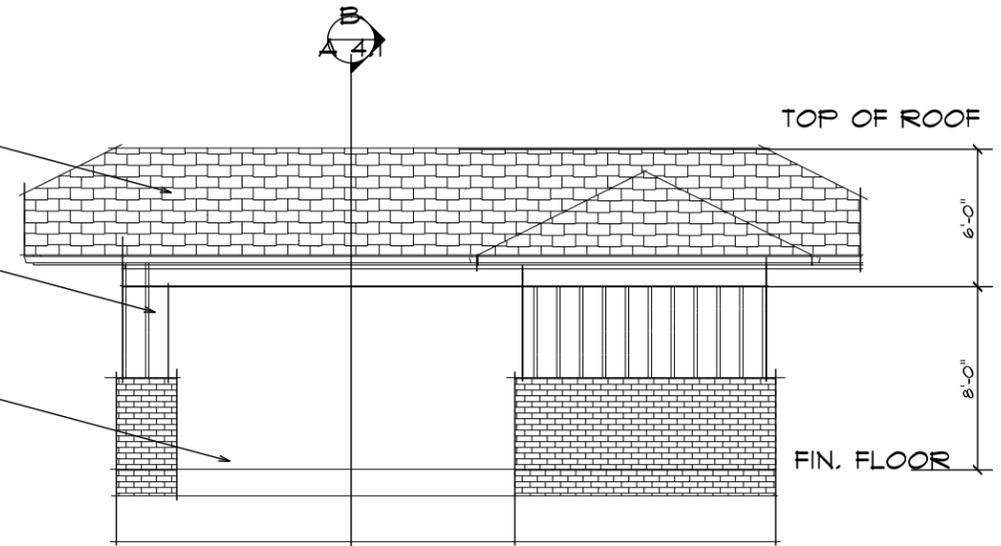


ROOF SLOPE TO MATCH EXISTING GARAGE

METAL SHINGLES TO MATCH EXISTING

BOARD AND BATTON SIDING TO MATCH EXISTING

BRICK VENEER TO MATCH EXISTING



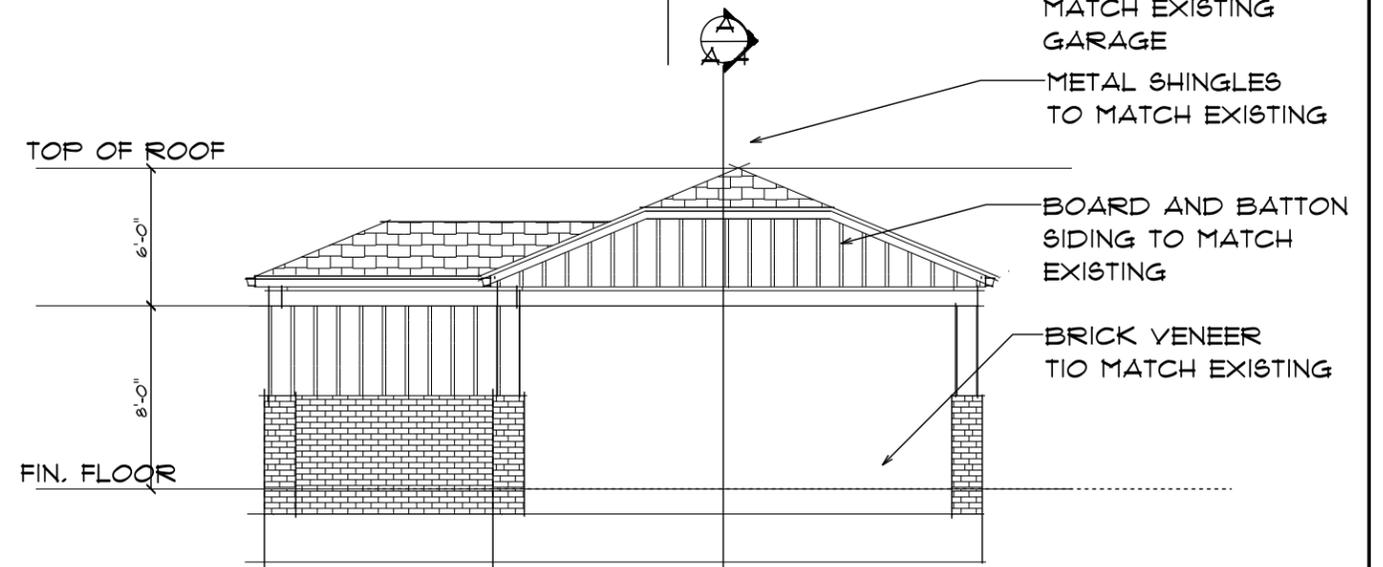
WEST ELEVATION
1/8" = 1'-0"

ROOF SLOPE TO MATCH EXISTING GARAGE

METAL SHINGLES TO MATCH EXISTING

BOARD AND BATTON SIDING TO MATCH EXISTING

BRICK VENEER TO MATCH EXISTING



SOUTH ELEVATION
1/8" = 1'-0"





SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

DATE: 11-7-2018
REVISION DATES:
04-14-2021
DRAWN: D. BOECK

dlb architects, pc

614 south lahoma avenue norman, ok 73069

PHONE: (405) 919-8242 boeckitek@gmail.com

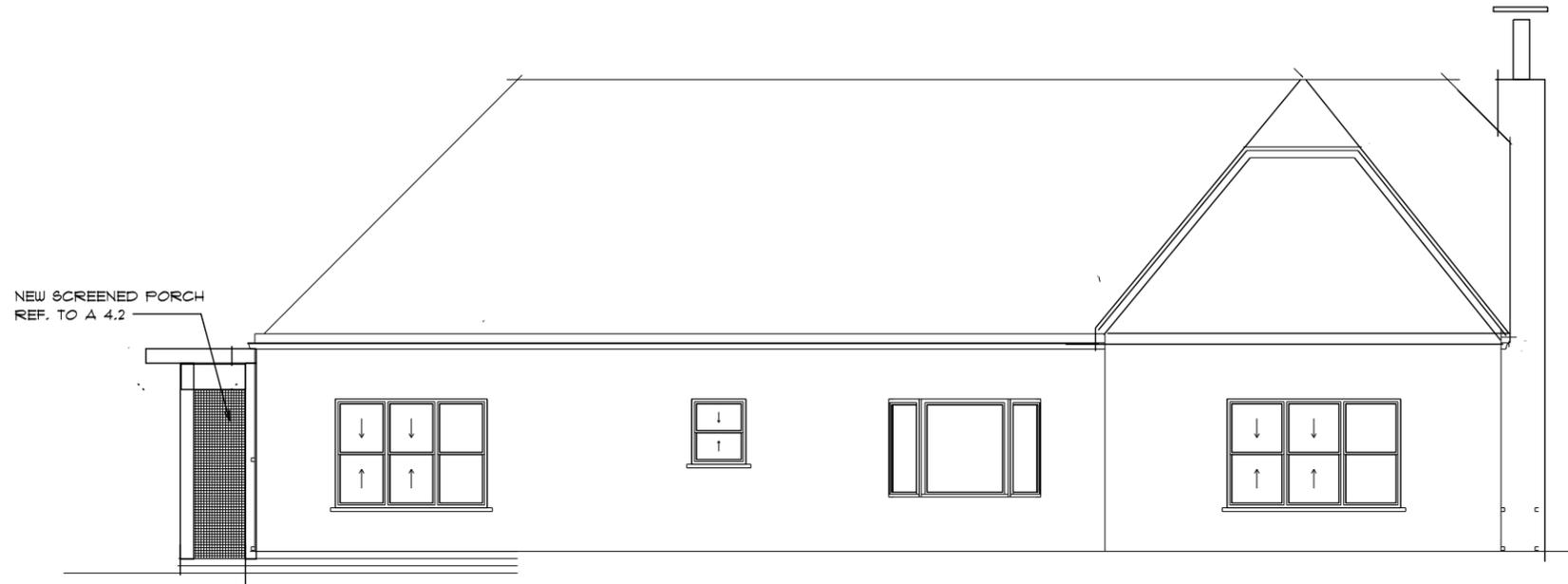
CARPORT ADDITION FOR CHERYL CLAYTON
503 TULSA STREET
NORMAN, OKLAHOMA 73071



JOB NO.

SHEET

A 3.2



WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

DATE: 11-7-2018
REVISION DATES:
04-14-2021
DRAWN: D. BOECK

dlb architects, pc
614 south lahoma avenue norman, ok 73069
PHONE: (405) 919-8242 boecktek@gmail.com

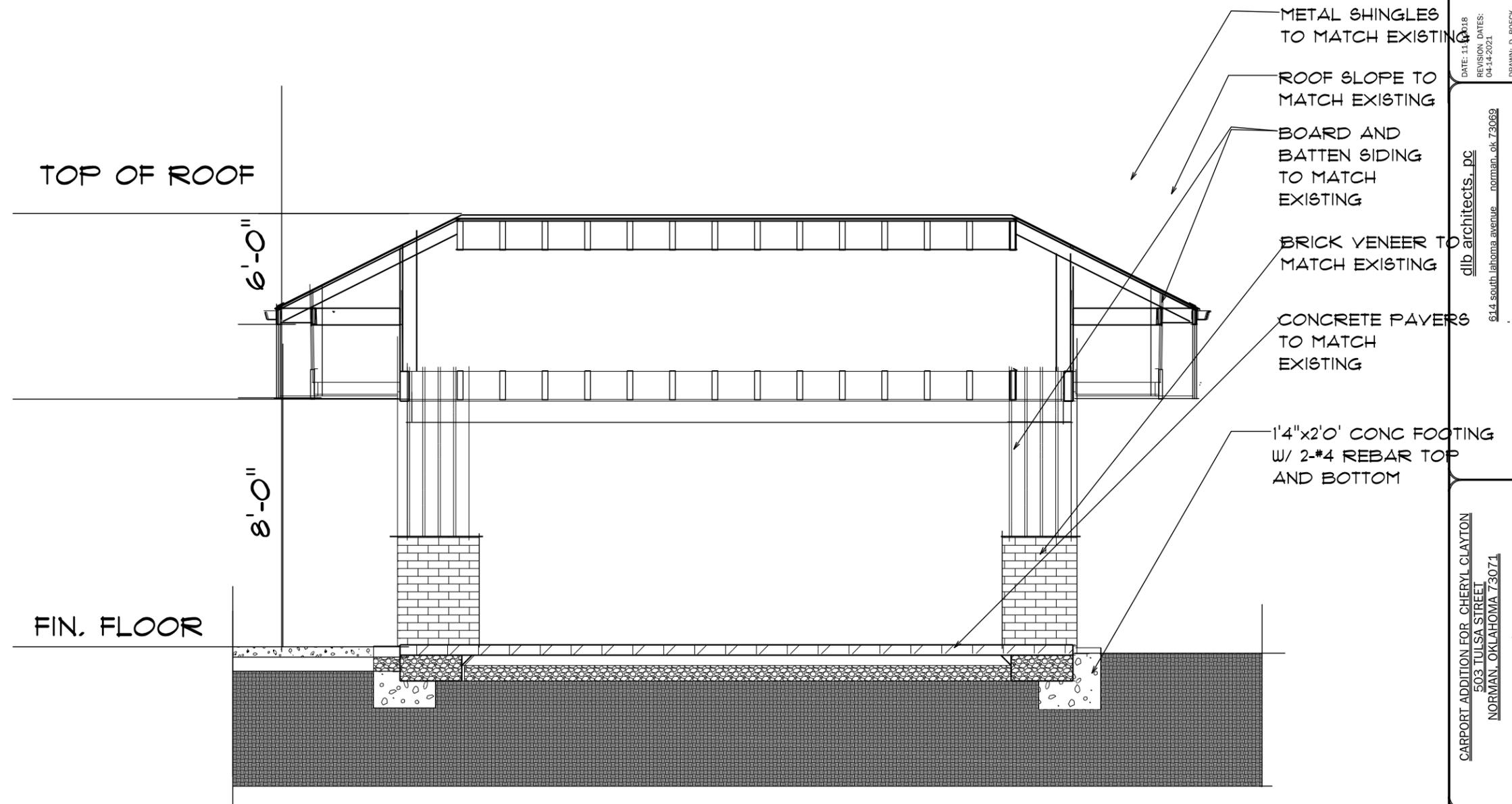
CARPORT ADDITION FOR CHERYL CLAYTON
503 TULSA STREET
NORMAN, OKLAHOMA 73071



JOB NO.

