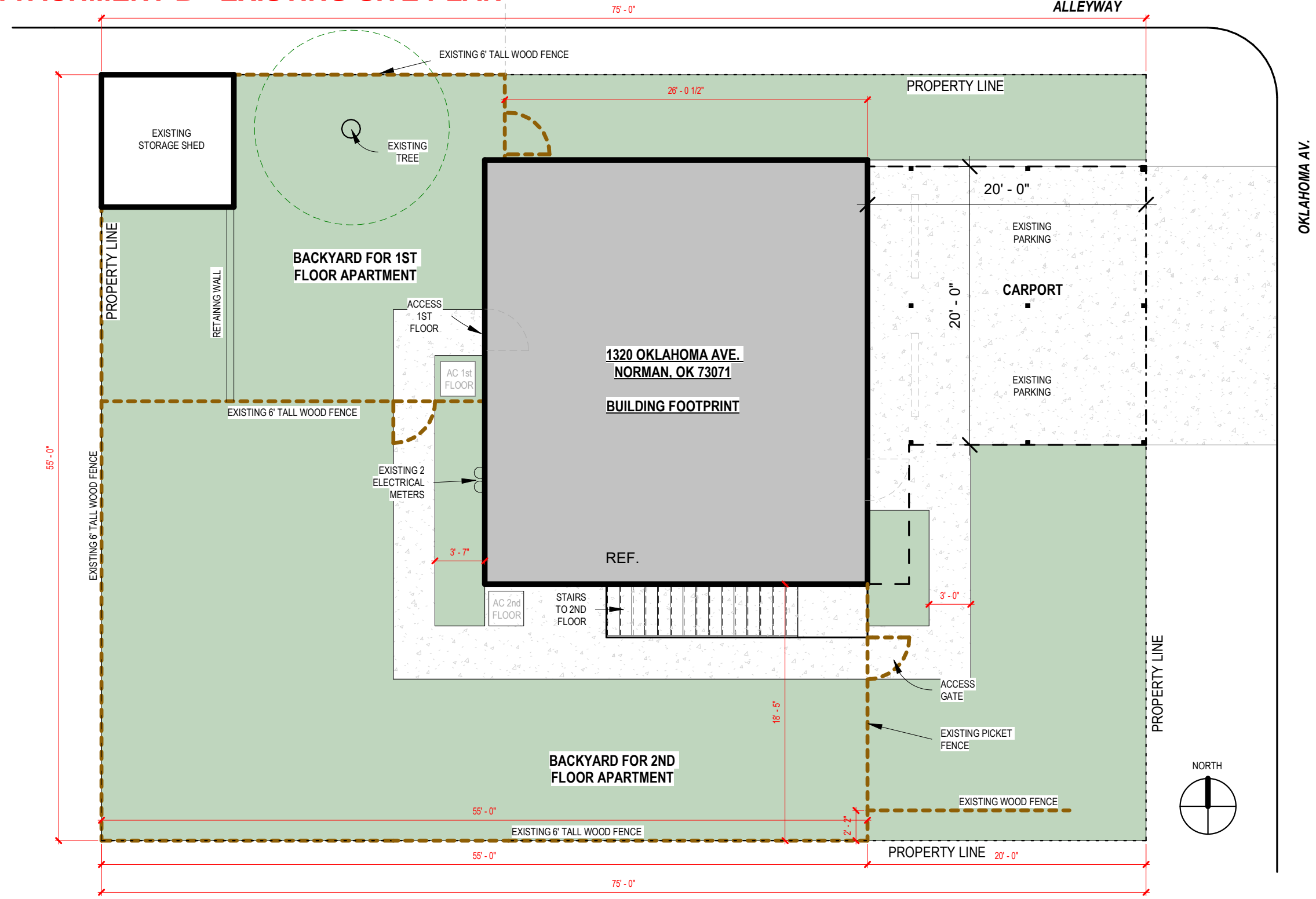
Our goal remains the same—to restore this property to its former glory and ensure it shines as a great home in the neighborhood. The exterior will be rebuilt as presented and approved in the COA on July 1, 2024.

1. **Demolition.** Complete framing and roofing demolition of the property.
2. **New Construction.** The property will be rebuilt to match COA on July 1, 2024, approved for this property.

