



CITY OF NORMAN, OK HISTORIC DISTRICT COMMISSION MEETING - AMENDED

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

AGENDA

AMENDED

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 405-366-5446, 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 JANUARY 8, 2024.

ACTION ITEMS

2. ELECTION OF CHAIR AND VICE CHAIR

CERTIFICATE OF APPROPRIATENESS REQUESTS

3. (HD 23-41) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 712 MILLER AVE FOR THE REPLACEMENT OF THE GARAGE DOOR.

***THE APPLICANT HAS REQUESTED POSTPONEMENT TO THE APRIL 1, 2024
HISTORIC DISTRICT COMMISSION MEETING.***

4. (HD 23-46) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 1004 MILLER AVENUE FOR 1) THE REMOVAL OF DOOR OPENINGS ON THE NORTH AND SOUTH ELEVATIONS AND REPLACEMENT WITH EITHER WOOD LAP SIDING OR STUCCO; 2) REPLACEMENT OF EXISTING WOOD EXTERIOR WALL MATERIAL ON THE

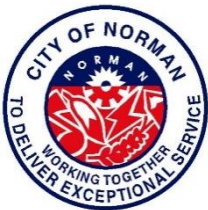
NORTH AND SOUTH SIDE ELEVATIONS WITH EITHER WOOD LAP SIDING OR STUCCO.

REPORTS/UPDATES

- [5.](#) STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE JANUARY 8,2024.
- [6.](#) DISCUSSION OF PROGRESS REPORT REGARDING FY 2023-2024 CLG GRANT PROJECTS.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK HISTORIC DISTRICT COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Monday, January 08, 2024 at 5:30 PM

MINUTES

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 405-366-5446, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

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

ROLL CALL

PRESENT

Commission - Chair Emily Wilkins
Commissioner Mitch Baroff
Commissioner Michael Zorba
Commissioner Taber Halford
Commissioner Sarah Brewer
Commissioner Jo Ann Dysart
Commissioner Karen Thurston

*Commissioner Michael Zorba arrived at 5:33 p.m.

ABSENT

Commissioner - Vice Chair Barrett Williamson

A quorum was present.

STAFF PRESENT

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

GUESTS

Robert Fightmaster, 12513 Shire Lane, OKC, OK
Lloyd Bumm, 610 Miller Ave, Norman, OK

MINUTES

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

HISTORIC DISTRICT COMMISSION MEETING MINUTES OF DECEMBER 4, 2023.

Motion by Sarah Brewer for approval of the minutes from the December 4, 2023 regular meeting; **Second** by Taber Halford.

The motion was passed unanimously with a vote of 6-0. Minutes from the previous meeting were approved.

CERTIFICATE OF APPROPRIATENESS REQUESTS

2. (HD 23-44) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 425 S LAHOMA AVENUE FOR AN ADDITION ON THE REAR OF THE STRUCTURE.

Commissioner Sarah Brewer recused herself from this item.

Anais Starr presented the staff report:

- Ms. Starr stated that this is a contributing structure in the Chautauqua District.
- She also stated the applicants want to preserve the large tree in the backyard, and maintain the kitchen windows.
- The proposed design tries to address these issues by bumping out the south wall on the proposed addition from the existing house.
- Ms. Starr stated that while the addition meets Preservation Guidelines for size, the bump out will make it appear wider than the house. The bumped out addition will be clearly visible from the front right-of-way.

Cameron Brewer, property owner, discussed the project:

- Mr. Brewer stated that the plans for the proposed addition had not changed significantly from those reviewed by the Commission during the feedback session at the December meeting.
- However, he did want to address Commissioner Halford's question about the cut-in on the roof between the existing house and the proposed addition. He stated that the original intent of the cut-in on the roof was to match the bump out.
- Mr. Brewer stated that they tried several different ideas, such as, removing the eave all together, and it didn't look right. Therefore, the roof cut-in will remain the same as previously shown.

There were no public comments.

Commission Discussion:

- Chair Emily Wilkins stated that in the December meeting she felt like the Commissioners agreed that this addition was a good option and met the spirit of the *Preservation Guidelines*. She asked if the Commissioners still had the same opinions of the proposed addition.
- Commissioners found that while the proposed addition did have a bump out and was visible from the street, the design allowed for the retention of heritage tree in the backyard and allowed the homeowners to keep windows facing the rear yard.
- Commissioner Baroff stated that he was one of the commissioners that voted against the addition at the property located at 506 S Lahoma. However, he feels better about this addition because it is smaller and behind a fence.

Motion by Mitch Baroff to approve (HD 23-44) addition on the rear of the structure, as submitted; **Second** by Karen Thurston.

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

3. (HD 23-45) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AN AMENDMENT TO A CERTIFICATE OF APPROPRIATENESS (HD 23-31) FOR THE PROPERTY LOCATED AT 606 MILLER AVENUE TO: 1) REPLACE EXTERIOR SIDING ON THE HOUSE AND GARAGE WITH WOOD SHIPLAP SIDING; 2) RECONSTRUCT THE NON-ORIGINAL FRONT PORCH WITH WOOD COLUMNS AND A METAL ROOF AS SHOWN ON SUBMITTED DRAWINGS.