SHEET

A 3.1



TOP OF ROOF

6'-0"

FIN. FLOOR

8'-0"

METAL SHINGLES TO MATCH EXISTING

ROOF SLOPE TO MATCH EXISTING

BOARD AND BATTEN SIDING TO MATCH EXISTING

BRICK VENEER TO MATCH EXISTING

CONCRETE PAVERS TO MATCH EXISTING

1'4"x2'0" CONC FOOTING W/ 2-#4 REBAR TOP AND BOTTOM

BUILDING SECTION AA
1/4" = 1'-0"

DATE: 11/16/18
REVISION DATES:
04-14-2021

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614 southlahoma avenue norman, ok 73069
PHONE: (405) 919-8242 boecktek@gmail.com

CARPORT ADDITION FOR CHERYL CLAYTON
503 TULSA STREET
NORMAN, OKLAHOMA 73071

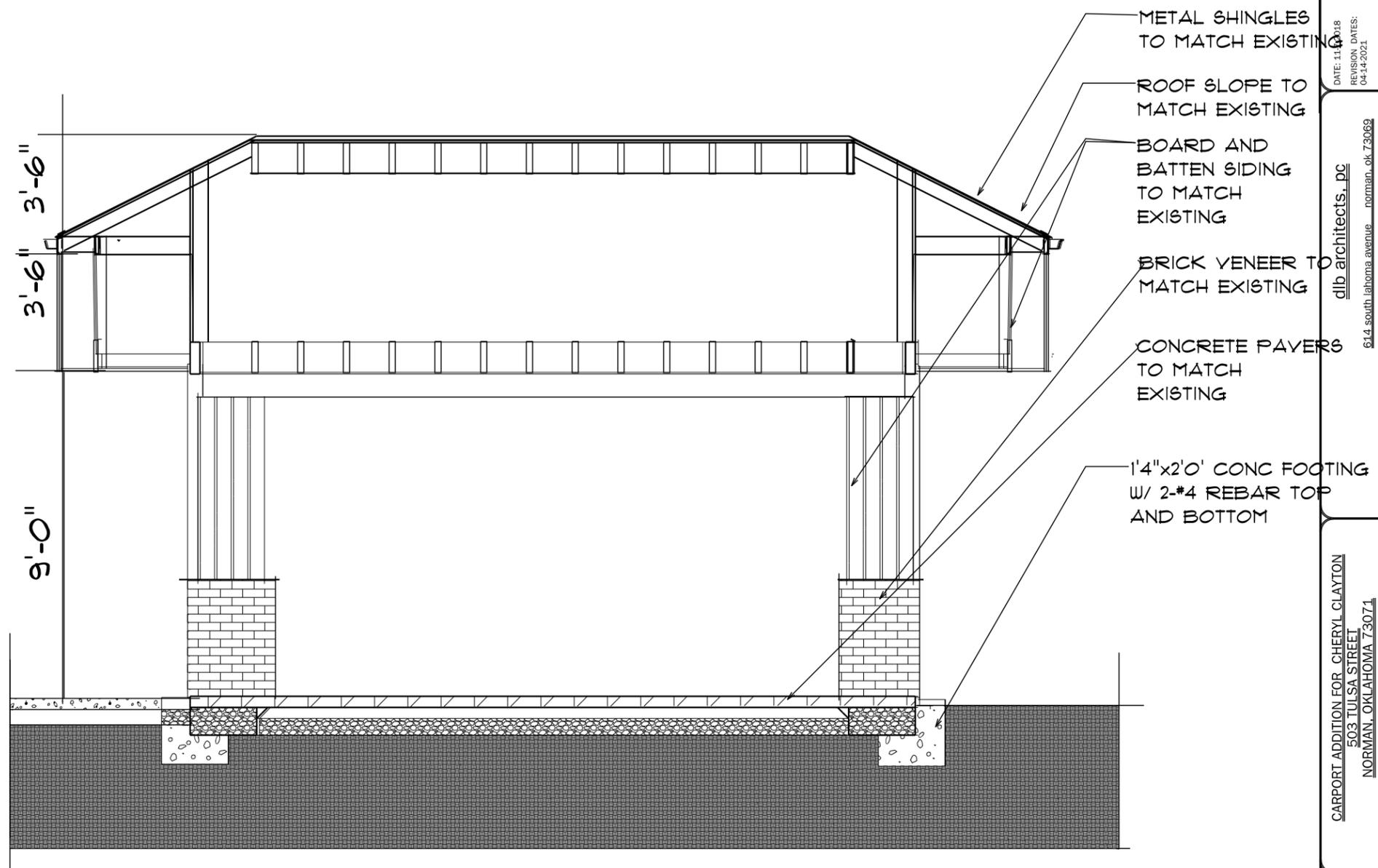


JOB NO.

SHEET

A 4.0

DRAWN: D. BOECK



BUILDING SECTION AA
 1/4" = 1'-0"

DATE: 11-10-18
 REVISION DATES:
 04-14-2021
 DRAWN: D. BOECK

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 514 southlahoma avenue - norman, ok 73069
 PHONE: (405) 919-8242 boeckitek@gmail.com

CARPORT ADDITION FOR CHERYL CLAYTON
 503 TULSA STREET
 NORMAN, OKLAHOMA 73074

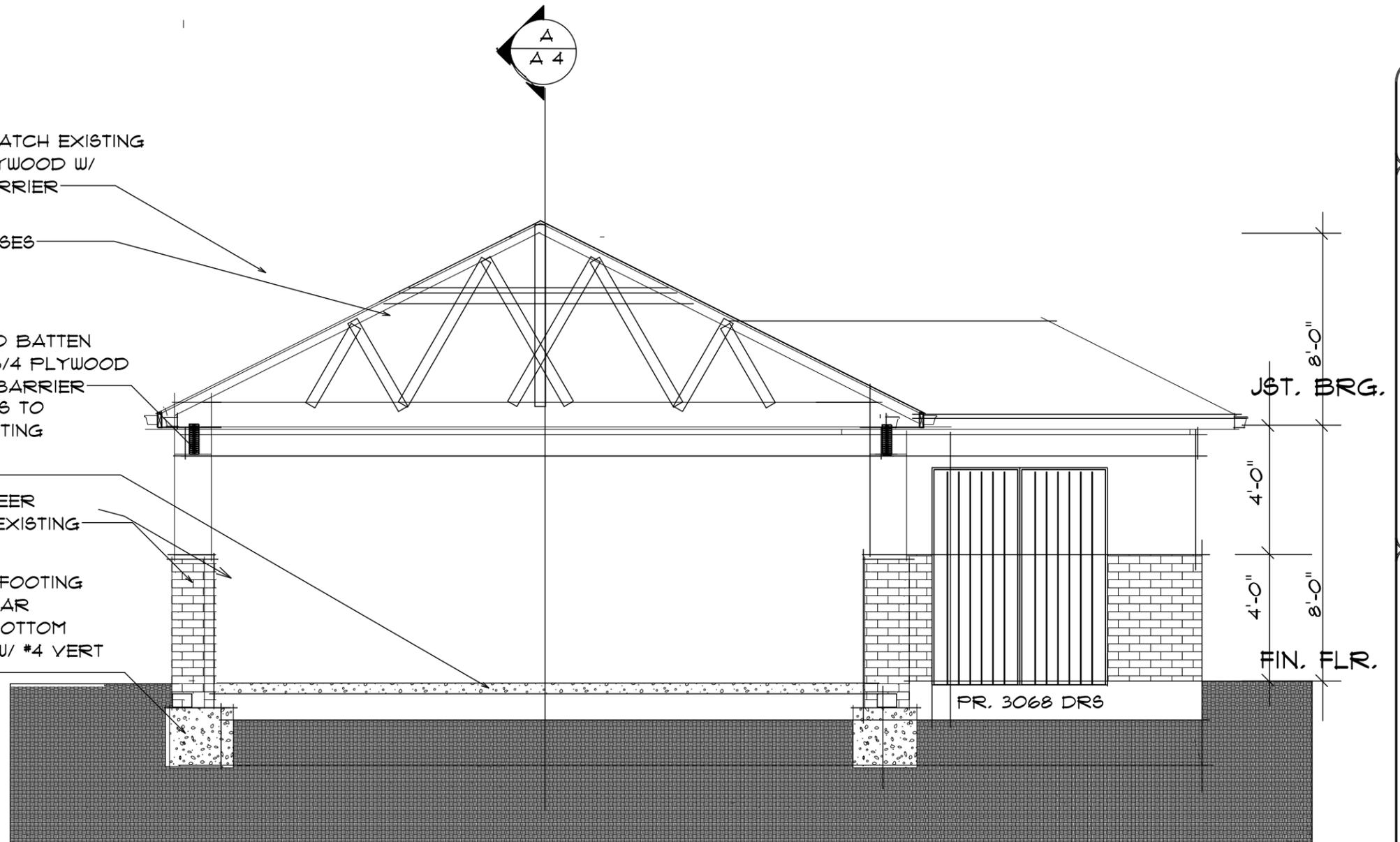
JOB NO.
 SHEET
A 4.0

ROOF TO MATCH EXISTING
ON 3/4" PLYWOOD W/
VAPOR BARRIER

WOOD TRUSSES

BOARD AND BATTEN
SIDING ON 3/4 PLYWOOD
W/ VAPOR BARRIER
NEW PAVERS TO
MATCH EXISTING
ON GRAVEL
AND SAND
BRICK VENEER
TO MATCH EXISTING

2'X2' CONC FOOTING
W/ 2-#5 REBAR
TOP AND BOTTOM
AND STEM W/ #4 VERT
2'0" C.C.



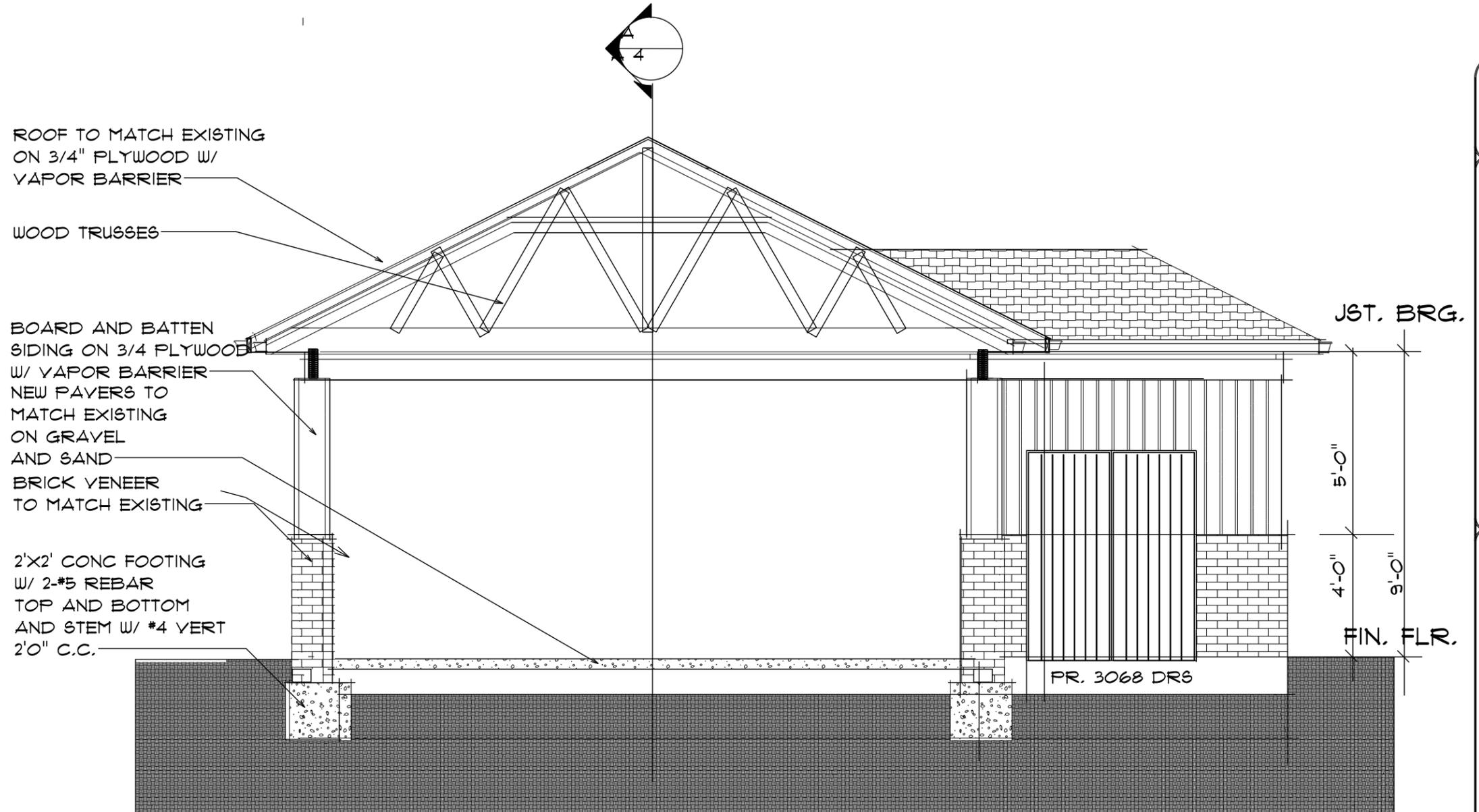
BUILDING SECTION BB
1/4" = 1'-0"

dlb architects, pc
614 south lahoma avenue norman, ok 73069
PHONE: (405) 919-8242 boecktdt@gmail.com