ATTACHMENT B

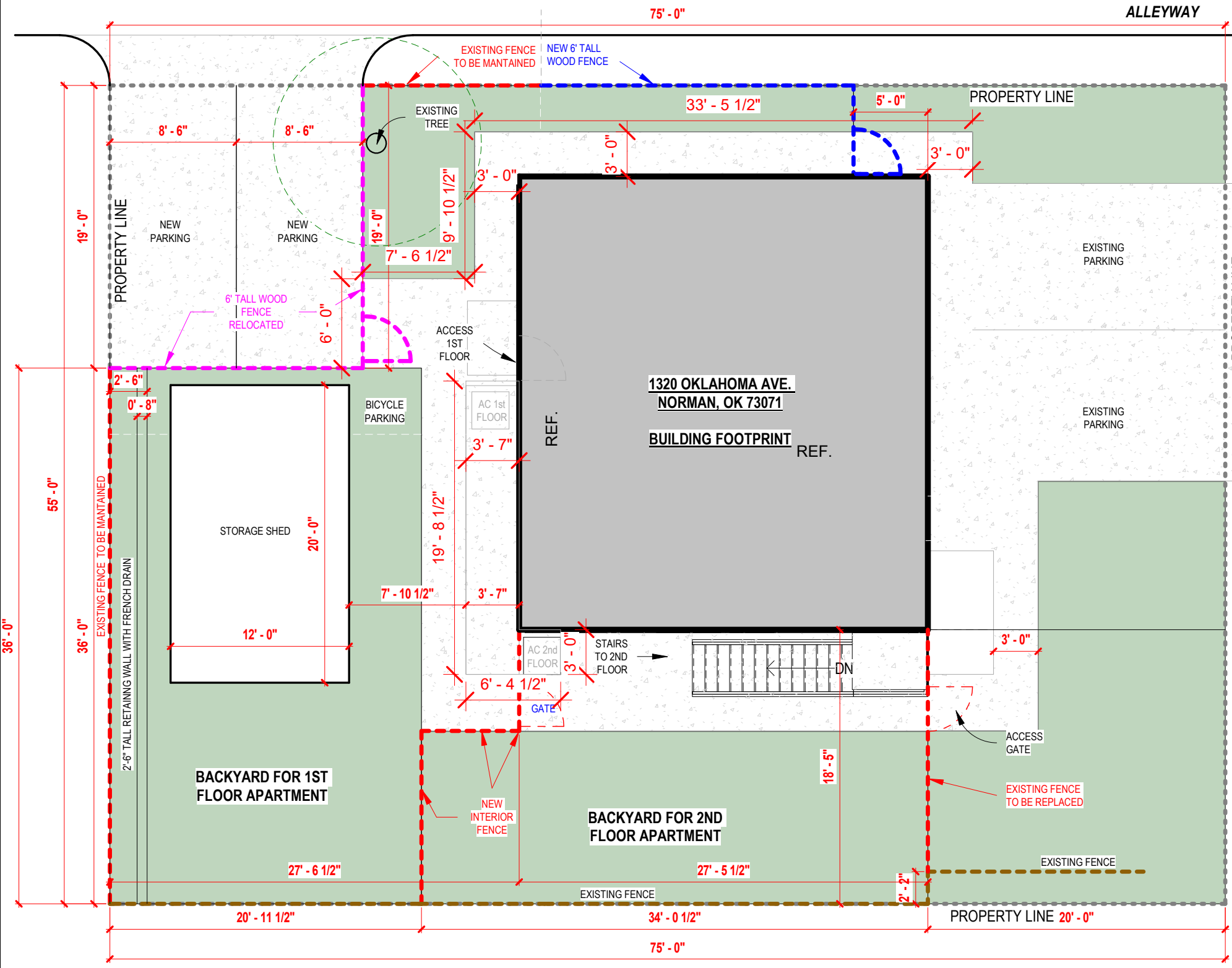


ATTACHMENT B - EXISTING SITE PLAN



1 SITE PLAN EXISTING
 1/8" = 1'-0"

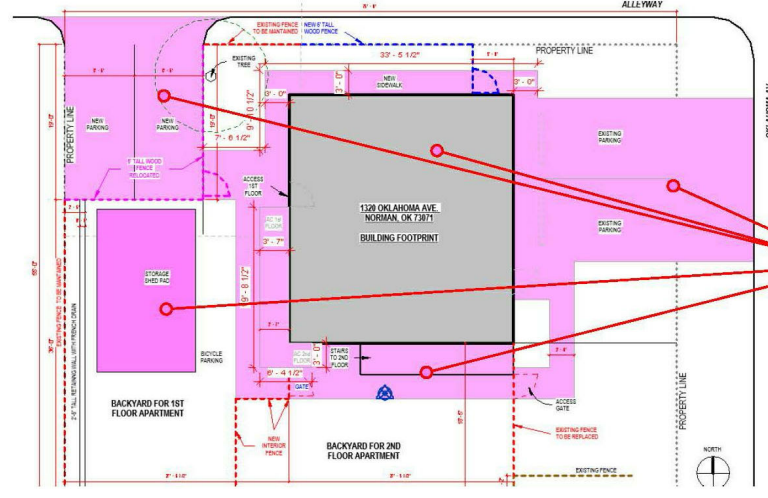
NORMAN DUPLEX 1320 Oklahoma Av. Norman OK 73071		A120
SITE PLAN EXISTING		
Scale: 1/8" = 1'-0"	6/7/2024 7:07:45 PM	43



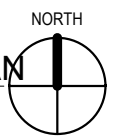
2 Impervious Surface Calculations
3/32" = 1'-0"

BUILDING AREA UNDER ROOF	AREA	UNIT	NOTE
A Lot Area	4125.00	sf	
B Project Area	1848.62	sf	Both floors + Carport
C Living Area	1532.00	sf	Total heated area
Building Footprint			
D Existing Structure	824.31	sf	Bldg
E New/Proposed	192.00	sf	To complete area for 12x16 shed
F Total Building Coverage (D+E)	1016.31	sf	
G % Total Building Coverage (F/A)	24.64%	% of lot	
H TOTAL BUILDING IMPERVIOUS COVERAGE ON LOT			
PAVING/OTHER			
I Paving/Other Impervious Areas:			
1. Existing	770.00	sf	sidewalk & driveway
2. New/Proposed	820.90		
J Total Paving/Other Impervious Coverage	1590.90		
K % Paving Coverage (J/A)	38.57%	% of lot	
Combined (Paving + Building)	63.21%		Less than 65% as required by City of Norman

Impervious Areas	Area
Shed	240
North sidewalk	154.87
Retaining wall	24
Infill	79.03
Parking	323
Total	820.9