Anais Starr presented the staff report:

- Ms. Starr stated that this structure is a non-contributing two-story structure.
- Ms. Starr mentioned that in October of 2023, a Certificate of Appropriateness was issued to replace the exterior siding on the house and garage. The COA stated that the applicant would replace the existing cement shingle siding on the home with either wood lap siding, or cement fiber board siding. However, when Ms. Starr visited the property in December, wood shiplap siding was being installed on exterior of the house.
- Due to the siding not being the correct type, she issued a stop work order in December, and contacted the property owner.
 - Ms. Starr explained that wood shiplap siding is not a typical material seen in the Miller Historic District, more typical for the District would wood be wood lap siding. Consequently she issued the stop work order and worked with the applicant to submit the amendment request that is before the Commission tonight.

Robert Fightmaster, property owner, discussed the project:

- Mr. Fightmaster explained that he thought that he would be able to use a wood substitute as long as it was smooth finish.
- He explained that he doesn't like the look of hardy board as much, and thought that wood shiplap would give the property a more historic look.

Public Comments:

- Lloyd Bumm spoke and said that this siding wouldn't match the rest of the Miller District.

Commission Discussion:

- Commissioner Brewer stated that she appreciates the fact that the applicant had chosen wooden siding. However, since it was wood shiplap, and not lap siding, it would not be compatible with the rest of the neighborhood.
- Commissioners Zorba and Brewer feel like even though this property is non-contributing, it still needs to be compatible with the rest of the neighborhood.

Motion by Sarah Brewer to approve item 1) replace the exterior siding on the house and garage with wood shiplap siding, as submitted; **Second** by Michael Zorba.

This motion was denied with a vote of 0-7.

Motion by Sarah Brewer to approve item 2) reconstruct the non-original front porch with wood columns and a metal roof as shown on submitted drawings, as submitted; **Second** by Taber Halford.

This motion was approved unanimously with a vote of 7-0.

REPORTS/UPDATES

4. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE DECEMBER 4, 2023.

- 904 Miller Ave: Construction complete.
- 518 Chautauqua Ave: Construction is complete. Staff is working to schedule a time for final pictures.
- 549 S Lahoma: In court system appeals process.
- 506 S Lahoma Ave: Construction continues. Scheduling a time with the applicant to take pictures.
- 610 Miller Ave: Custom roof material was delivered last week and installation will begin soon.
- 514 Miller Ave: Work has not started.
- 904 Classen Ave: Work has not started.
- 607-609 S Lahoma: Work has not started.
- 518 Shawnee: Windows ordered.
- 521 Miller Ave: Windows installed.
- 700 Chautauqua Ave: Work has not started.
- 712 Miller Ave: Will return in February with a revised garage door request.
- 633 Okmulgee: Work on the garage door completed.

Administrative Bypass:

- 515 Miller Ave - Installation of small deck in rear yard.
 - 700 Chautauqua Ave - Removal of non-original metal siding and repair/restoration of wood siding underneath.
 - 930 Miller Ave - Replacement of front concrete porch floor.
5. DISCUSSION OF PROGRESS REPORT REGARDING FYE 2023-2024 CLG GRANT PROJECTS.

2022-2023 Certified Local Government Grant Funds Budget

PROJECT 1:	Educational Training	\$2,700
PROJECT 2:	Memberships Dues for NAPC	\$150
PROJECT 3:	Historic Tour Expansion	\$1,725
PROJECT 4:	Historic Tour App Maintenance	\$2,000
	& Maintenance	\$3,725
PROJECT 5:	Windows & Wall Workshop	\$10,000 \$6,500 expended
PROJECT 6:	Quarterly Education Postcard	\$1,800 Approx. \$700

MISCELLANEOUS COMMENTS

Chair Emily Wilkins stated that this would be her last Historic District meeting.

ADJOURNMENT

The meeting was adjourned at 6:48 p.m.

Passed and approved this _____ day of _____



The City of **NORMAN**

225 N. Webster Ave.
Norman, Oklahoma 73069

Item 3.

HISTORIC DISTRICT COMMISSION
Phone: 405-366-5332

January 26, 2024

RE: Request for postponement for COA request (HD 23-41) 712 Miller Ave

Dear Historic District Commissioners:

Jeff Majewski, the applicant for 712 Miller Avenue wishes to request a postponement of his COA request (HD 23-41) to the April 1, 2024 Historic District Meeting. He has been out of state since the December meeting. He will be meeting with contractors in early February and plans to discuss his revisions for the garage door at the March meeting.

Anais Starr, AICP
Planner II



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/05/2024

REQUESTER: PRESTON O'BRIEN

PRESENTER: ANAIS STARR, PLANNER II

ITEM TITLE: (HD 23-46) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 1004 MILLER AVENUE FOR 1) THE REMOVAL OF DOOR OPENINGS ON THE NORTH AND SOUTH ELEVATIONS AND REPLACEMENT WITH EITHER WOOD LAP SIDING OR STUCCO; 2) REPLACEMENT OF EXISTING WOOD EXTERIOR WALL MATERIAL ON THE NORTH AND SOUTH SIDE ELEVATIONS WITH EITHER WOOD LAP SIDING OR STUCCO.