DATE: 11-7-2018
REVISION: DATES:
04-14-2021
DRAWN: D. BOECK

CARPOR ADDITION FOR CHERYL CLAYTON
503 TULSA STREET
NORMAN, OKLAHOMA 73071

JOB NO.
SHEET
A 4.1



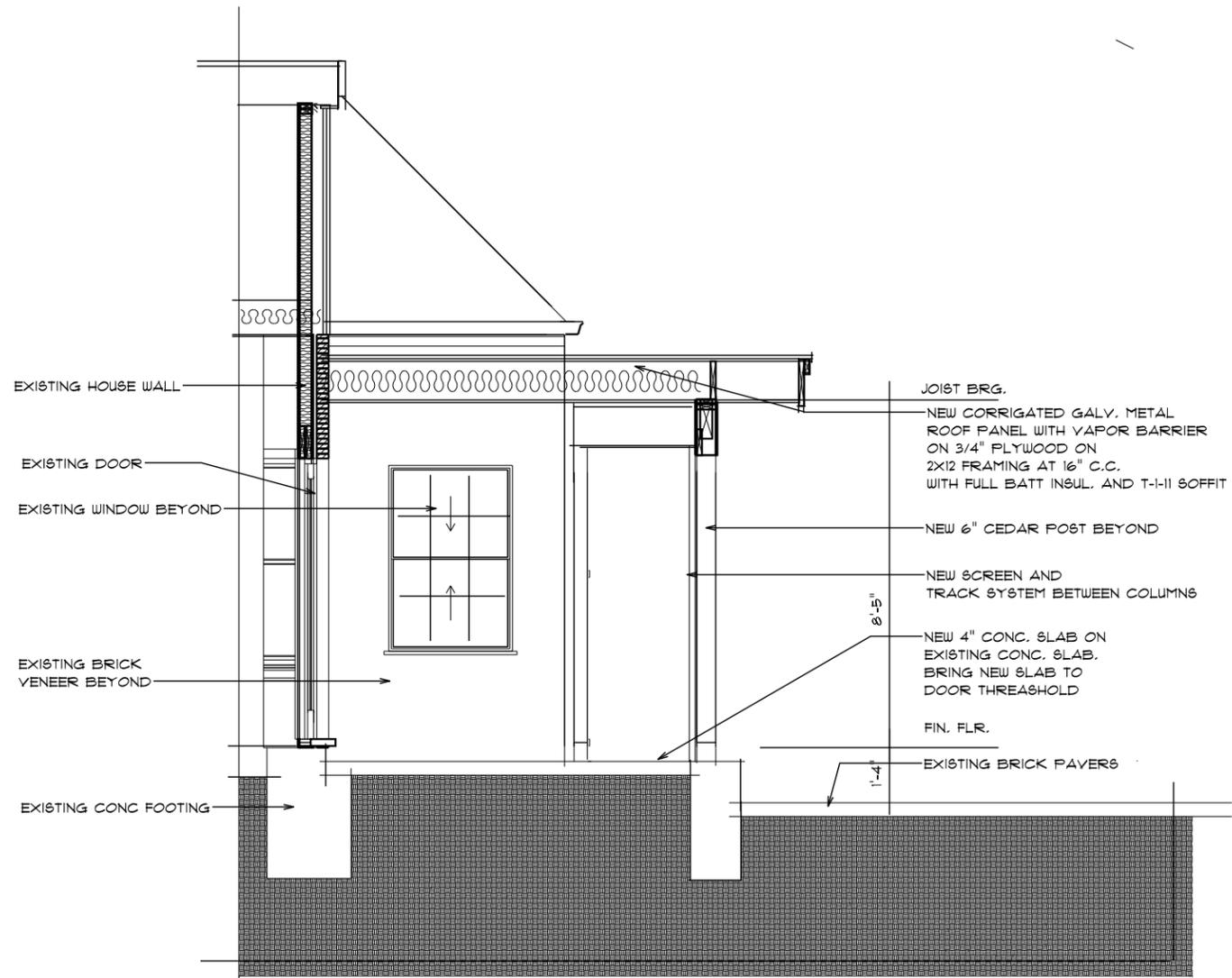
BUILDING SECTION BB
 1/4" = 1'-0"

DATE: 11.7.2018
 REVISION DATES:
 04.14.2021
 DRAWN: D. BOECK

dib architects, pc
 614 southlahoma avenue norman, ok 73069
 PHONE: (405) 919-8242 boecktdt@gmail.com

CARPORT ADDITION FOR CHERYL CLAYTON
 503 TULSA STREET
 NORMAN, OKLAHOMA 73071

JOB NO.
 SHEET
 A 4.1



PARTIAL BUILDING SECTION AA
 1/4" = 1'-0"

DATE: 11.7.2018
 REVISION DATES:
 04.14.2021
 DRAWN: D. BOECK

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 PHONE: (405) 919-8242 boeckiteh@gmail.com

CARPORT ADDITION FOR CHERYL CLAYTON
 413 TULSA STREET
 NORMAN, OKLAHOMA 73071


 JOB NO.
 SHEET
A 4.2

506 S Lahoma

COA Request

**Addition, Garage with porch/cabana,
New Driveway, Swimming Pool, 8' side
yard fence, 8' Screening Fence, 8'
Driveway Gate and Rear Deck**

Property Location: 506 S Lahoma
Chautauqua Historic District

Applicant: Barrett Williamson, Architect

Owner: Bob Craig

Request: HD (21-15) Consideration of a Certificate of Appropriateness request for the installation of an addition, a garage with an attached porch/cabana, new driveway, swimming pool, a 8' side yard fence, a 8' screening fence and a 8' driveway gate and rear deck for the property located at 506 S Lahoma.

Historical Information:

2004 Chautauqua Historic District National Registry Nomination Survey states:

This circa 1916 bungalow/craftsman structure is a contributing, two-story, weatherboard single (family) dwelling and it has an asphalt-covered, cross-gabled roof and a concrete foundation. The vinyl windows are single light casement and the wood door is slab with sidelights. The full-width porch has (a) three-quarters, side-gabled roof supported by decorative wood columns and a front gable over the stairs. Other exterior details include a red brick exterior chimney on the south side and a gabled dormer. Decorative details include ribbon windows and triangular knee braces.

Sanborn Insurance Maps:

The 1925 and 1944 Sanborn Insurance Maps both indicate a principal structure without any accessory structures on the parcel. At some point between 1944 and 1995 a small accessory structure was placed along the northeast corner of the rear yard. Sometime in recent years that structure was removed. The Sanborn maps indicate that additions were added to the sides of this structure post 1944.

Background Information

September 14, 2015 – A COA was granted for an 8' rear yard fence around the perimeter of the rear yard.

February 1, 2016 - A COA was granted for a 535 square foot garage with associated concrete. This COA request was reviewed at several Historic District Commission meetings between August of 2015 and February 2016 before a COA was approved in February 1, 2016.

October 4, 2021 – The applicant requested commission review and feedback for a proposed design for an addition, a garage with cabana, an 8-foot fence in side yard, a pool and a deck.

Project Description:

The property owners recently purchased the property and are in the process of renovating the house. As part of the updates for the house, the owners desire to add modern day features including: an addition with a primary bedroom and bathroom, a

swimming pool with a travertine patio, a garage with cabana porch and associated driveway access. All to be installed behind the rear of the structure.

As the Commission may remember, the applicant presented a set of plans last month for the review and feedback of a design of these requested items. As a result of that feedback the applicant is now proposing two options for the design of the addition.

The requests are as follows:

Request # 1) Addition (Two options are proposed)

Option A:

A 638 square foot wood clad addition is proposed. It will have aluminum clad windows, composite roofing. The addition will house the primary bedroom closet in the first “bump out”, which will have a shed roof to match the adjacent “bump out” already existing on the house. The second “bump out” will have the primary bathroom and will have a south facing gabled roof.

Option B:

The only difference in this option is the size, which is reduced by 30 square feet to 608 square feet.

Request # 2) Garage with a cabana

A 572 square foot wood-sided garage with a porch/cabana attached is proposed. It will be placed in the southwest corner of the yard adjacent to the pool. This will allow for a porch or cabana area to extend to the edge of the pool. Aluminum clad windows and doors are proposed along with a composite roof. Metal access door and steel overhead garage door are proposed. This typical two-car garage design will have a gabled roof design.

Request #3) Driveway Access for Garage

Currently a concrete driveway lined with brick extends into the middle of the backyard. This request proposes to remove that driveway behind the back edge of the house and replace with a concrete driveway to the location of the garage in the southwest corner of the rear yard.

Request #4) Deck

There is a wood deck currently on the rear of the house that wraps from the north side of the house around to the back of the house. A travertine raised deck is proposed to replace this existing deck. Additionally, the travertine deck will extend from the rear of the house to the swimming pool as well as around the pool to provide access. The travertine decking is a modern day element that normally does not require review by the Commission. However, due to the raised nature of this deck and the impervious quality of the travertine decking, this will require a building permit and therefore requires a COA.

Request # 5) Swimming Pool

A rectangular 14' x 34' in-ground swimming pool is proposed behind the house.

Request # 6) Fences

The applicant is proposing an 8' fence between the south property line and the corner of the new addition. An 8' screening fence is proposed outside the primary bedroom bathroom. An 8' ornamental fence is proposed over the driveway at the back edge of the house. The existing fence along the south property line is an 8' wood stockade fence which was approved in 2015.

Staff is providing pertinent Ordinance and Guidelines for the proposed work:

Historic District Ordinance:

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

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

Preservation Guidelines:

1.4 Secretary of the Interior Standards for Rehabilitation. *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (US Department of the Interior/National Park Service, Heritage Preservation Services, Revised 1990).*

1. Make Minimal Changes. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

2. Retain Historic Character. *The historic character of a property shall be retained and preserved. The removal of historical materials or alterations of features and spaces that characterize a property shall be avoided.*

3. Avoid False Historical Impressions. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

4. Acknowledge Changes Over Time. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

5. Preserve Distinctive Features. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

6. Repair Rather Than Replace. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

7. Avoid Harsh Treatments. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

8. Protect Archaeological Resources. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

9. Make Compatible Additions. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. Preserve Original Integrity. *New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

3.1 Exterior Walls

.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. Consider compatible substitute materials only if using the original material is not technically 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 are 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. Consider compatible substitute materials only if using the original material is not technically feasible.*

.6 Avoid False Historical Appearances. *Features or details that are introduced to a house should reflect its style, period, and design. Features should not create a false historical appearance by reflecting other 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 system (EIFS) will not be considered for use in historic structures.*

3.5 Guidelines for Windows and Doors

.1 Retain Original Windows. *Retain and preserve original windows, including glass, frames, sash, muntins, sills, heads, moldings, surrounds, and hardware.*

.2 Retain Historic Glass. *Retain original glass in historic windows if at all possible. Leaded glass windows shall be preserved. Bubbles and waves give old glass its distinctive look and add to the historic character of the house.*

.3 Preserve Original Doors. *Retain and preserve original doors and door surrounds including frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware.*

.4 Replace Only Deteriorated Features. *If replacement of a deteriorated window or door feature or details is necessary, replace only the deteriorated feature in kind rather than the entire unit. Broken sash cords, for example, can be repaired and do not necessitate replacing an entire window. Match the original in design, dimension, placement, and material.*

.5 Replacement Doors. *Replacement doors and door surrounds shall be appropriate to the style of the structure. Doors shall be relocated, enlarged, or introduced only when the alteration is appropriate to the style of the building.*

.6 Storm/Screen Doors. *Wood framed screen doors and full-light storm doors do not require a COA or Administrative Bypass.*

.7 Window Replacement by Administrative Bypass. *A deteriorated window may be replaced "like with like," based on the following criteria:*

- *Typically all wood construction*
- *Muntin width and profile are very similar to the original in width and profile*
- *Light pattern is the same as the original*
- *True divided lights (window panes) are the same as the original*
- *Size and dimension of all window components are the same as the original*

.8 Window Replacement by COA. *A deteriorated window replacement, other than "like with like" as defined above requires a COA and shall conform to the following:*

- *Shall have a wood exterior, unless replacing a metal casement window*
- *Aluminum or vinyl cladding is not appropriate*
- *Light patterns same as the original*
- *Size and dimension the same as the original*
- *Double-pane simulated divided lights with wood muntins on the exterior and interior and a shadow bar between the panes may be allowed for windows on the side or rear that are not visible from the street.*

.9 Retain Original Metal Windows. *Replace original metal casement windows only as a last resort after weatherization measures have proven unsuccessful.*

.10 Preserve Original Openings. *Do not create new openings in the front or side facades of historic structures. Do not enlarge or diminish existing openings to fit stock window and door sizes. If new openings are necessary to meet code requirements, they*

shall be compatible with historic windows for that structure in proportion, shape, location, pattern, size, materials, and details.

.11 Locate Privacy Glass in Rear. *Privacy glass may be installed where required in divided light windows (such as in a bathroom) but only located in the rear 50% of the structure. Smoked or tinted glass is not appropriate for use in historic structures.*

.12 Use Wood Windows in Primary Structures and Additions. *For construction of new primary structures, choose windows that complement window types in surrounding structures in material, placement, size, shape, and design. While single-pane, true divided-light, wood frame windows are the most desirable choice for new construction in historic districts, double-pane glass wood windows with interior and exterior applied muntins and shadow bars between the panes are permitted. Aluminum cladding of wooden windows is permissible for use in construction of new primary structures and additions. Vinyl cladding of wood windows is not appropriate.*

.13 Install Awnings Carefully. *Fabric window awnings that conform to material, style, shape, and location may be approved by Administrative Bypass. Install fabric awnings over windows, doors, storefronts, or porch openings with care to ensure that historic features are not damaged or obscured.*

4.2 Guidelines for Additions to Historic Buildings

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

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

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

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

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

4.1 Guidelines for Decks

.1 Protect Historic Fabric of Structure. *Locate and construct decks so that the historic fabric of the primary structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.*

.2 Choose Inconspicuous Locations. *Introduce decks in inconspicuous locations, usually on the building's rear elevation and inset from its rear corners, where the deck will not be visible from the street. Decks on corner properties will be reviewed on a case-by-case basis.*

.3 Deck Design Should Reflect Building Design. *Design decks and their associated railings and steps to reflect the materials, scale, and proportions of the building.*

.4 Design Visible Decks Carefully. *Where it is appropriate to site a deck in a location visible from the street (i.e. the side of a building), treat the deck in a more formal architectural way.*

.5 Align Deck with First Floor Level. *Decks shall generally be no higher than the building's first-floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirtboards, lattice, or dense evergreen foundation plantings.*

.6 Preserve Significant Building Elements. *It is not appropriate to introduce a deck if doing so will require removal of a significant building element or site feature.*

.7 Decks May Not Detract from Overall Character. *It is not appropriate to introduce a deck if the deck will detract from the overall historic character of the building or the site.*

.8 Administrative Bypass. *Deck construction may be approved by Administrative Bypass if the proposed deck footprint is less than 300 square feet, is not visible from the street, does not make changes to the historic structure itself, and meets City lot coverage restrictions.*

2.1 Guidelines for Site and Landscape

.1 Swimming Pools. *Locate swimming pools in unobtrusive locations.*

2.5 Guidelines for Fences and Masonry Walls

.5 Side Yard Fences. *Side yard fences of up to 4 feet in height may be approved by Administrative Bypass. Side yard fences taller than 4 feet require a COA. Side yard fences taller than 6 feet are prohibited. See Glossary for definition of side yard.*

.6 Rear Yard Fences. *Rear yard fences of up to 6 feet in height may be approved by Administrative Bypass. Rear yard fences taller than 6 feet require a COA. Rear yard fences taller than 8 feet are prohibited by the Norman Zoning Ordinance. See Glossary for definition of rear yard.*

.8 Fence and Wall Materials. *Fences or walls shall be constructed of wood, brick, stone, iron or cast or forged metal, stucco, or a combination of these materials, which are consistent with period styles in Norman's historic districts. Stone or brick used in walls shall be compatible in size, scale, and style to that used elsewhere in the historic district, or typical of residential structures of this type, age, and location. No vinyl, cinder block, concrete block, or corrugated metal, may be used for fences or walls in historic districts.*

.9 Colors and Finishes. *Although paint color is not regulated by the Commission, it is strongly recommended that wood fences be stained or painted in colors and finishes appropriate to the style and period of the property and the district or left unfinished. No decorative murals shall be applied to fence or wall surfaces visible from the street.*

.10 Finished Side Out. Fences or walls facing the street shall be constructed with the finished side out.