1 PROPOSED SITE PLAN
1/8" = 1'-0"



ATTACHMENT B - PROPOSED SITE PLAN

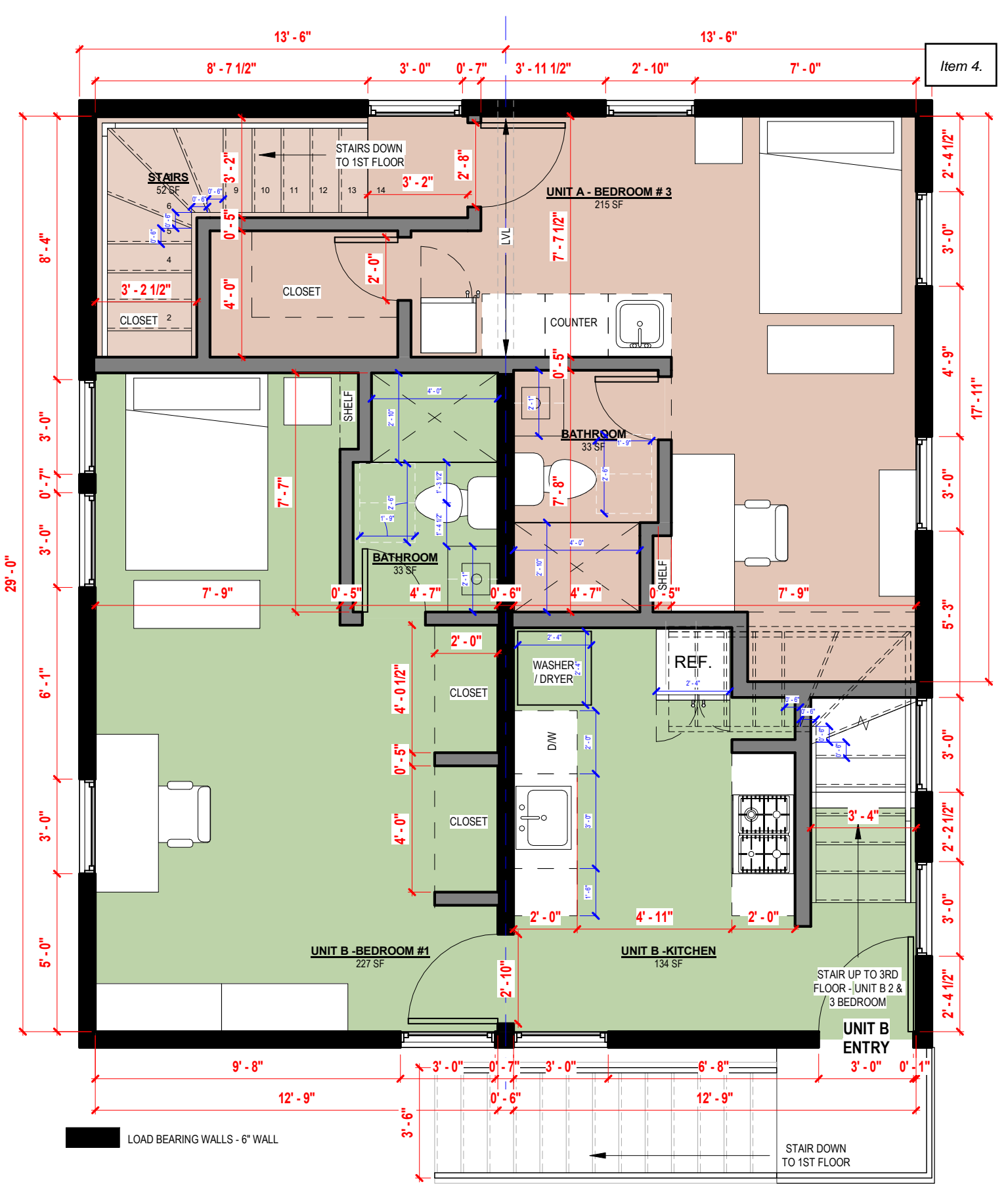
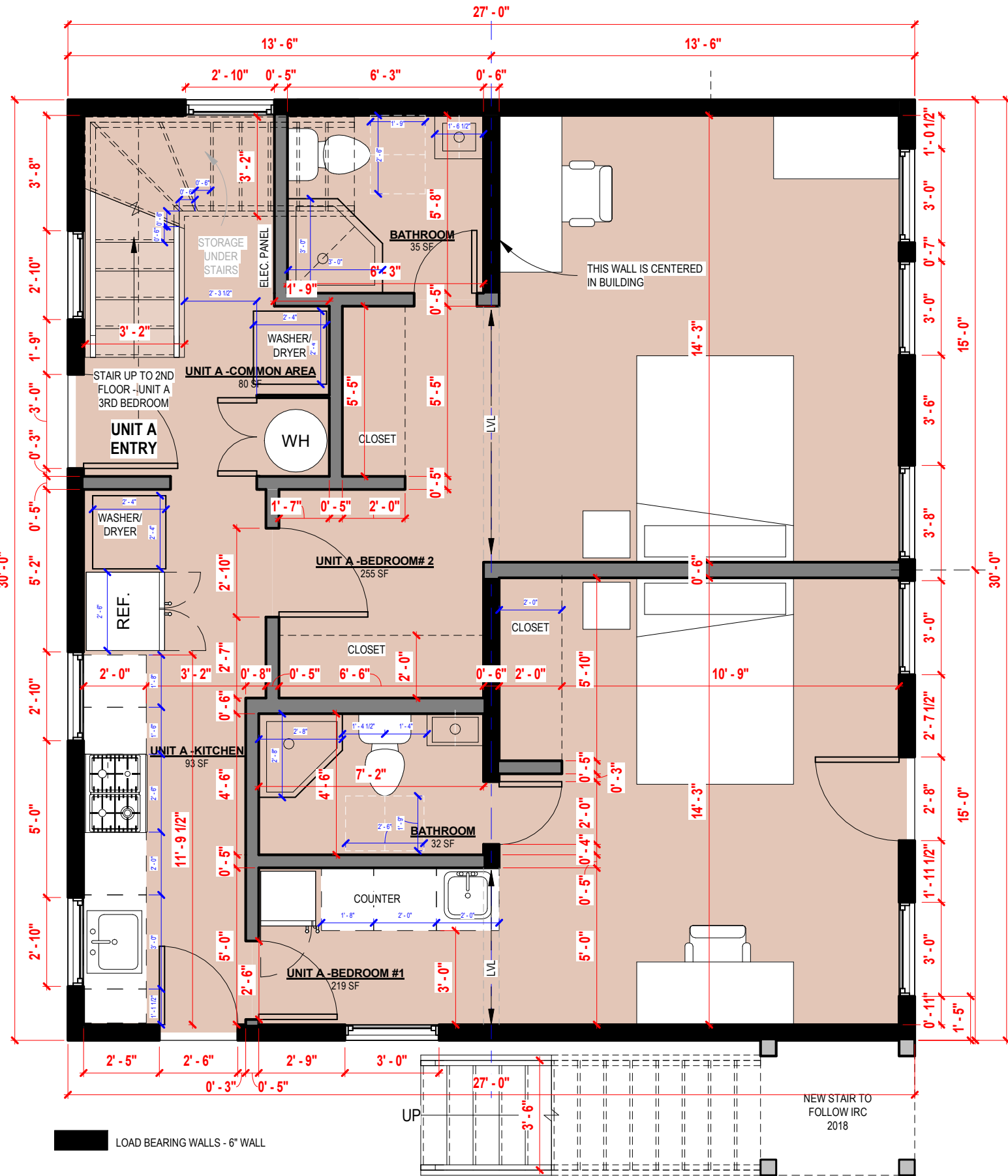
NORMAN DUPLEX
1320 Oklahoma Av. Norman OK 73071

A115

FUTURE SITE PLAN

Scale: As indicated 10/14/2024 11:18:13 PM

44



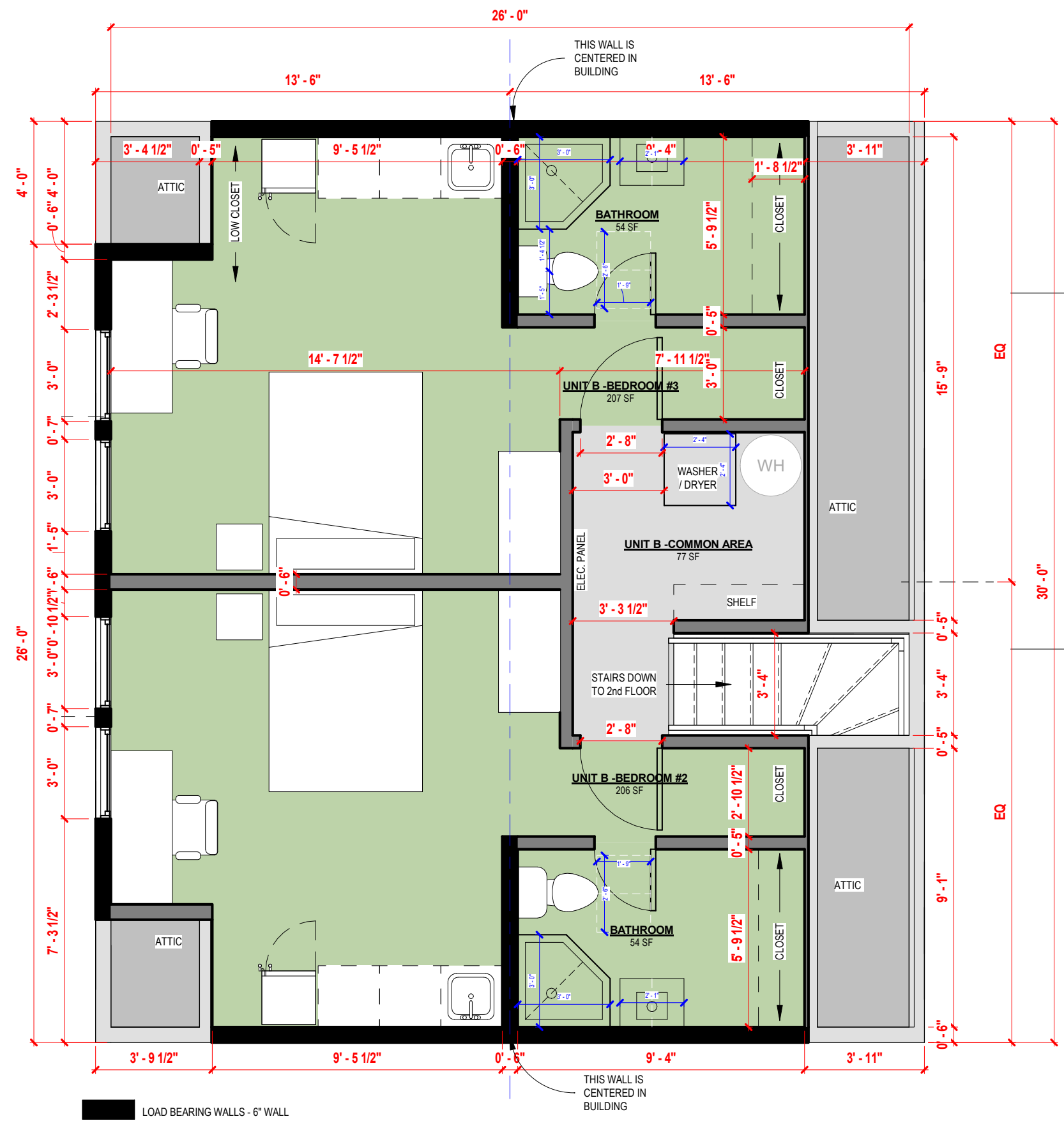
NORMAN DUPLEX
1320 Oklahoma Av. Norman OK 73071