Property Location **1004 Miller Avenue
Miller Historic District**

Owner **Kendall Helm**

Applicant **Preston O'Brien,
Point Properties Real Estate LLC**

Request **(HD 23-46) Consideration of the Certificate of Appropriateness request for the property located at 1004 Miller Avenue for 1) the removal of door openings on the north and south elevations and replacement with either wood lap siding or stucco; 2) replacement of existing wood exterior wall material on the north and south side elevations with either wood lap siding or stucco.**

Property History

Historical Information

2004 Miller Historic District Nomination Survey Information:

1002-1004 South Miller Avenue. Ca. 1933. Tudor Revival. This contributing, one-story, brick, single dwelling was historically a duplex. The house has a brick foundation and a steeply-pitched, asphalt-covered, cross-gabled roof with a rear hipped. The wood windows are decorative, nine-over-one, hung and the wood doors are glazed paneled. One door is located on the facade and

the other is located on the south side. The full-width porch is uncovered with a concrete floor and short brick piers capped with concrete. There is a front, brick, interior, slope chimney. Decorative details include exposed rafters, double windows, stucco in the gable ends and extended gables. There is a weatherboard, two-car garage with a steeply-pitched, front-gabled roof with exposed rafters to the rear.

Sanborn Insurance Maps

The 1944 Sanborn Insurance Map shows the primary structure in its current location and footprint configuration. The map also shows a garage on the south property line which no longer exists indicating that the current garage was constructed post-1944.

Though the Sanborn Insurance Maps indicate that this structure was built as a duplex, it currently exist as a single-family structure.

Previous Actions

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

Overall Project Description

The applicant is in the process of purchasing this property and would like to repair and improve the structure. As part of the proposed renovations, he would also like to improve the internal programming by removing the doors on the north and south elevations. It appears that the original rear porch areas were enclosed with walls along with doors and windows sometime after 1944. Most likely, these modifications were performed prior to 1997 when this property became part of the Miller Historic District. The applicant proposes to remove the doors in these two areas and replace with either five inch wood lap siding or stucco, both of which are found on the existing house. The remainder of the existing wall material would also be replaced with either five inch wood lap siding or stucco.

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).*

Reference - Preservation Guidelines

Exterior Walls

3.2 Guidelines

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

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

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

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

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

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

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

.7 Substitute Materials. 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.

Wood Features

3.3 Guidelines

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

.1 Preserve Original Features. Retain and preserve wood features that contribute to the overall historic character of a building, including siding, shingles, cornices, brackets, pediments, columns, balustrades, and architectural trim.

.2 Replace Only Deteriorated Elements. If replacement of a deteriorated details or element of a wood feature is necessary, replace only the deteriorated detail or element in-kind rather than the entire feature. Match the original in design, dimension, texture, and material. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.

.3 Replace Missing Features. Replace missing wooden features based on accurate documentation of the missing original or a new design compatible in scale, size, material, and texture, with the style, period, and design of the historic building and the district as a whole. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.

.4 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.

Doors

3.14 Guidelines

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.

.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.

.8 Preserve Original Openings. Do not create new openings in the front or side façades of historic structures. Do not enlarge or diminish existing openings to fit stock door sizes. If new openings are necessary to meet code requirements, they shall be compatible with historic doors for that structure in proportion, shape, location, pattern, size, materials, and details.

.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.

Staff Comments

Request #1) Removal of door openings on the north and south elevations and replacement with either wood lap siding or stucco.

This property is located on a corner and per *Preservation Guidelines* is considered to have two front facades. The *Guidelines* discourage the alteration to original historic elements on front and side elevations, especially those that are visible from the street right-of-way. However, as indicated previously, these two sections of the house are modern day modifications and are not original to this structure.

The prior modifications to this house provide for awkward internal programming which the applicant is now trying to improve while still abiding by *Preservation Guidelines*. The removal of original openings on historic structures is strongly discouraged by the *Guidelines*. However, as indicated above the original openings have been modified significantly and it is not clear if these current door openings are located where the original openings would have been.

Given that the original exterior for these two sections of this historic structure have previously been modified significantly, and given that the *Guidelines* allow for modern-day conveniences, it may be appropriate to permit the removal of these non-original door openings.

The Commission would need to determine if the removal of these two door openings and replacement with either wood lap siding or stucco is appropriate for this historic structure and compatible with the District as a whole.

Commission Action: Consideration of approval, rejection, amendment, and/or postponement of the Certificate of Appropriateness request for the property located at 1004 Miller Avenue for 1) the removal of door openings on the north and south elevations and replacement with either wood lap siding or stucco.


Request #2) Replacement of existing wood exterior wall material on the north and south side elevations with either wood lap siding or stucco.