Staff Comments:

The property owners wish to construct an addition, a garage, a deck, a swimming pool and add fencing for modern day functionality and convenience as stated above. Staff has the following comments:

Request # 1) Addition (Two options are proposed)

Option A:

While the proposed addition meets the Guidelines for materials, size and design, it seems that it does not meet the Guideline for placement. The addition will be comprised of two “bump outs” both of which will be 5’ in depth. The proposed addition will extend for 10’ feet from the edge of the south wall of the existing house and will be visible from the front right-of-way.

The addition will have wood siding, aluminum clad windows, and composite shingles which match the existing house. The proposed size of 638 square feet is under the 750 square feet allowed in Guidelines. Staff finds that the addition does not meet the Guidelines for location as stated in Section 4.2.2. This section states new additions are to be located on an inconspicuous elevation, typically the rear. Since the addition will extend from the behind the house it will be visible from the front right-of-way. Additionally, the proposed addition will extend a total of 10 feet from the side of the house, which is wider than the house. Section 4.2.3. of the Guidelines seems to prohibit this.

Option B:

This design will be the same as Option A, except for the size will be reduced to 608 square feet. The first “bump out” will extend almost 4 feet, while the second “bump out” will extend an additional 3’ feet for a total of 7’. This is 3 feet less than Option A.

The proposed 608 square feet addition is less than the 750 square feet allowed in Guidelines. Staff finds that the addition does not meet the Guidelines for location as stated in Section 4.2.2., which states additions are to be located on an inconspicuous location. While the two “bump outs” have been reduced in size from Option A, they will still extend 7’ from the side of the existing house, which will be visible from the front right-of-way. Additionally, this is wider than the existing house which Section 4.2.3. of the Guidelines seems to prohibit.

The Commission would need to determine if either Option A or B are appropriate to this structure and meet the Guidelines.

Request # 2) Garage with a porch/cabana

The garage meets the Guidelines for design, materials and size. The Guidelines indicate garages are to be located at the end of front driveway. However, this property has never

had a garage structure as can be seen on the 1925 and 1944 Sanborn Maps. The garage will not have visibility from the front since the new addition would screen the view of the garage and it will set back as far as possible in the southwest corner of the rear yard.

The Commission would need to determine if the garage location is appropriate and meets the Guidelines.

Request #3) Driveway Access for Garage

The proposed concrete access for the garage is typical modern day driveway and meets the Guidelines for placement and materials.

Request #4) Deck

The raised travertine deck is a typical modern day amenity. The Guidelines do not speak directly to such features except to indicate installations should not overwhelm the historic yard or house. The deck is proposed will be 1,670 square feet.

The Commission would need to determine if the proposed travertine deck is appropriate.

Request # 5) Swimming Pool

The swimming pool proposed is a modern day amenity and meets the Guidelines for placement.

Request # 6) Fencing and Screening walls

As described earlier in this report, the applicant is proposing an 8' privacy fence between the new addition and 8' fence along the south property line. In 2015, when the 8' south property line fence was approved, the Commission denied the request for an 8' fence from the south property line to the wall of the house. The Commission found that the 8' fence would impact the house and was not something typically found in the District.

Staff is unaware of a case in which the Commission approved a fence taller than 4' between the side of a house and the property line. Occasionally, the Commission has granted fences along the side yard that taper from 6' to 4' in height as it travels toward the front of the structure.

The Guidelines prohibit fences taller than 4' in the side yard. However, it should be noted that typically 8' fence requests in the past have been for proposals of 8' side yards fences adjacent to the existing historic structure, not for 8' fences adjacent to new addition.

The 8' ornamental gate over the driveway is located at the back corner of the existing driveway. Due to this location and transparent design of the ornamental gate, it will have less of an impact.

The 8' screening fence outside of the bathroom window will not be visible to the front right of way since it will run parallel to the south property line fence and the wall of the addition.

While the materials for the proposed 8' fences and gate meet the Guidelines, the Commission would need to determine if the 8' side yard fence, the 8' screening fence and the 8' driveway gate are appropriate for this structure and the surrounding District.

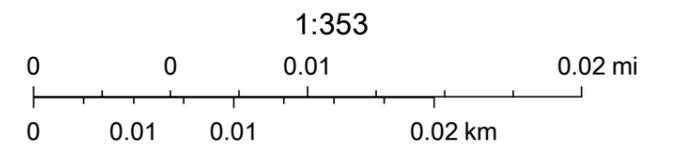
Commission Action: Approve, deny, amend or postpone request for the installation of an addition, a garage with an attached porch/cabana, new driveway, swimming pool, a 8' side yard fence, a 8' screening fence and a 8' driveway gate and rear deck for the property located at 506 S Lahoma.

City of Norman WebMap



10/4/2021, 9:06:49 AM

- | | | | |
|------------------------|------------------|-----------------------------|---------------|
| Lines | -- Lot Line | + Railroad | Green: Band_2 |
| Override 1 | Address Number | Streets | Blue: Band_3 |
| Override 2 | OU | Centerline Labels (10,000+) | |
| Easement | Park | AerialPhoto2019 | |
| Conservation Easements | Lake Thunderbird | Red: Band_1 | |



The Sanborn Map Company LLC, City of Norman, GIS Services Division

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

Staff Only Use

HD Case #: 20-15

Date: 9-10-21

Received by: [Signature]

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: 506 S Lahoma

Applicant's Contact Information:

Applicant's Name: Barrett Williamson

Applicant's Phone Number(s): 405.360.1566

Applicant's E-mail address: blw@blwarchitects.com

Applicant's Address: 219 W. Boyd, Suite 203, Norman, OK 73069

Applicant's relationship to owner: Contractor Engineer Architect

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

Owner's Name: Bob Craig

Owner's Phone Number(s): 405.250.6912

Owner's E-mail: rcraig@cox.net

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

- 1) Home Addition, Construct New Garage, New Pool, New WI Fencing, New Landscape and Exterior Decks, Miscellaneous Screen Walls, Landscaping, New Paving in Side and Rear
- 2) Yard. Refer to attached Site, Floor Plans, and Exterior Elevations for detailed information.

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: [Signature] **Date:** 9/10/2021

(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: Barrett Williamson, AIA, NCARB, Principal Architect

Authorized Representative's Signature: [Signature] **Date:** 9/10/2021

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

Application Submittal Steps:

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

COA Application Review Process:

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

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

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:

- Buildings, garages, sheds
 - Fences, walls
 - Sidewalks, driveways, parking pads
 - Patios, decks, Swimming pools, etc.
 - Trees (see F Tree Preservation Plan)
- Note:** Additions and New Structures need to show adjacent property structures and site elements on the site plan.

■ **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:**

- | | |
|--|---|
| <ul style="list-style-type: none"> ■ Exterior materials ■ Doors ■ Foundation materials, dimensions ■ Roof, ridgeline, chimneys | <ul style="list-style-type: none"> ■ Architectural Elements ■ Windows ■ Porches, stoops, gutters ■ Steps, ramps, railings |
|--|---|

■ **E. Trees Preservation Plan showing (required for major projects only, such as additions).** This can be included on site plan. Show existing large shade trees 8" in diameter or greater and existing ornamental trees greater than 4" in diameter. Description of how existing trees will be protected during construction needs to be provided. Any trees proposed to be removed must be indicated.

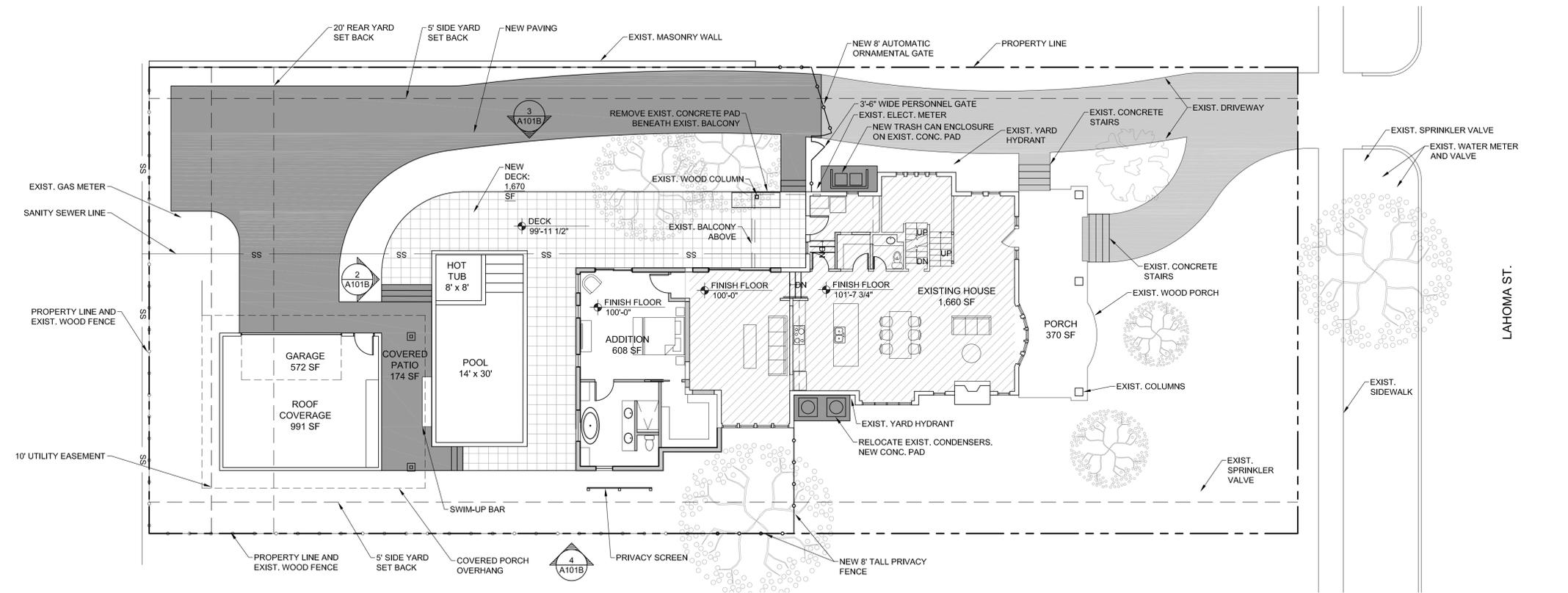
■ **F. Additional Documents for New Construction or Additions:**

<ul style="list-style-type: none"> ■ Streetscape elevation of existing structure and adjacent structures 	<ul style="list-style-type: none"> ■ Floor height of proposed house addition, comparison to adjacent properties
<ul style="list-style-type: none"> ■ Color Photos of site - front, side and rear 	<ul style="list-style-type: none"> ■ Total height of proposed house or addition, comparison to neighboring structures
<ul style="list-style-type: none"> ■ Site Plan to include structures, pavement, trees of subject property and adjacent properties 	<ul style="list-style-type: none"> ■ Elevation drawings of each façade of proposed house or addition
<ul style="list-style-type: none"> ■ Topographical information if proposing to change grades of site 	<ul style="list-style-type: none"> ■ Floor Plans

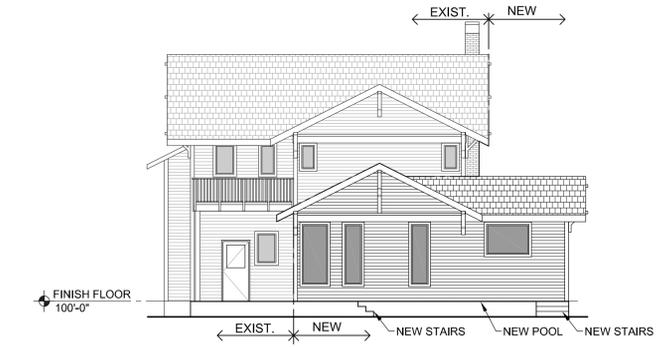
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 ROSS S/2
 LOT 10 AND ALL LOT 11, BLOCK 3
 NORMAN, OKLAHOMA