A101

FLOOR PLANS

Scale: 1/4" = 1'-0" 10/14/2024 11:11:37 PM

45

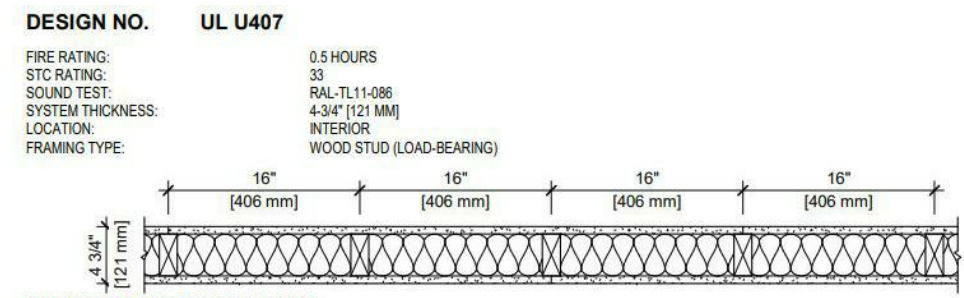


1 Level 3
1/4" = 1'-0"



2 UL L501 - Horizontal 1HR Assembly
1 1/2" = 1'-0"

NOTE: This assembly will be installed in its entirety between the 1st and 2nd floor, as well as between the 2nd and 3rd floor.