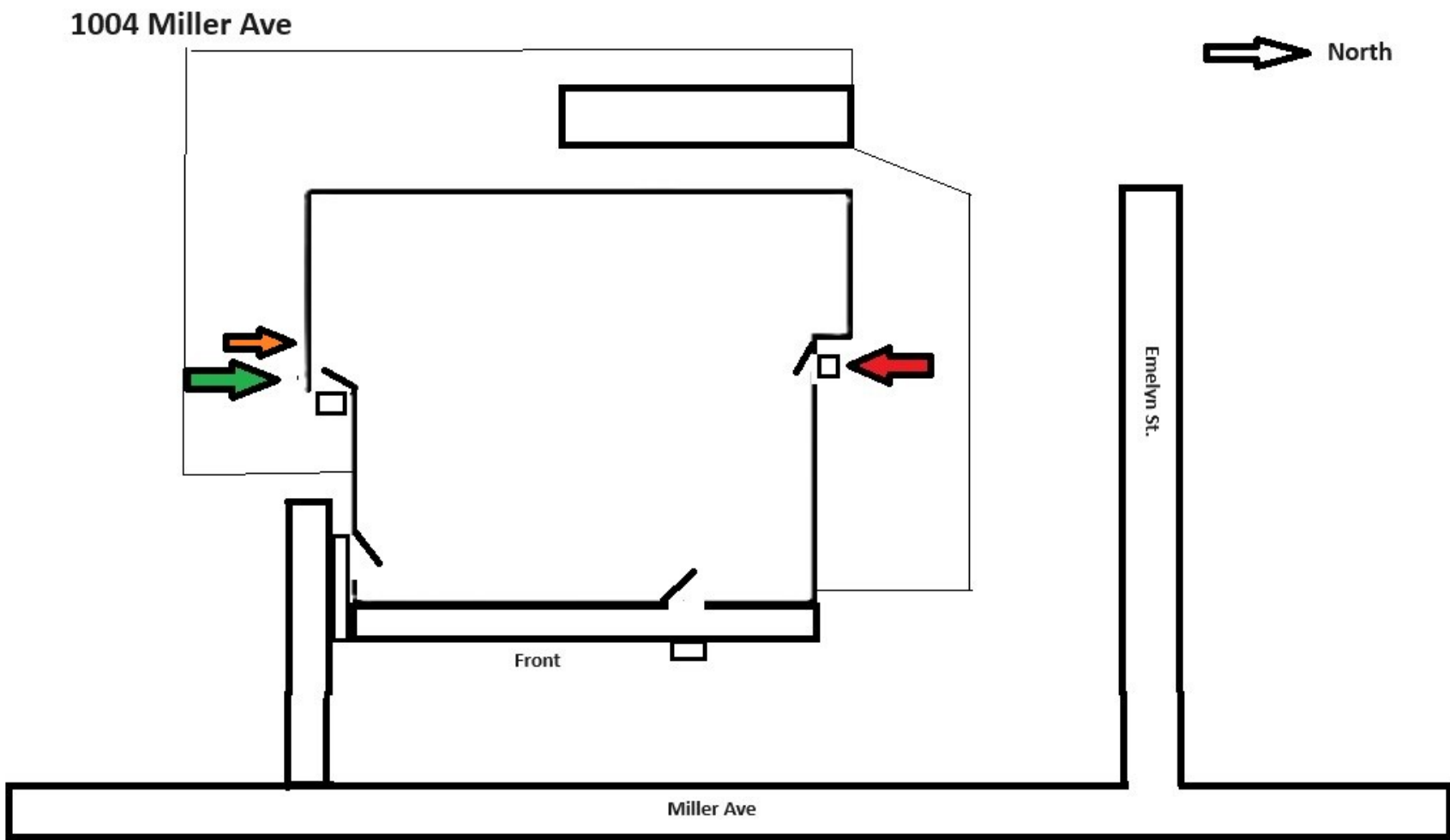
While the *Preservation Guidelines* encourage the retention of original wall material, as indicated above, the existing deteriorated areas are not original to the house. Matching the existing brick

is not possible and the *Guidelines* advise against creating a “false historical” appearance. Staff would note that replacement of the existing wood wall material with identical material is allowable under the “ordinary maintenance and repair” section of the Historic District Ordinance. The proposed wood lap siding or stucco would be an improvement over the existing mix of wood sheeting and wood beadboard that is present currently on the elevations. Both of the proposed wall materials are listed as appropriate materials in the *Guidelines*.

The Commission would need to determine if the replacement of the existing wood wall material with either wood lap siding or stucco would be appropriate for this historic structure and compatible with the District as a whole.

Commission Action: Consideration of approval, rejection, amendment, and/or postponement of the Certificate of Appropriateness request for the property located at 1004 Miller Avenue for 2) replacement of existing wood exterior wall material on the north and south side elevations with either wood lap siding or stucco.

The City of Norman Historic District Commission FOR CERTIFICATE OF APPROPRIATENESS (COA)		Staff Only Use HD Case #: Date: Received by:
Note: Any relevant building permits must be applied for and paid for separately in the Planning and Community Development Office. 405-366-5311		
Address of Proposed Work:		
Applicant's Contact Information:		
Applicant's Name: <u>Preston O'Brien</u>		
Applicant's Phone Number(s): <u>(405) 246-8112</u>		
Applicant's E-mail address: <u>Pointpropertiesok@gmail.com</u>		
Applicant's Address: <u>4501 Foxcroft Rd., Norman, OK 73026</u>		
Applicant's relationship to owner: <input type="checkbox"/> Contractor <input type="checkbox"/> Engineer <input type="checkbox"/> Architect		
Owner's Contact Information: (if different than applicant)		
Owner's Name:		
Owner's Phone Number(s):		
Owner's E-mail:		
Project(s) proposed: (List each item of proposed work requested. Work not listed cannot be reviewed.)		
1) Remove rotten siding/door on South side of home and replace with like-kind siding or like-kind Stucco currently on the home.		
2) Remove rotten siding/door on North side of home and replace with like-kind siding or like-kind Stucco currently on the home.		
3) I would like to remove a tree on the South side of the home that is currently growing into the home and creating structural damage.		
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: <u>1-9-24</u>
<input type="checkbox"/> (If applicable): I authorize my representative to speak in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.		
Authorized Representative's Printed Name:		
Authorized Representative's Signature:		Date:





1/21/2024, 12:21:02 PM

1:271

- Parcel
- Address Number
- OU
- Park
- Lake Thunderbird
- Railroad
- Streets
- Centerline Labels (10,000+)
- AerialPhoto2010
- Red: Band_1
- Green: Band_2