ZONING:
 R-1 SINGLE FAMILY RESIDENTIAL

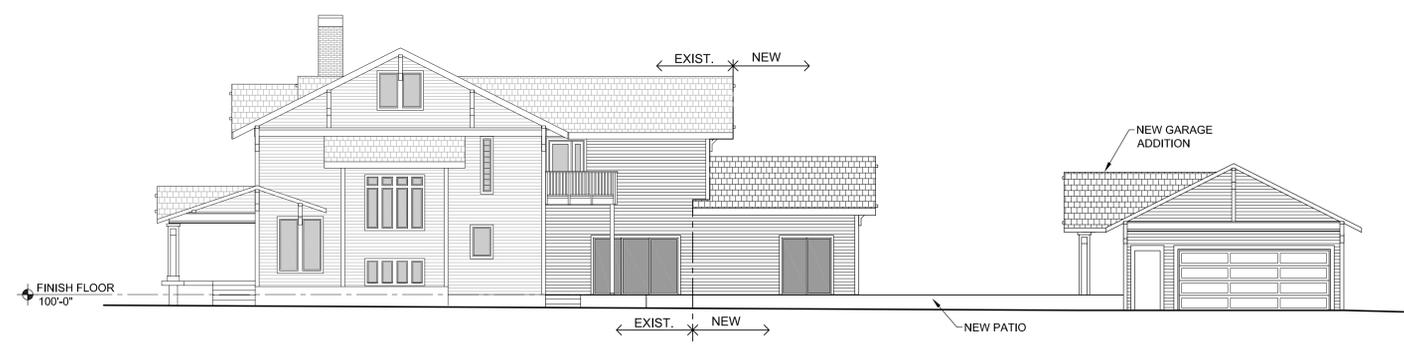
EXISTING LAND USAGE	
LOT SIZE:	13,764 SF
ALLOWABLE BUILDING COVERAGE:	40%
ALLOWABLE IMPERVIOUS AREA:	5,506 SF
ACTUAL BUILDING COVERAGE:	
EXISTING HOUSE W/ FRONT PORCH:	2,010 SF
ADDITION:	608 SF
GARAGE:	572 SF
TOTAL:	3,190 SF 23.2%
ALLOWABLE IMPERVIOUS AREA:	65%
ALLOWABLE IMPERVIOUS AREA:	8,947 SF
EXISTING STRUCTURE W/ PORCH:	2,010 SF
EXISTING PAVEMENT:	1,070 SF
MISCELLANEOUS PAVING:	37 SF
ADDITION:	608 SF
GARAGE:	572 SF
NEW PAVING, DECKING AND POOL:	3,569 SF
TOTAL:	7,866 SF 57.1%



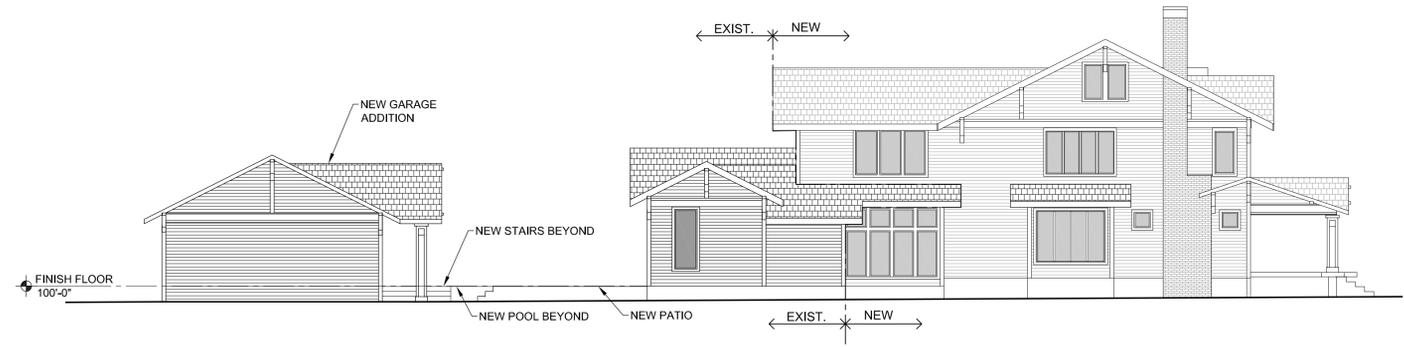
1 PROPOSED SITE PLAN - OPTION B
 SCALE: 1" = 10'



2 PROPOSED EXTERIOR ELEVATION - OPTION B
 SCALE: 1" = 10'



3 PROPOSED EXTERIOR ELEVATION - OPTION B
 SCALE: 1" = 10'



4 PROPOSED EXTERIOR ELEVATION - OPTION B
 SCALE: 1" = 10'

CRAIG RESIDENCE
 506 S. LAHOMA
 NORMAN, OK



Barrett L. Williamson
 ARCHITECTS

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- Historic Preservation
- Master Planning
- Interior Design

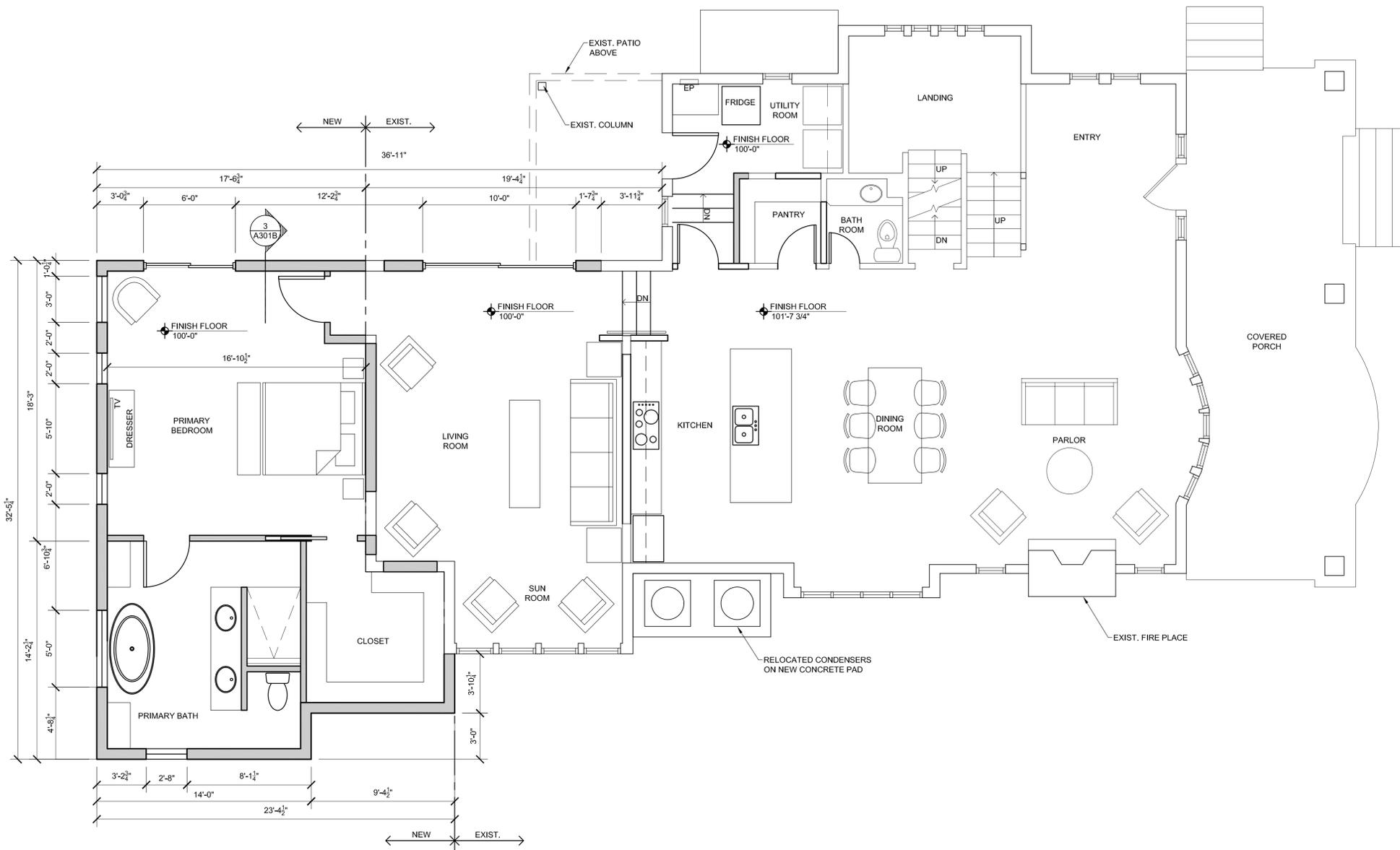
219 W. Boyd, Suite 203
 Norman, Oklahoma
 73069
 tel: 405.360.1566
 www.blwarchitects.com
 OK CA No. 01771
 06-30-23

PROJECT NUMBER
L38621
 ISSUE DATE
10-18-2021
 REVISION DATES

SHEET TITLE
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 SITE PLAN
 OPTION B**

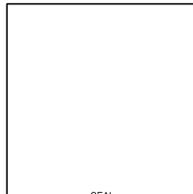
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1 PROPOSED FIRST FLOOR - OPTION B
SCALE: 1/4" = 1'-0"

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506 S. LAHOMA
NORMAN, OK



Barrett L. Williamson

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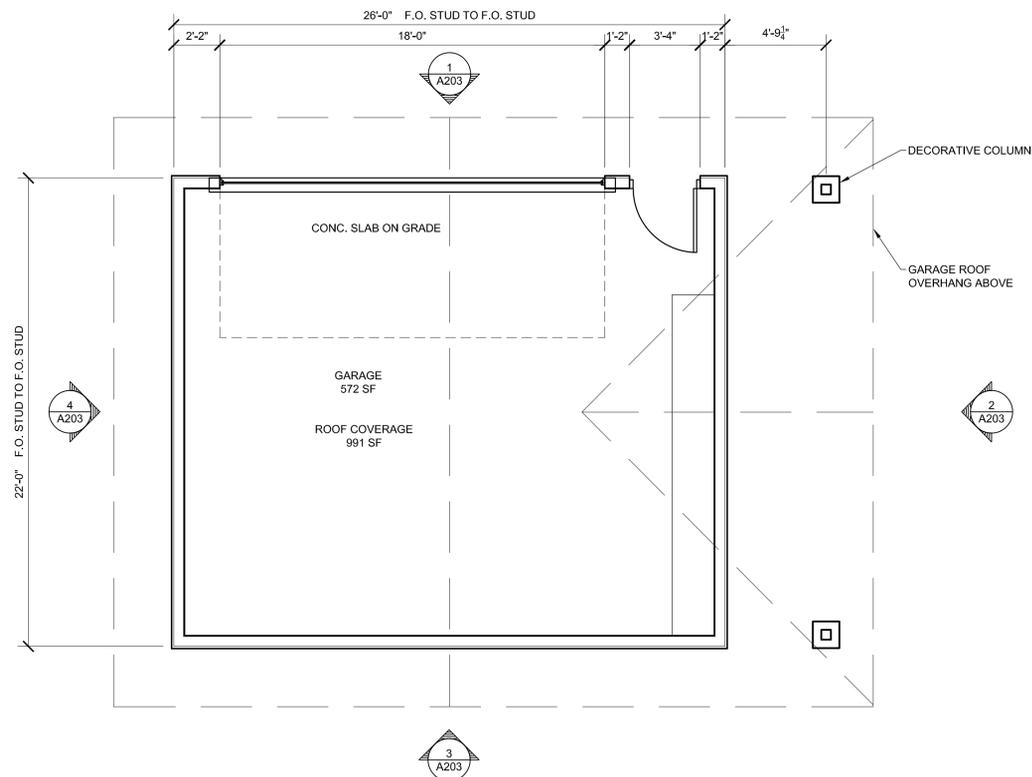
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**PROPOSED
FIRST FLOOR PLAN
OPTION B**