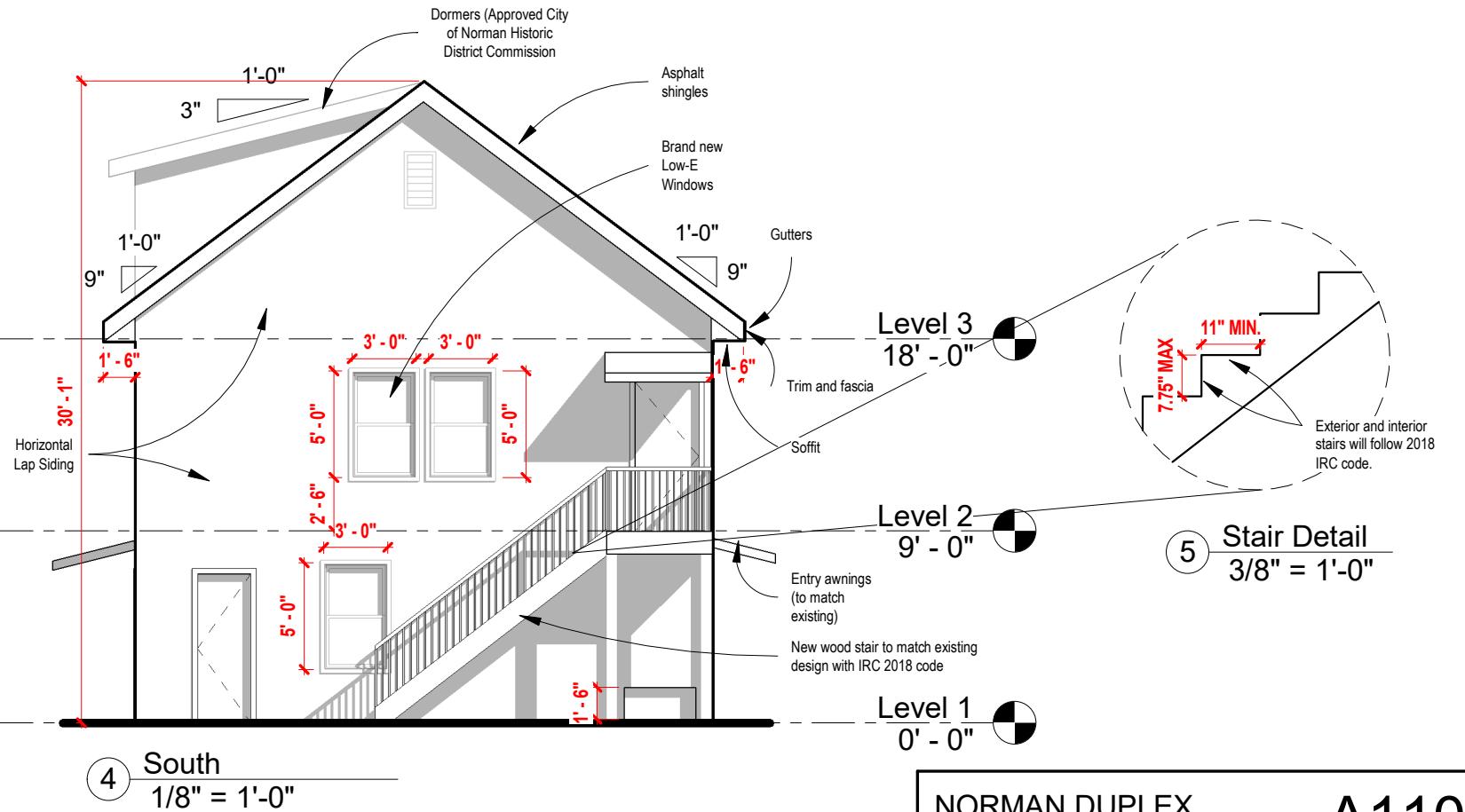
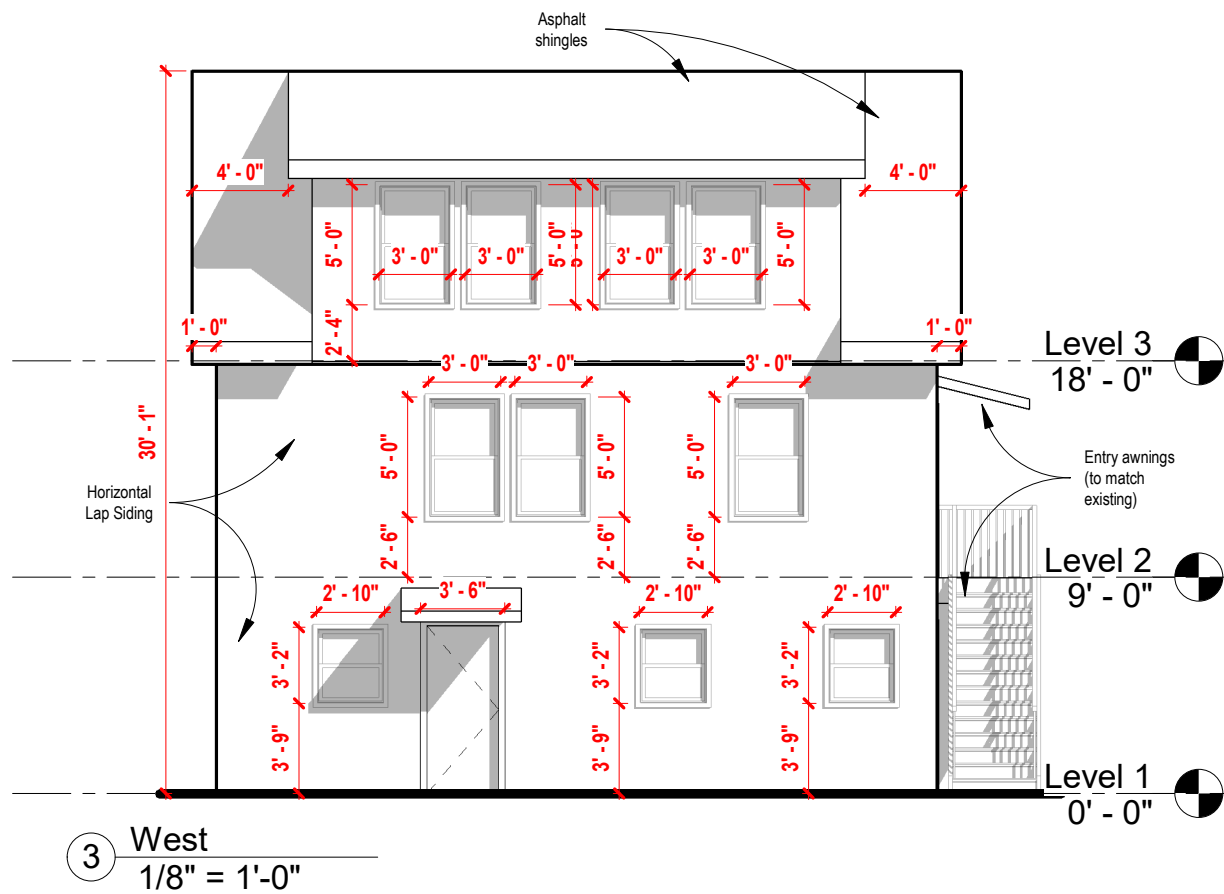
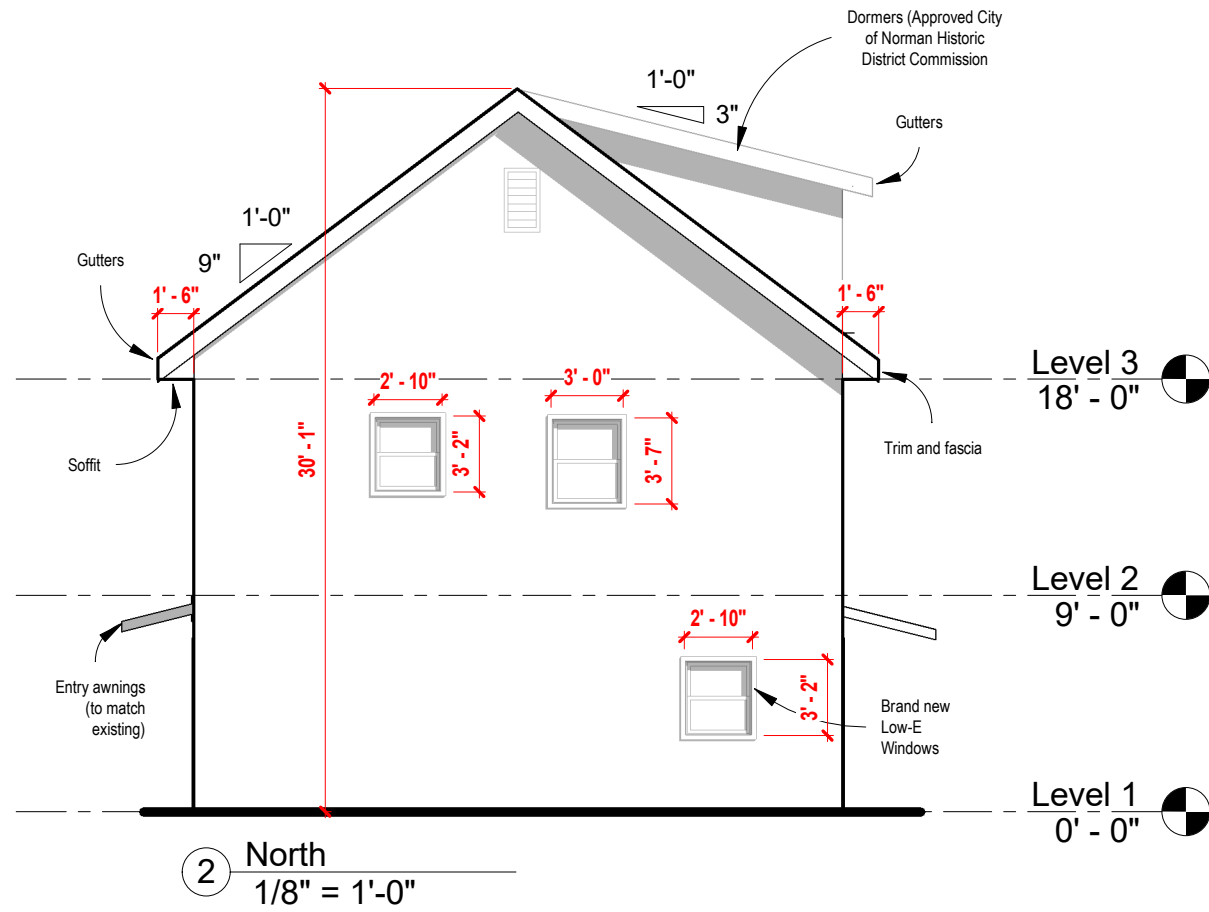
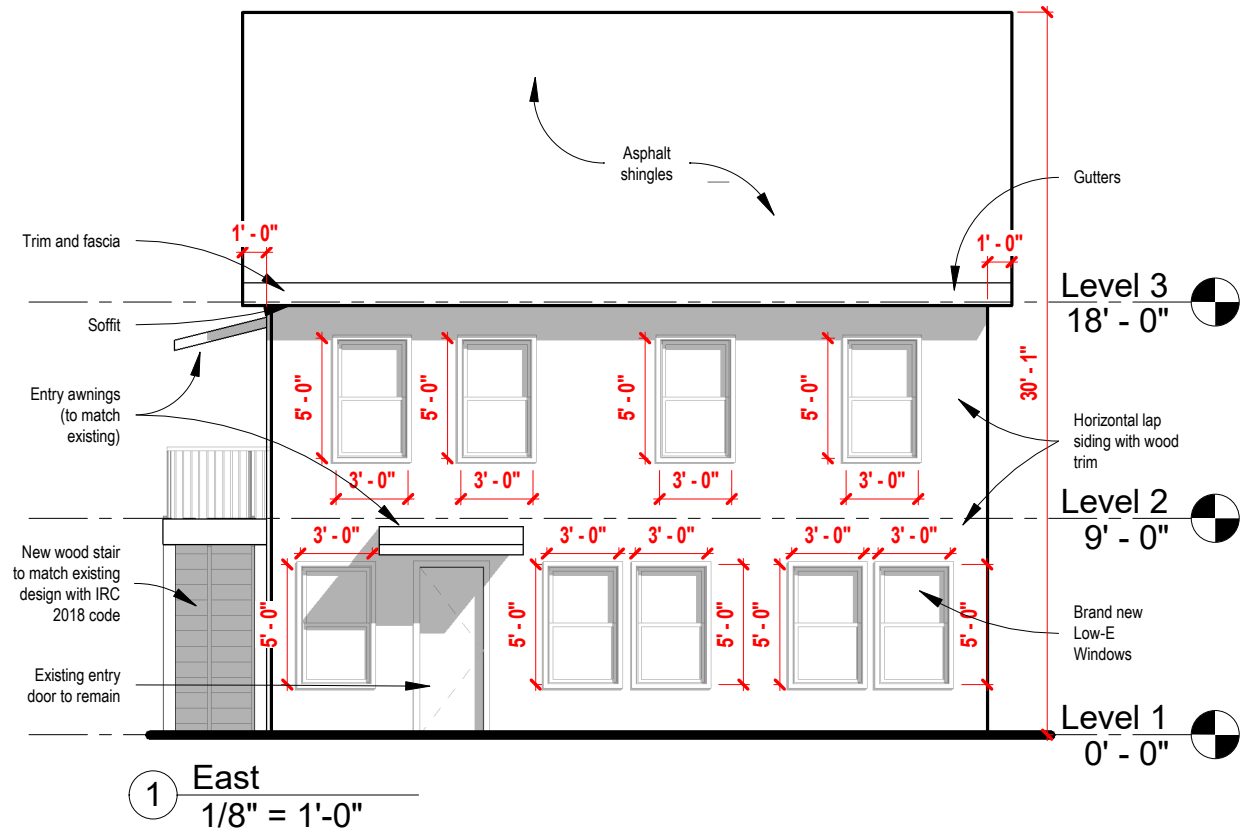