Blue: Band_3

AerialPhoto2005

Red: Band_1

AerialPhoto2007

Green: Band_2

Blue: Band_3

AerialPhoto2001

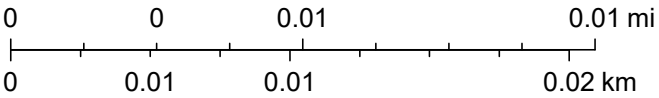
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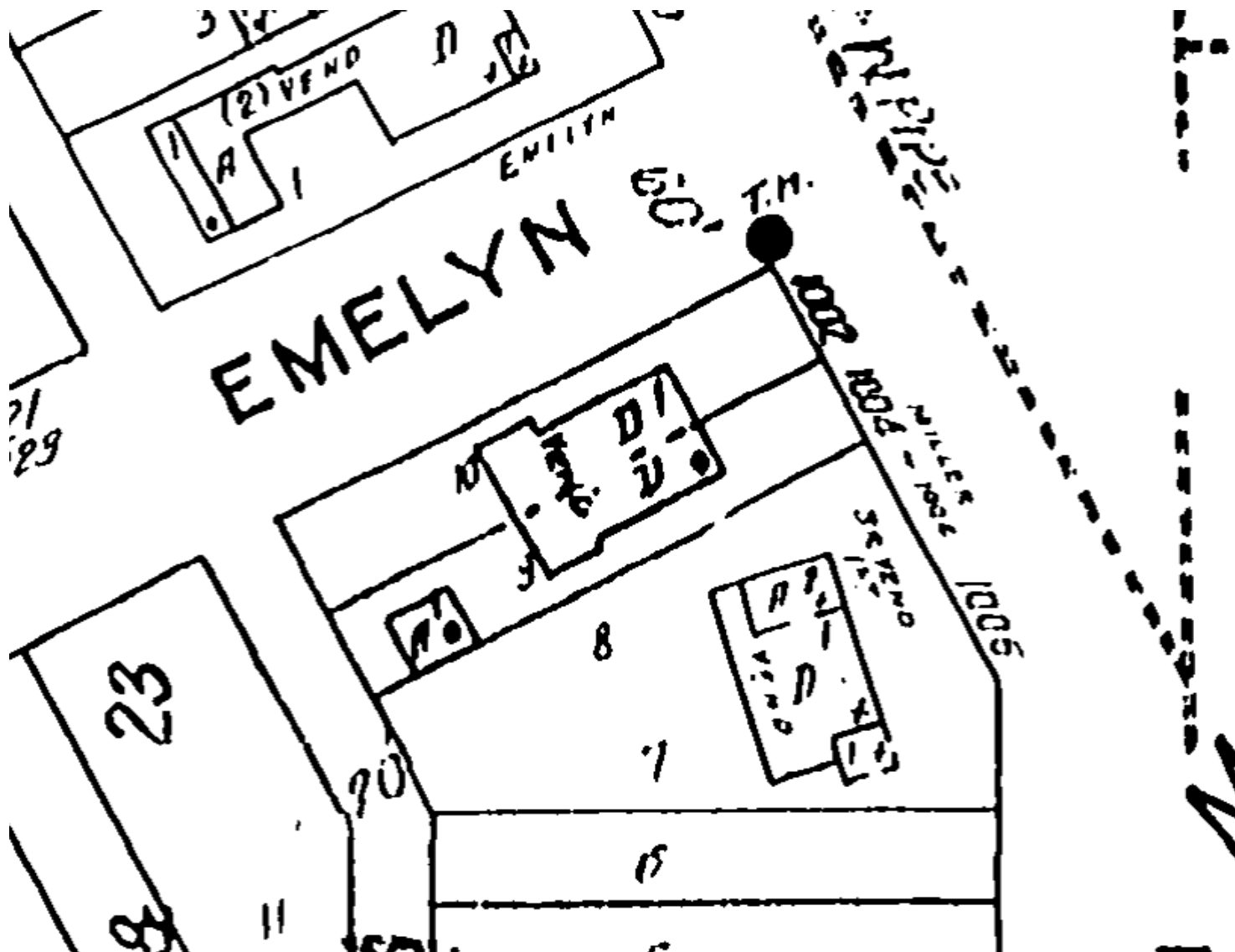
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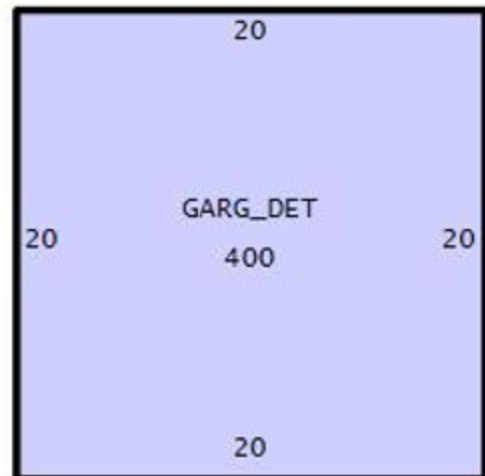
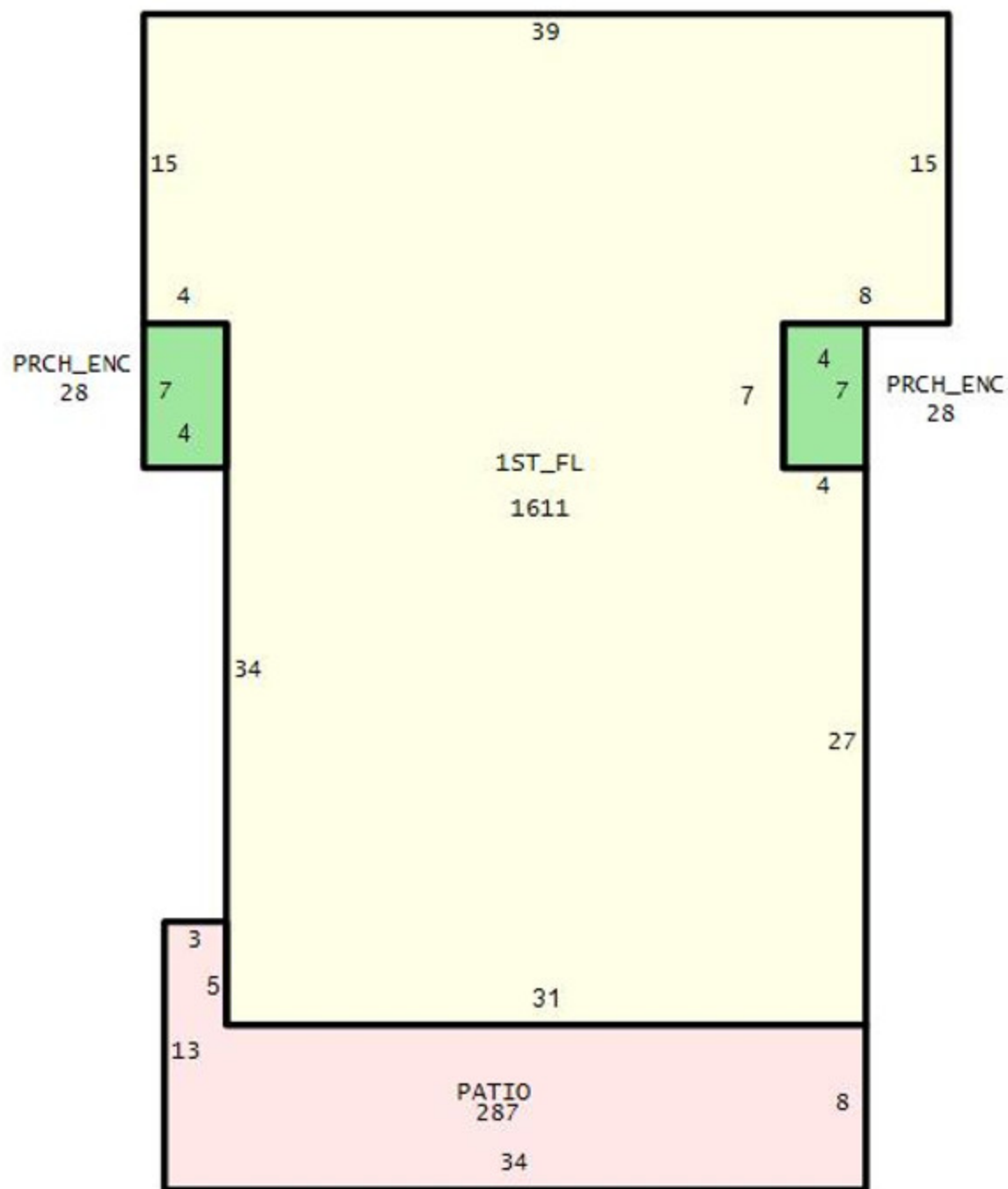
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City of Norman, GIS Services Division, Merrick