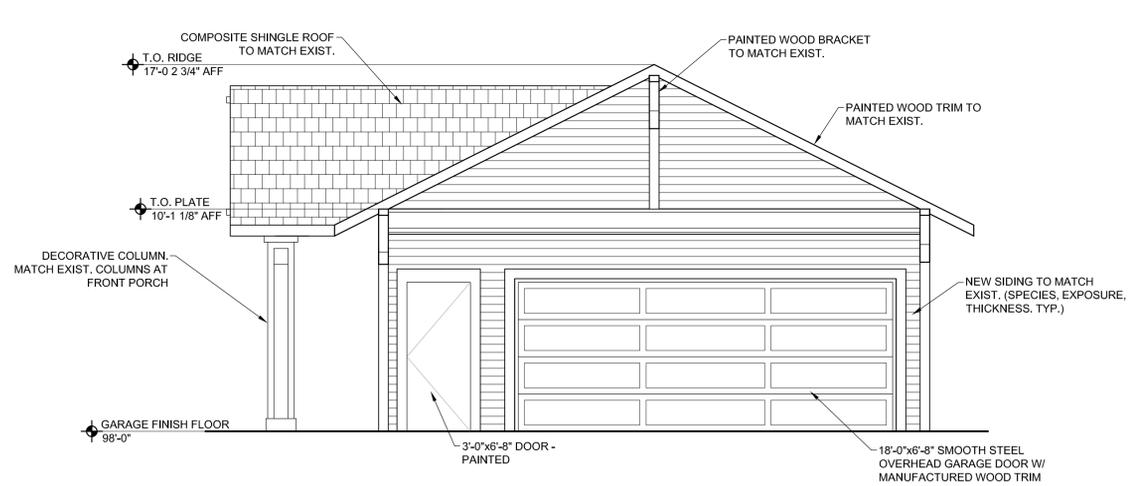
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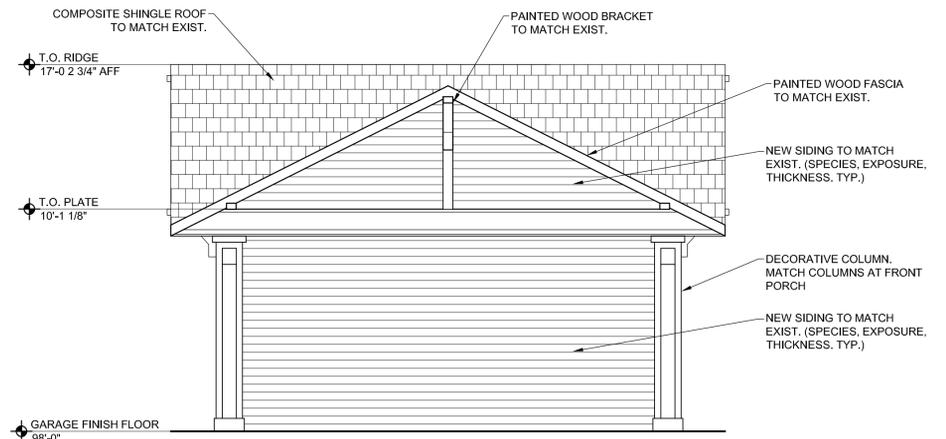
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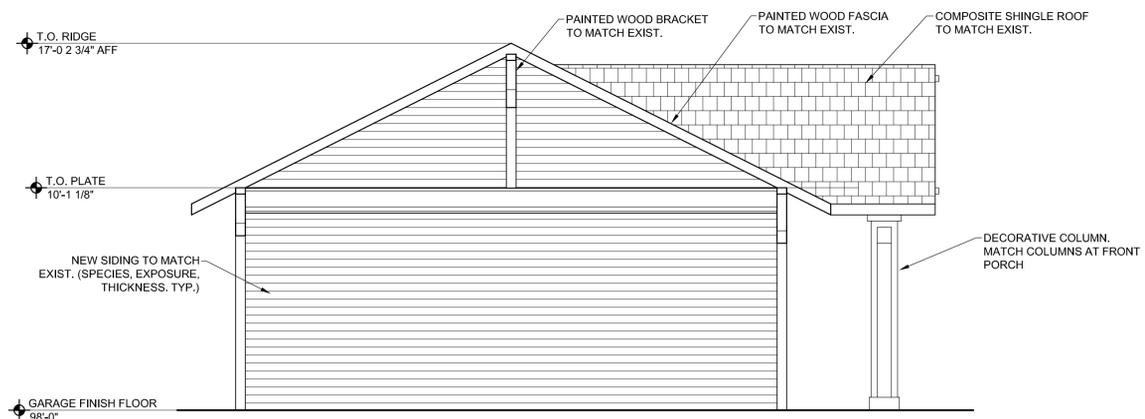
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SCALE: 1/4" = 1'-0"



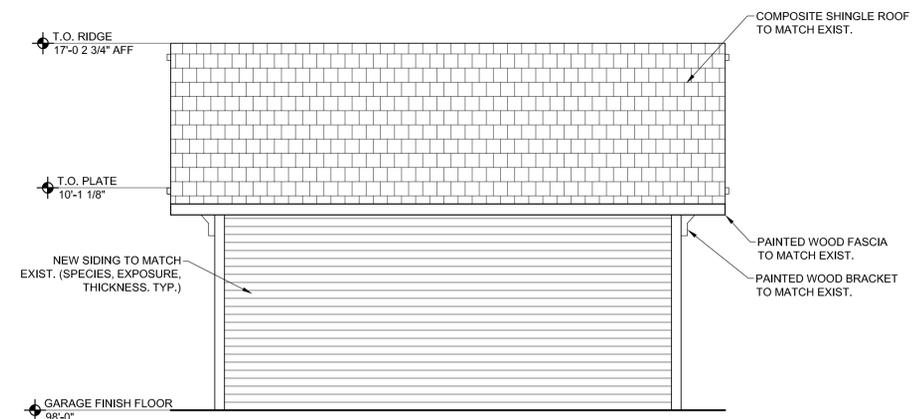
1 GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"

BOB CRAIG RESIDENCE
506 S. LAHOMA
NORMAN, OK



Barrett L. Williamson
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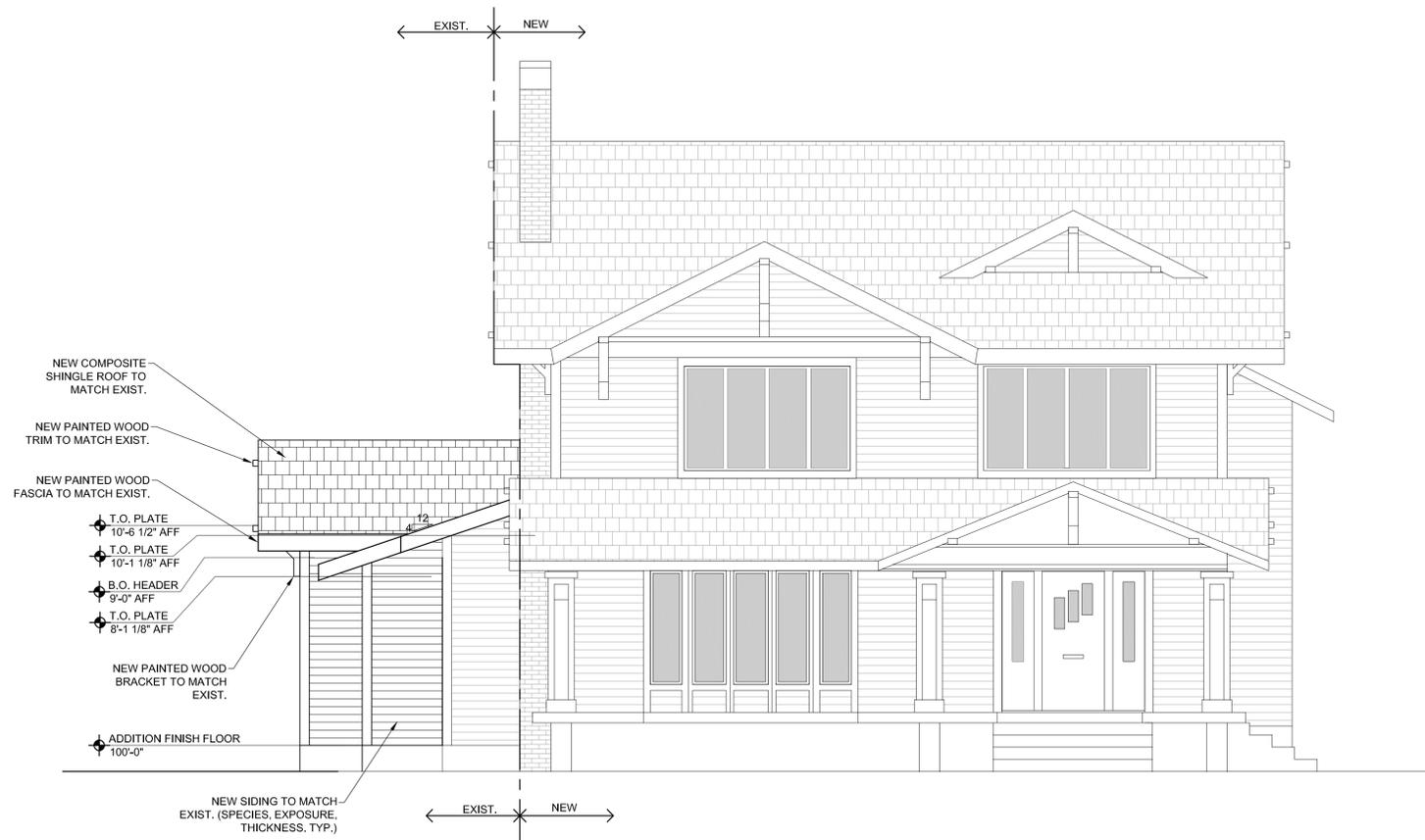
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ISSUE DATE	10-18-2021
REVISION DATES	

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SHEET NUMBER	A203

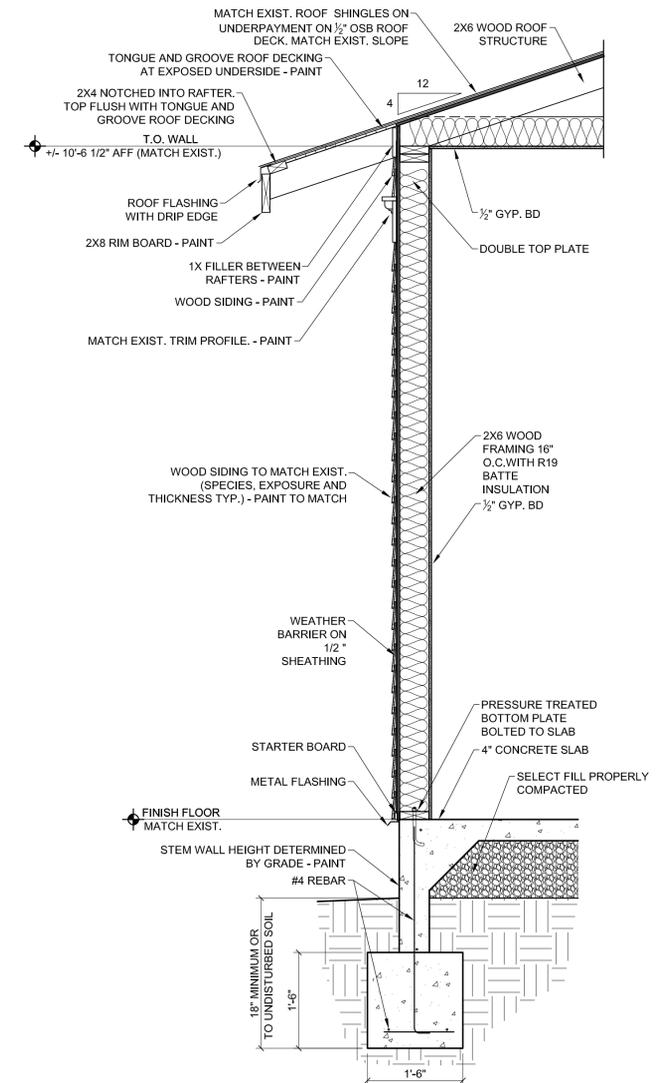
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1 PROPOSED NORTH ELEVATION - OPTION B
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION - OPTION B
SCALE: 1/4" = 1'-0"



3 WALL SECTION - TYPICAL
SCALE: 3/4" = 1'-0"

CRAIG RESIDENCE
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NORMAN, OK



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SHEET TITLE

**PROPOSED
EXTERIOR
ELEVATIONS
OPTION B**

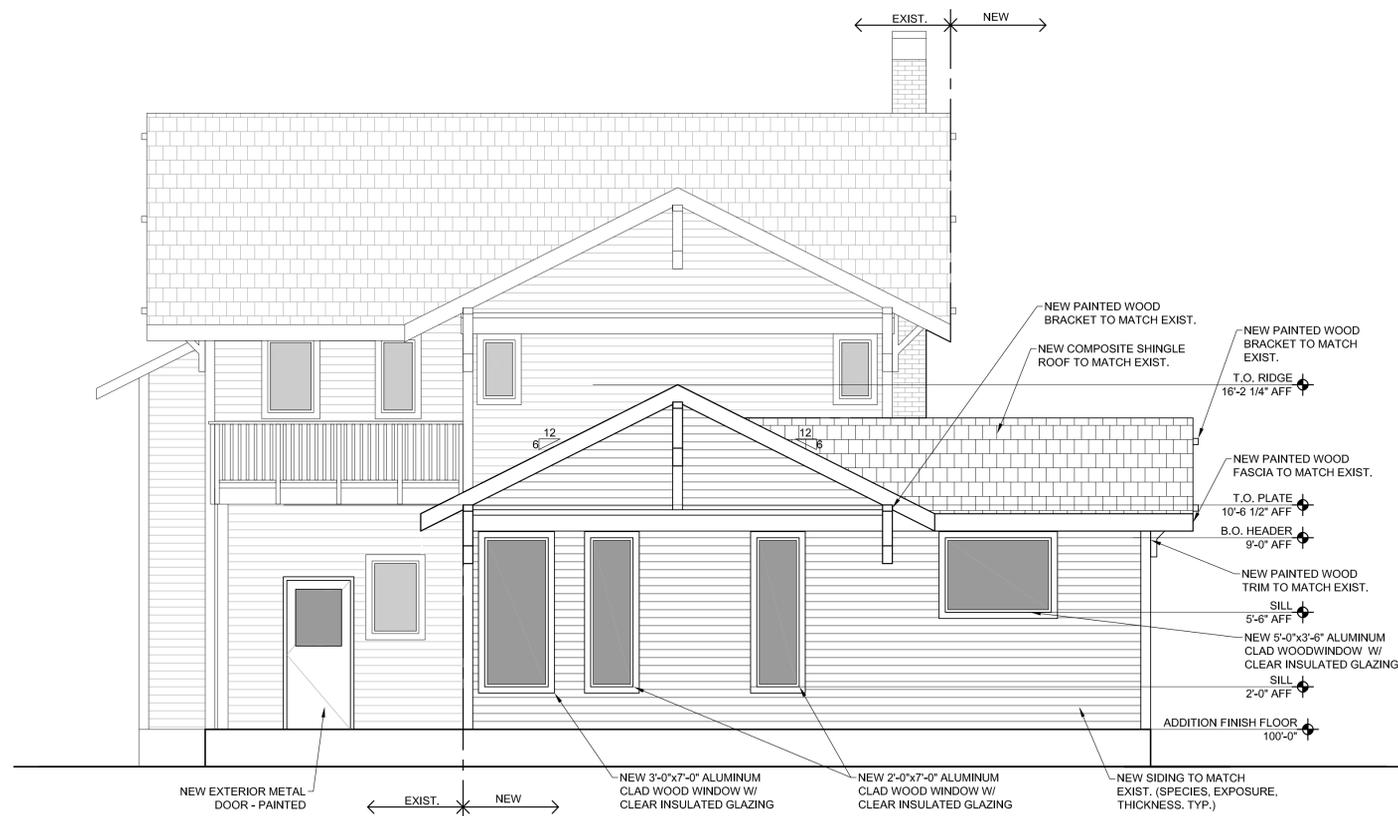
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1 PROPOSED SOUTH ELEVATION - OPTION B
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION - OPTION B
SCALE: 1/4" = 1'-0"