3 UL U407 - 1 Hour Rated Wall (Load Bearing)
3/4" = 1'-0"

<p>NORMAN DUPLEX 1320 Oklahoma Av. Norman OK 73071</p>		<h1>A102</h1>
<p>FLOOR PLAN</p>		
<p>Scale: As indicated</p>	<p>10/14/2024 11:11:37 PM</p>	<p>46</p>

ATTACHMENT B - ELEVATIONS

Item 4.



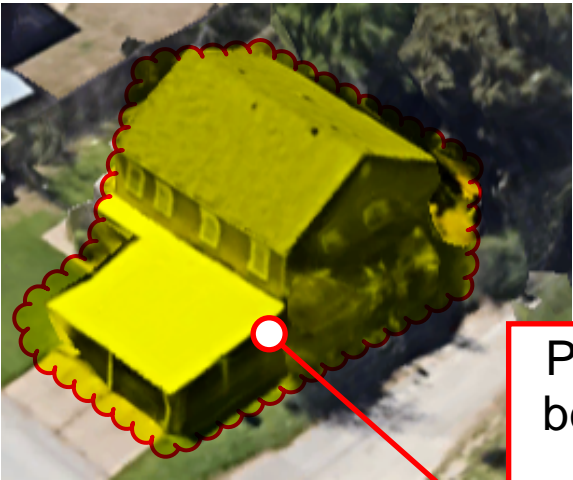
NORMAN DUPLEX 1320 Oklahoma Av. Norman OK 73071		<h1>A110</h1>
ELEVATIONS Scale: As indicated 10/14/2024 11:18:13 PM		
		47

Demolition

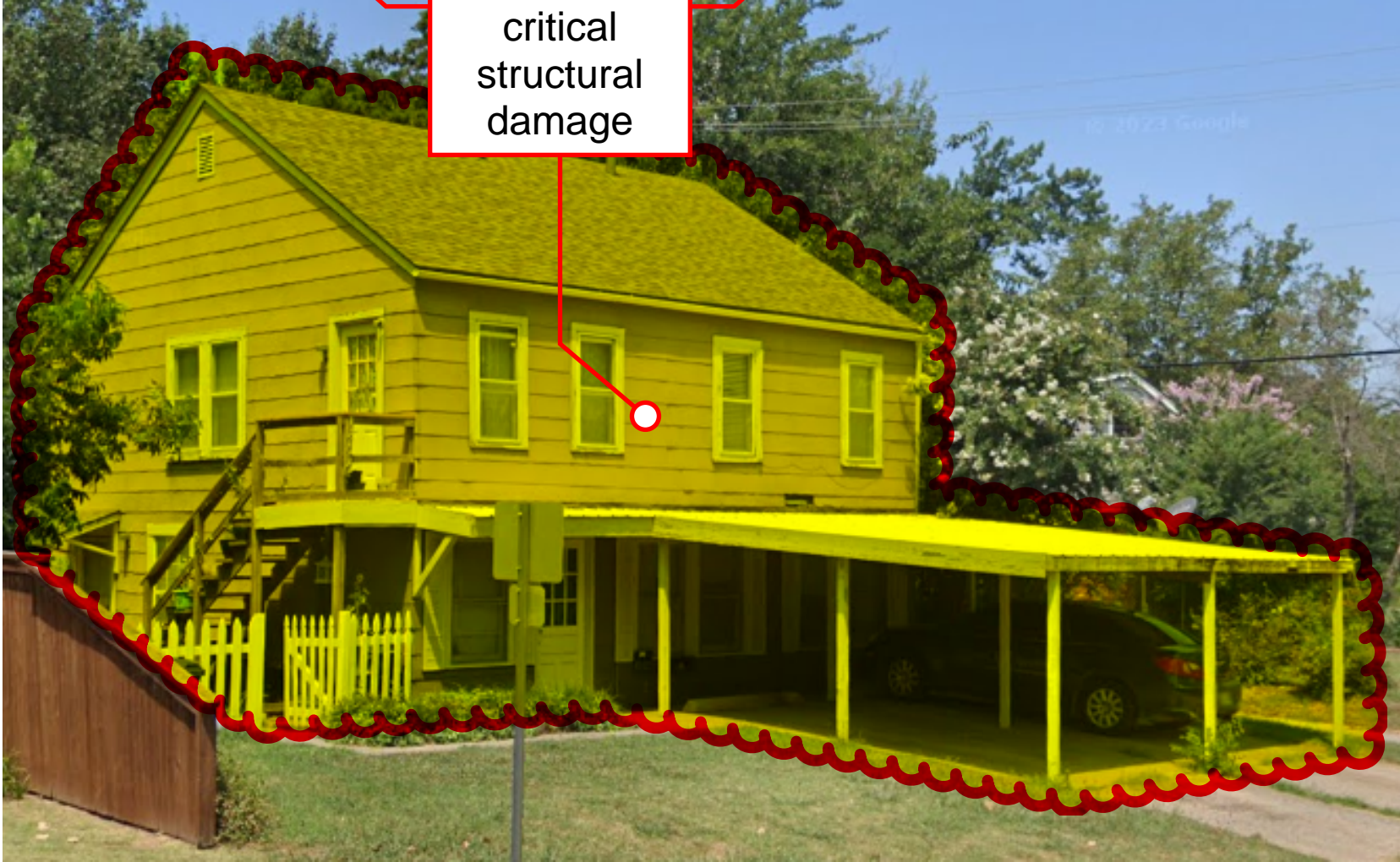
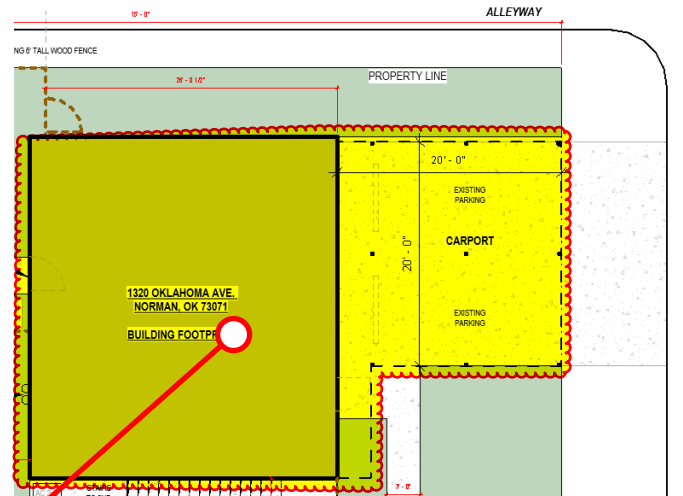
01 Demolition