1004 Miller Avenue



North Side Proposed Projects: (Area indicated by red arrow on site plan)



As you can see, this entire area is extremely rotten and has large gaps that allow air, pets, etc. to get inside the home. I would like to remove the old siding, the old wood, & the old doorway and cover the entire area with either like-kind horizontal, wood siding or like-kind stucco that currently exists on other areas of the home (see below).

Stucco area on NE and SE corners of the home



Horizontal siding on the south side of home



Horizontal siding as seen on the garage on west side of property



North Side Proposed Projects Elevation Drawings:

Stucco option



Horizontal wooden siding option



South Side Proposed Projects: (area indicated by **green arrow** on site plan)



As you can see, this entire area is extremely rotten and has large gaps that allow air, pets, etc. to get inside the home. I would like to remove the old siding, the rotten wood, the doorway, level the foundation and replace with either like-kind, horizontal siding or like-kind stucco that currently exists on other areas of the home.

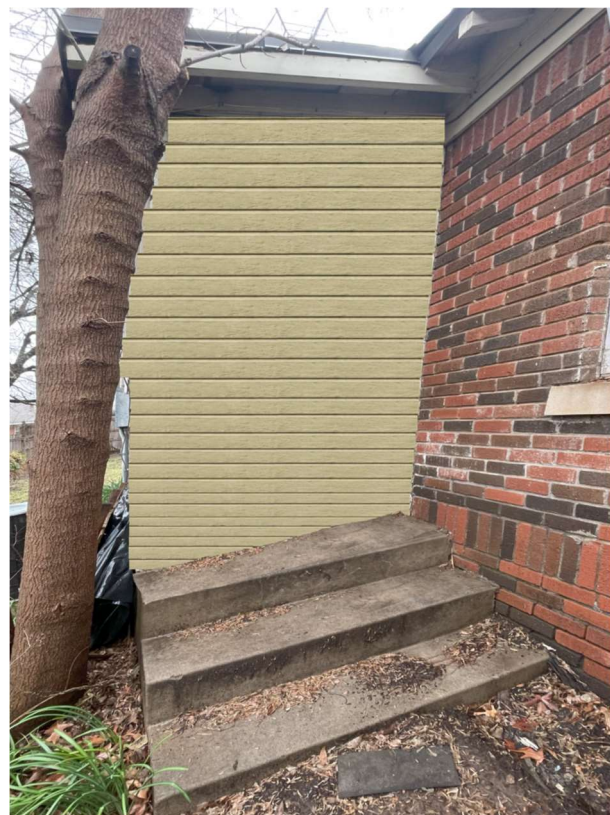
South Side Proposed Projects Elevation Drawings:

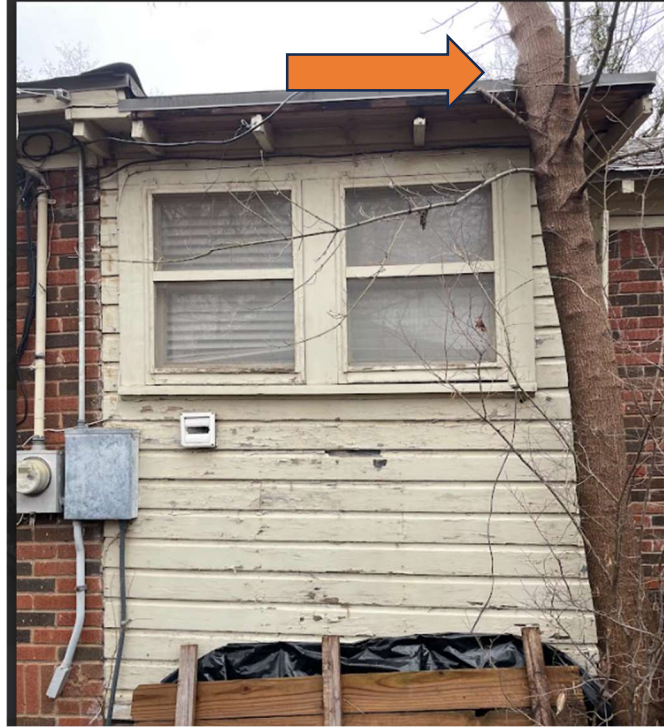
Item 4.