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NORMAN, OK



Barrett L. Williamson
ARCHITECTS

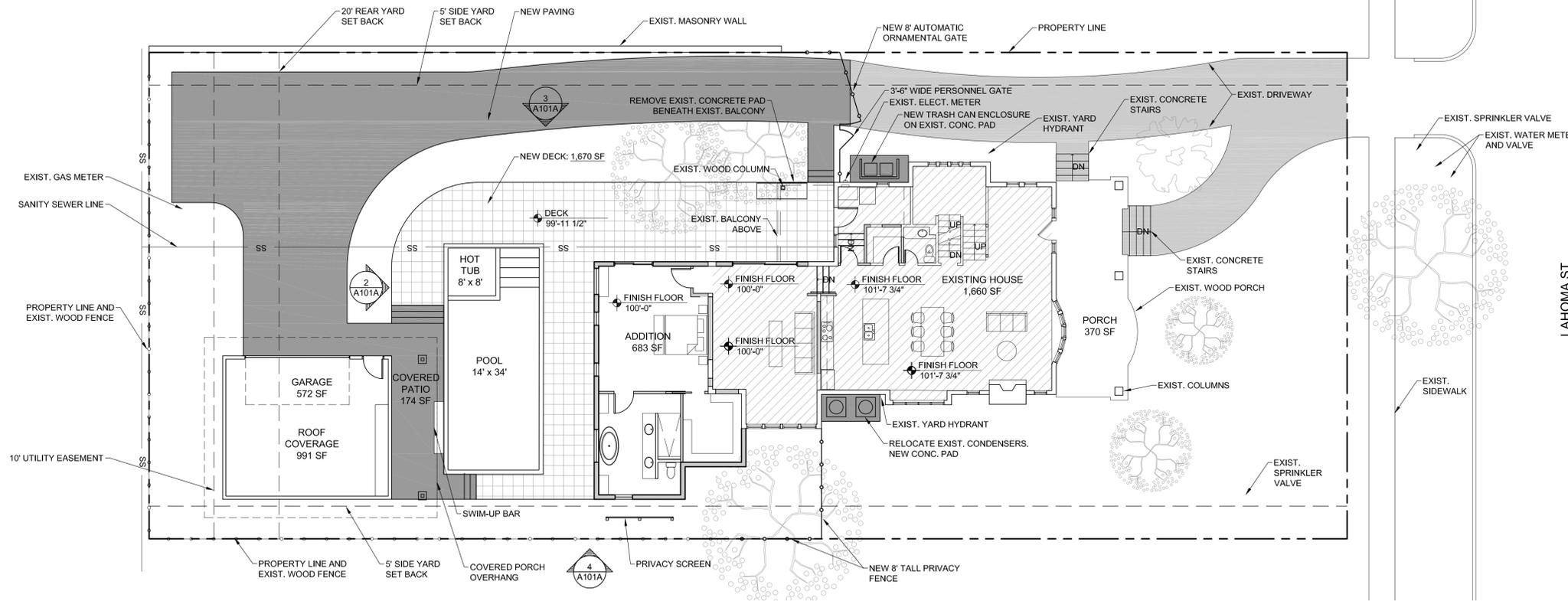
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PROJECT NUMBER
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 ISSUE DATE
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SHEET TITLE
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 SHEET NUMBER
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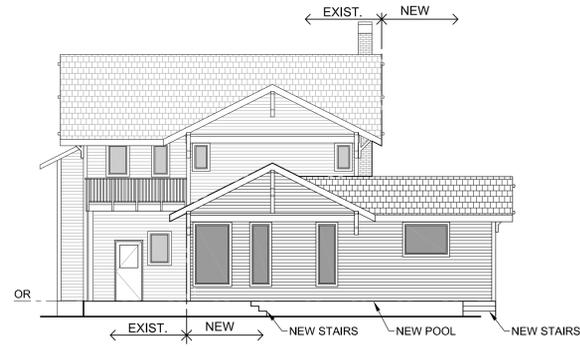
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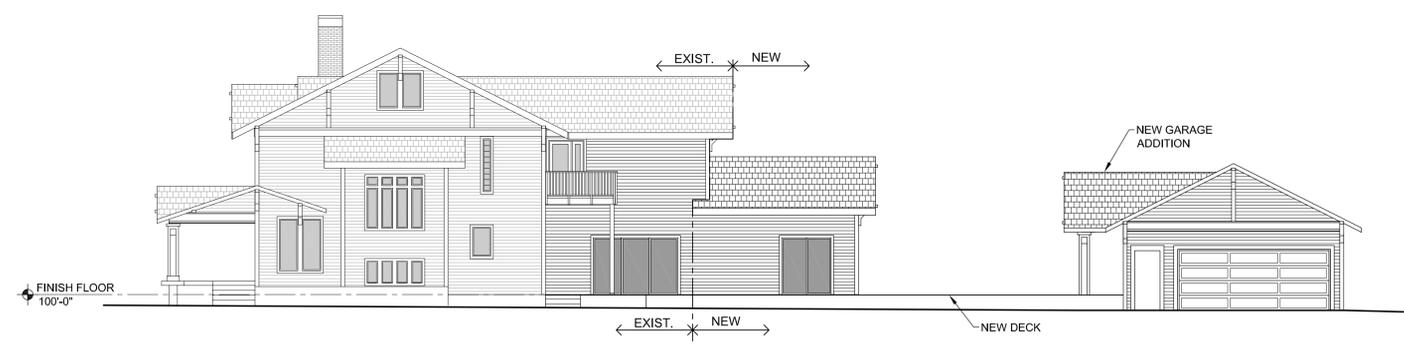
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ZONING: R-1 SINGLE FAMILY RESIDENTIAL	
EXISTING LAND USAGE	
LOT SIZE: 13,764 SF	
ALLOWABLE BUILDING COVERAGE:	40%
ALLOWABLE BUILDING AREA:	5,506 SF
ACTUAL BUILDING COVERAGE:	
EXISTING HOUSE W/ FRONT PORCH:	2,010 SF
ADDITION:	683 SF
GARAGE:	572 SF
TOTAL:	3,261 SF 23.7%
ALLOWABLE IMPERVIOUS AREA: 65%	
ALLOWABLE IMPERVIOUS AREA:	8,947 SF
EXISTING STRUCTURE W/ PORCH:	2,010 SF
EXISTING PAVEMENT:	1,070 SF
MISCELLANEOUS PAVING:	37 SF
ADDITION:	683 SF
GARAGE:	572 SF
NEW PAVING, DECKING AND POOL:	3,907 SF
TOTAL:	8,179 SF 59.4%

CRAIG RESIDENCE
506 S. LAHOMA
NORMAN, OK

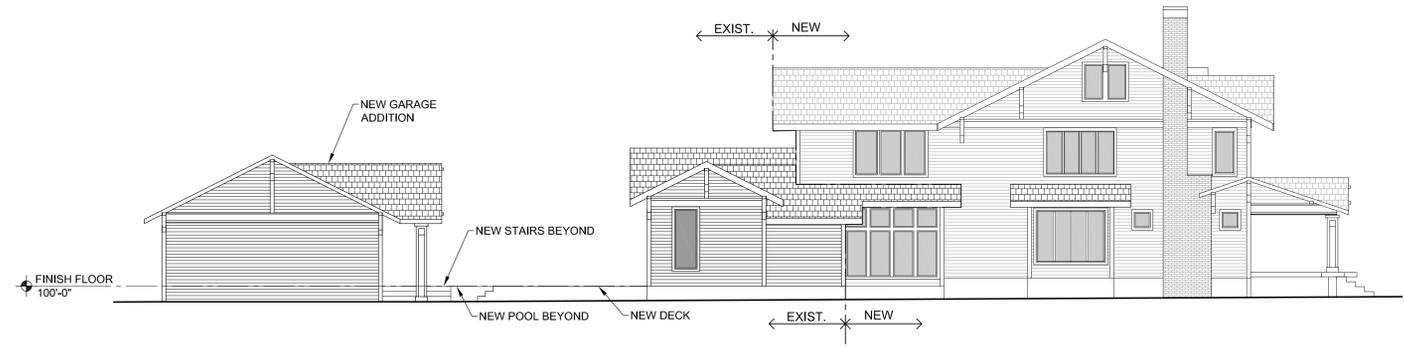
1 PROPOSED SITE PLAN - OPTION A
SCALE: 1" = 10'



2 PROPOSED EXTERIOR ELEVATION - OPTION A
SCALE: 1" = 10'



3 PROPOSED EXTERIOR ELEVATION - OPTION A
SCALE: 1" = 10'



4 PROPOSED EXTERIOR ELEVATION - OPTION A
SCALE: 1" = 10'

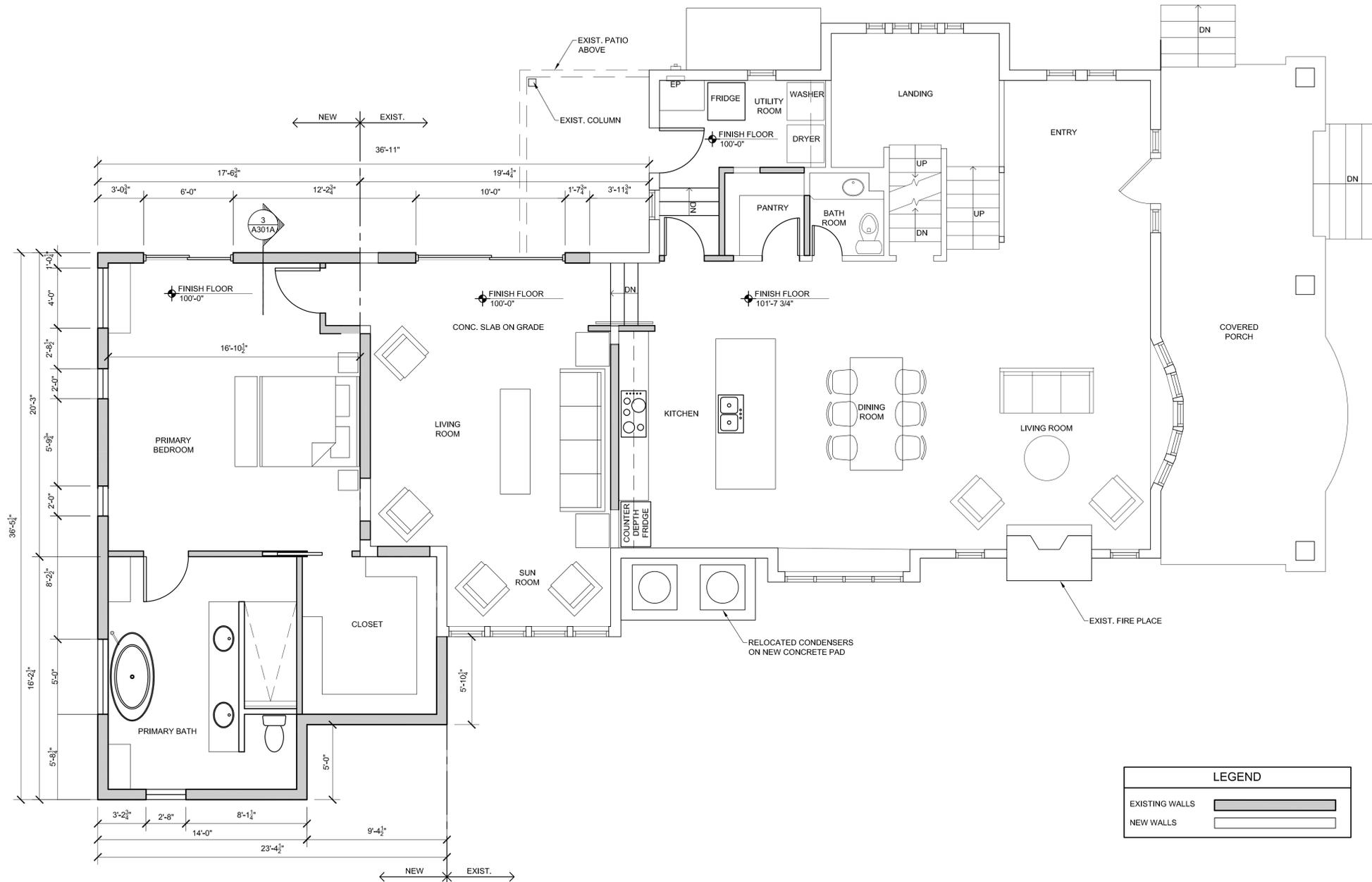


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 06-30-23

PROJECT NUMBER
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10-18-2021
 REVISION DATES