1320 OKLAHOMA AVE.

Item 4.

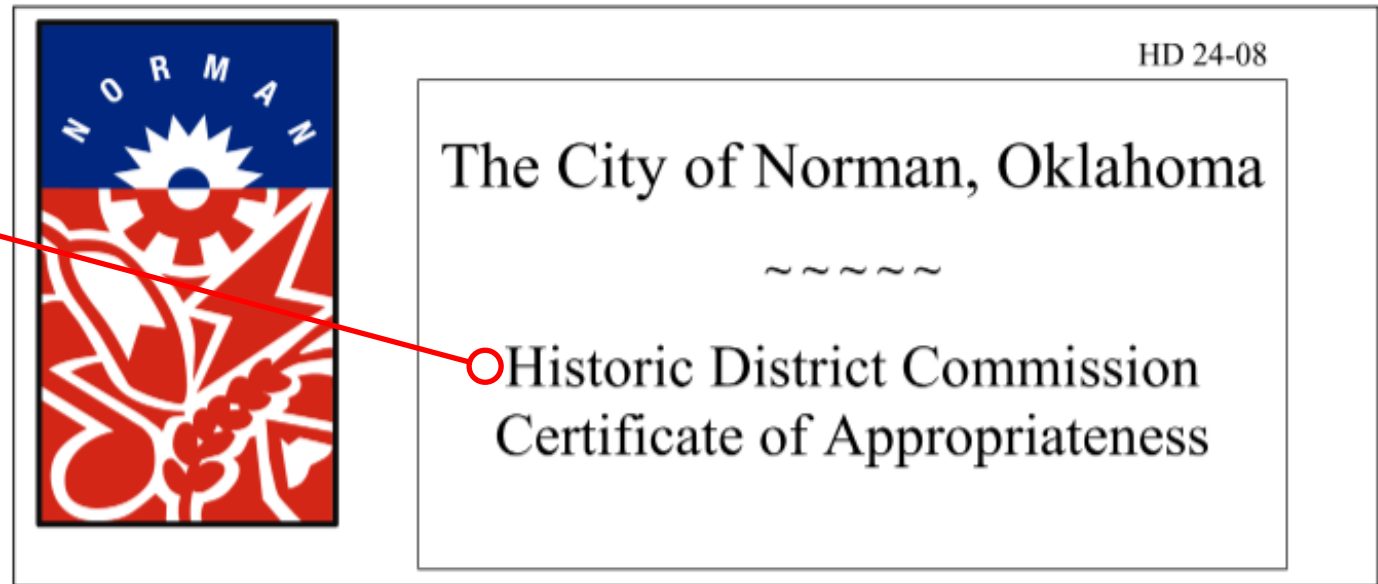


Property to be demoed due to critical structural damage



New Construction

Property will be rebuilt to match exterior approved by COA on July 1 2024. Drawing set presented on previous pages.



Owner: Edwin Amaya
800 Brian Ct
Moore, OK 73160

A Certificate of Appropriateness has been issued for the property located at:

1320 Oklahoma Ave

for demolition of the carport; demolition and replacement of an existing entry canopy on first floor with option 2; installation of a new entry canopy on second floor; replacement of the existing siding with alternative smooth texture 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 option 2C dormers to attic space; replacement of a retaining wall in rear yard; elimination of south entry door; replacement of the rear entry door; and installation of a parking pad off the alleyway, as submitted (see attached).

Philip Michael Zorba

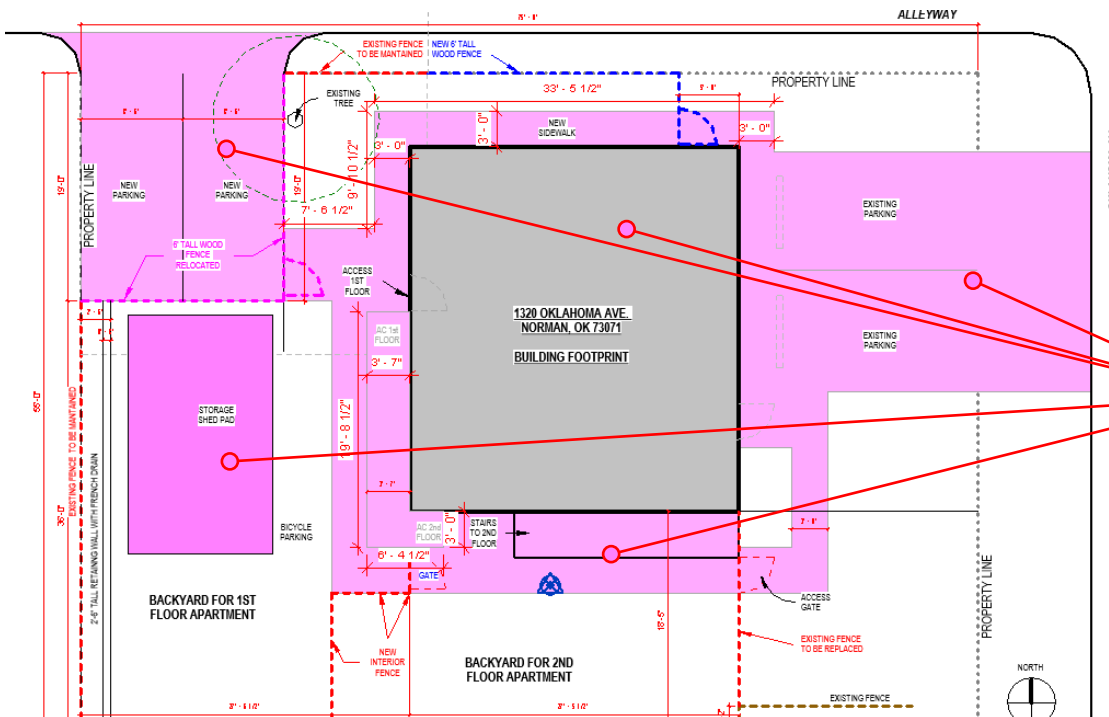
Michael Zorba, Chair
Historic District Commission