Stucco option

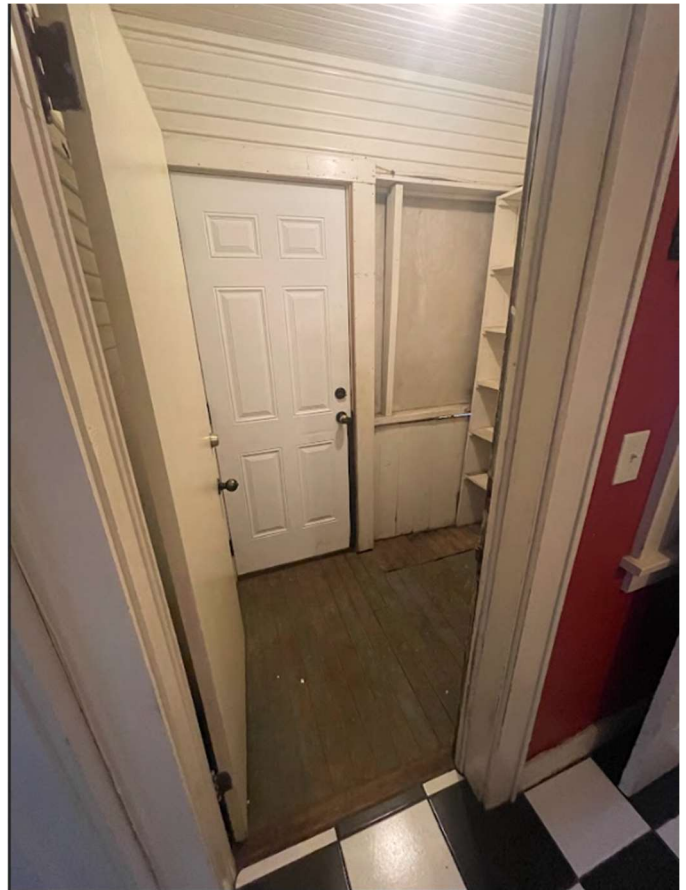


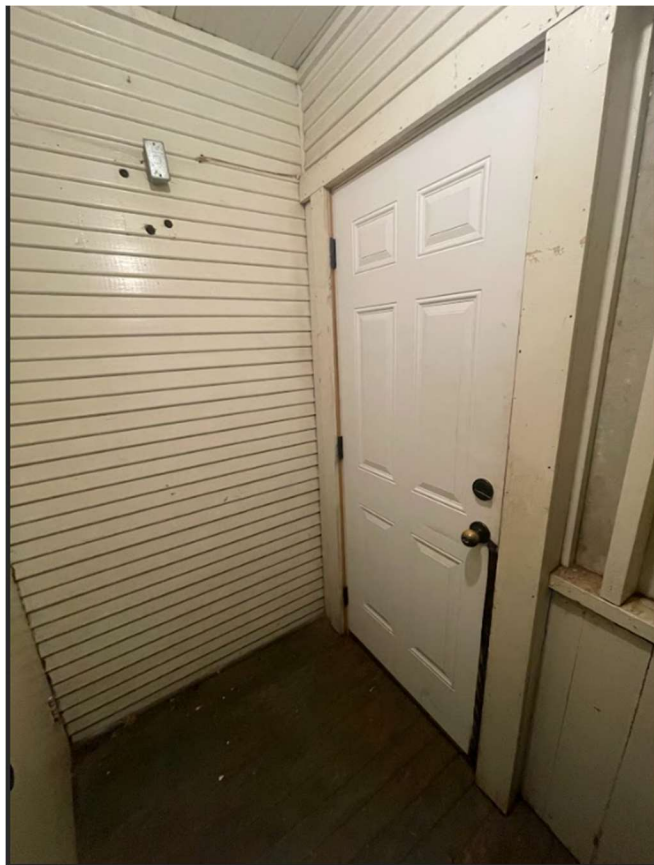
Horizontal wooden siding option



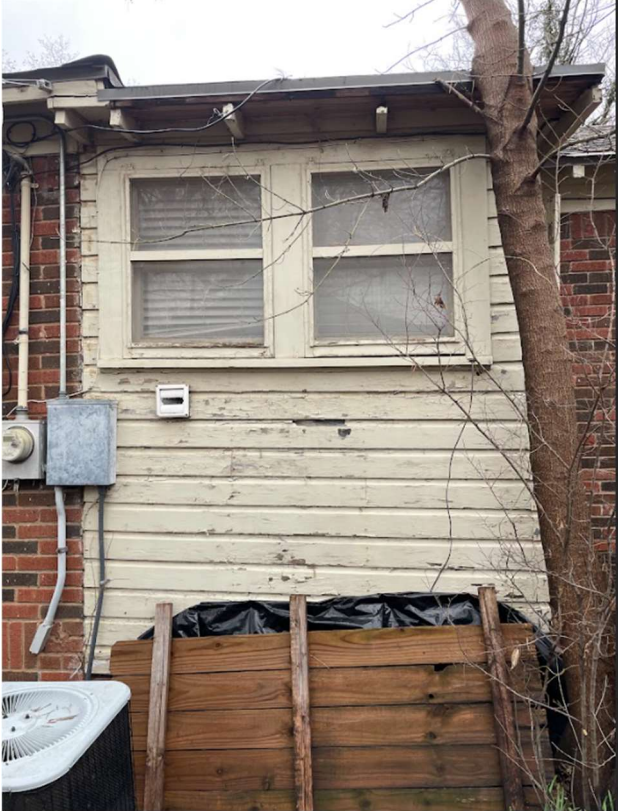


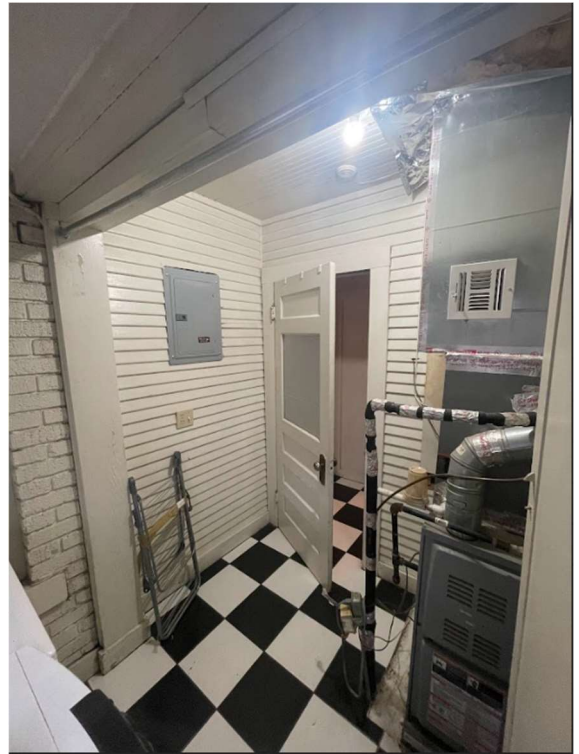
As indicated in the pictures, there is a tree that has begun growing into the side of the home and it is creating structural issues for the roof. I would like to remove it and re-plant some nice scrubs or a smaller tree that more properly suits that area.





1004 Miller Ave: South Side:





From: [Kendall Stuhr](#)
To: [Anais Starr](#)
Cc: kolby@stilesok.com; pointpropertiesok@gmail.com
Subject: EXTERNAL EMAIL : 1004 Miller Ave
Date: Tuesday, January 9, 2024 5:02:08 PM

To Whom It May Concern at the City of Norman Historic District Commission,

I am the current owner of 1004 Miller Ave here in Norman and I am currently under contract for Preston O'Brien to purchase the home later this month. We are set to close on the property the week of January 22nd and I understand that he is planning to come before the Historic District Commission at your February meeting to discuss some updates he is wishing to make on the home.

With that timing in mind, I give my permission for him to submit an application to the Historic District Commission prior to ownership for pending approval of changes he is wishing to make once he owns the home. Please let me know if you have any questions. Thank you.

Kendall Hurley
405-401-9987



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/05/2024

REQUESTER: HISTORIC DISTRICT COMISSION

PRESENTER: ANAIS STARR, PLANNER I

ITEM TITLE: STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS
AND ADMINISTRATIVE BYPASS ISSUED SINCE JANUARY 8,2024.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/05/2024

REQUESTER: HISTORIC DISTRICT COMMISSION

PRESENTER: ANAIS STARR, PLANNER II

ITEM TITLE: DISCUSSION OF PROGRESS REPORT REGARDING FY 2023-2024
CLG GRANT PROJECTS.