Impervious Area Calculation

Impervious Area Calculation

BUILDING AREA UNDER ROOF		AREA	UNIT	NOTE
A	Lot Area	4125.00	sf	
B	Project Area	1848.62	sf	Both floors + Carport
C	Living Area	1532.00	sf	Total heated area
Building Footprint				
D	Existing Structure	824.31	sf	Bldg
E	New/Proposed	192.00	sf	To complete area for 12x16 shed
F	Total Building Coverage (D+E)	1016.31	sf	
G	% Total Building Coverage (F/A)	24.64%	% of lot	
H TOTAL BUILDING IMPERVIOUS COVERAGE ON LOT			sf	
PAVING/OTHER				
I	Paving/Other Impervious Areas:			
	1. Existing	770.00	sf	sidewalk & driveway
	2. New/Proposed	820.90		
J	Total Paving/Other Impervious Coverage	1590.90		
K	% Paving Coverage (J/A)	38.57%	% of lot	
Combined (Paving + Building)		63.21%		Less than 65% as required by City of Norman

Impervious Areas	Area
Shed	240
North sidewalk	154.87
Retaining wall	24
Infill	79.03
Parking	323
Total	820.9



Impervious Areas

-  HOLIDAY
-  MEETING DATE
-  FILING DEADLINE

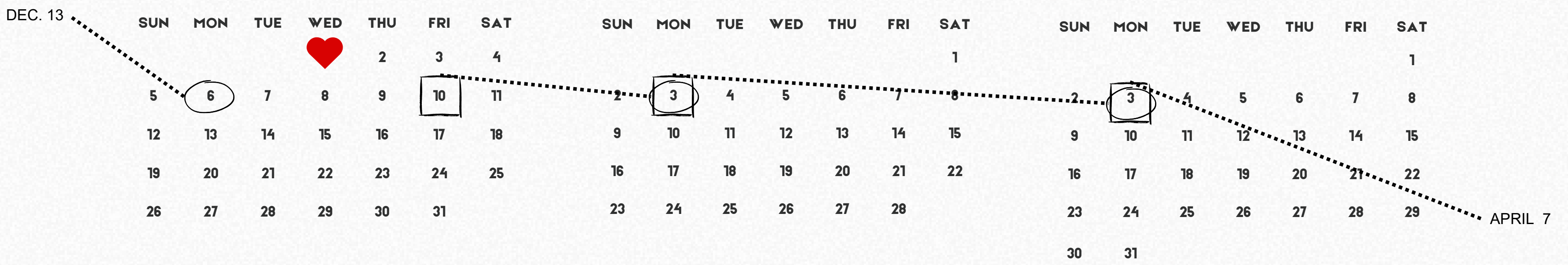
CITY OF NORMAN
 Planning & Community Development
 • 225 N Webster Ave. Norman, OK 73069
 • Phone: (405) 307-7112
 • Email: Current.Planning@NormanOK.gov

2025 HISTORIC DISTRICT COMMISSION

01. JANUARY

02. FEBRUARY

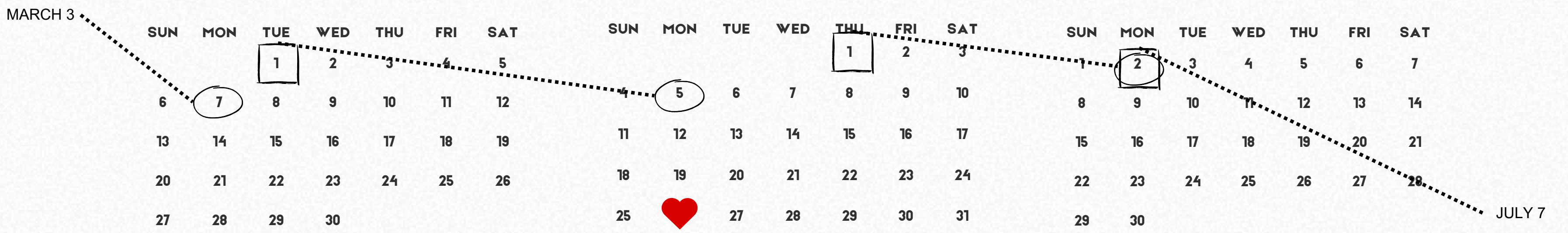
03. MARCH



04. APRIL

05. MAY

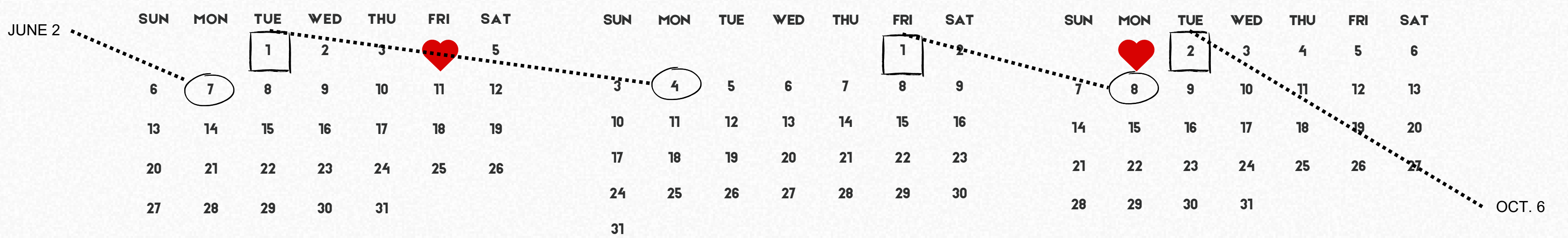
06. JUNE



07. JULY

08. AUGUST

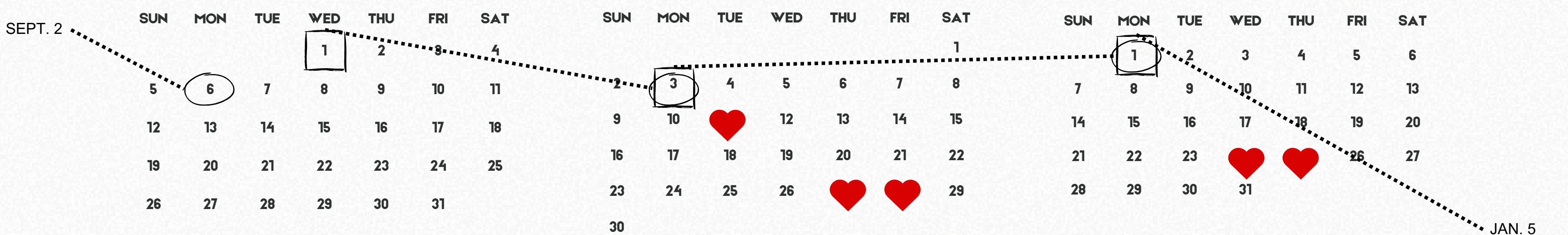
09. SEPTEMBER



10. OCTOBER

11. NOVEMBER

12. DECEMBER



Historic District Commission meets on the 1st Monday of each month at 5:30 p.m. except for September when the meeting will take place on the 2nd Monday at 5:30 p.m.