SHEET TITLE
**PROPOSED
 SITE PLAN
 OPTION A**
 SHEET NUMBER
A101A

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1 PROPOSED FIRST FLOOR - OPTION A
SCALE: 1/4" = 1'-0"



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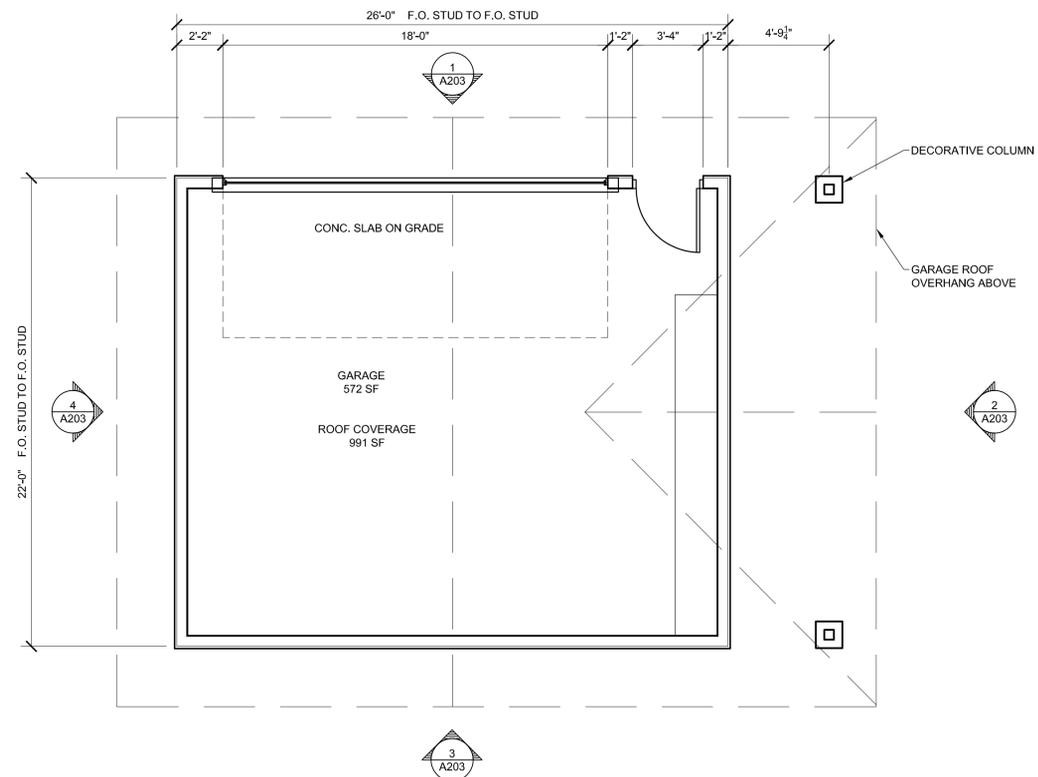
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ISSUE DATE	10-18-2021
REVISION DATES	

SHEET TITLE
**PROPOSED
FLOOR PLAN
OPTION A**

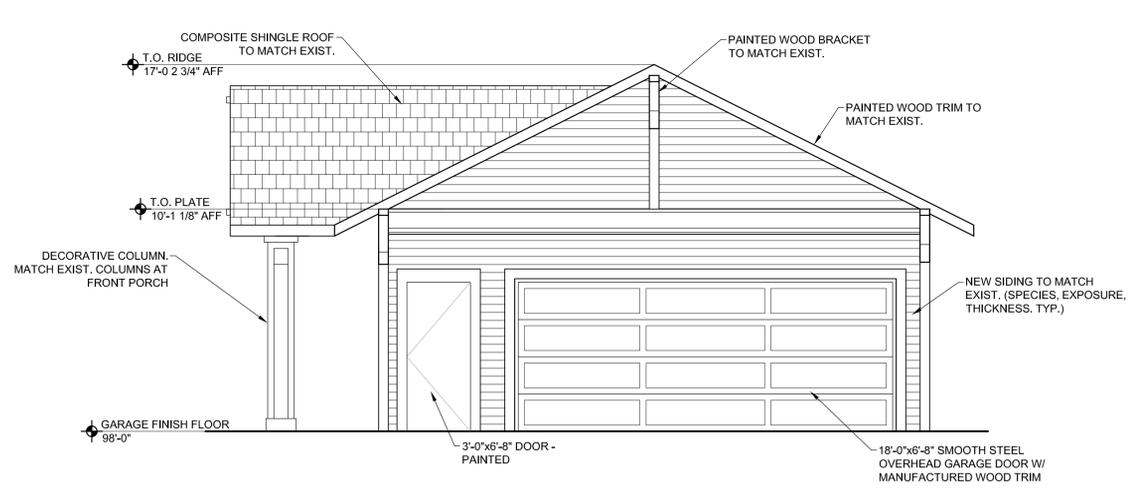
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BOB CRAIG RESIDENCE
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NORMAN, OK

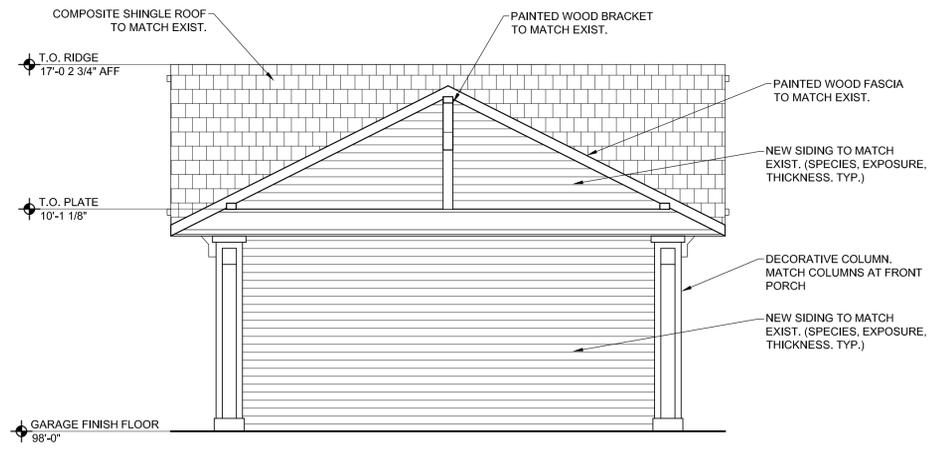
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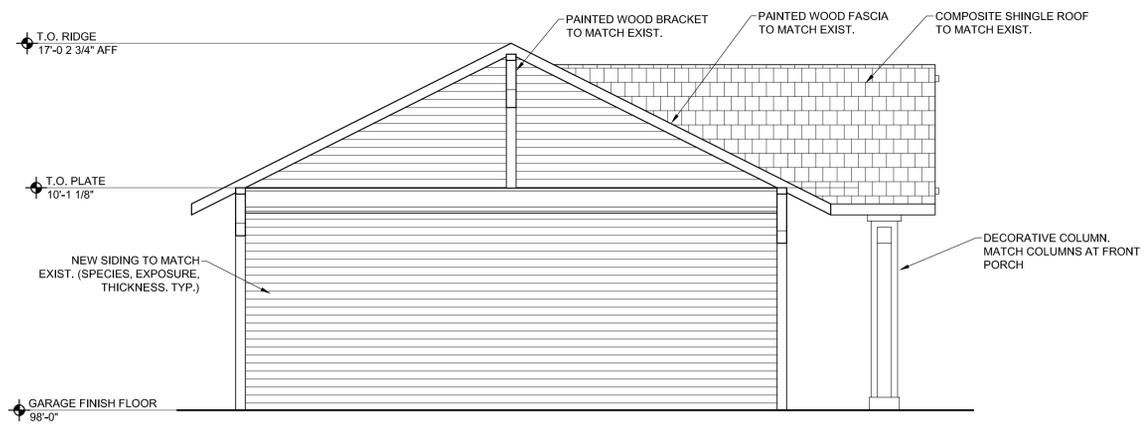
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SCALE: 1/4" = 1'-0"



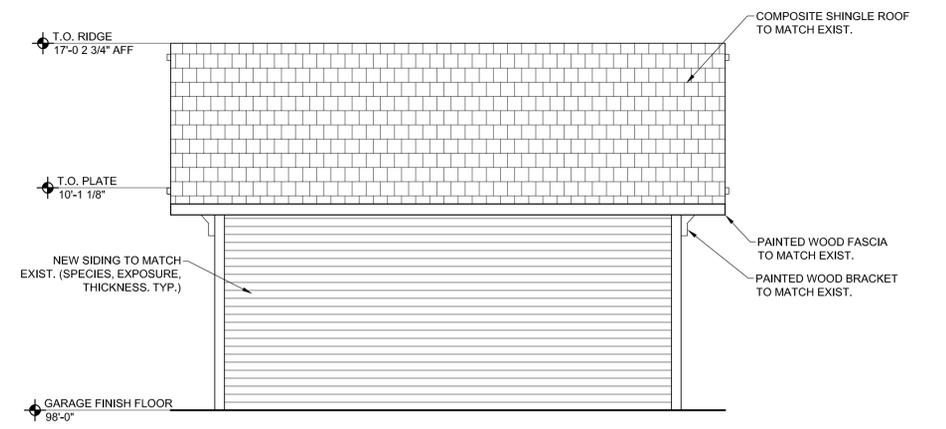
1 GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



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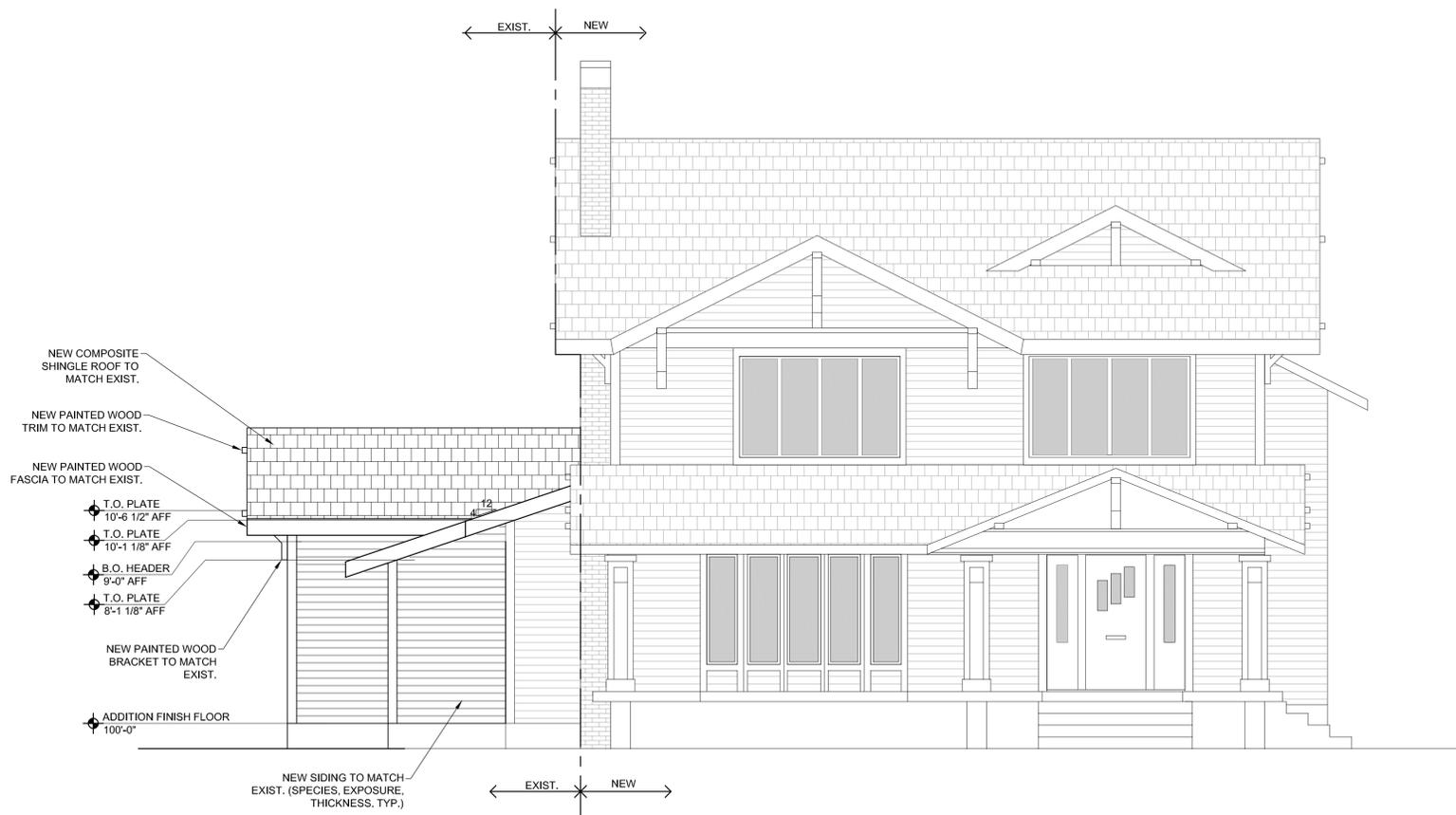
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L38621
ISSUE DATE
10-18-2021
REVISION DATES

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GARAGE PLAN
AND
ELEVATIONS**
SHEET NUMBER
A203

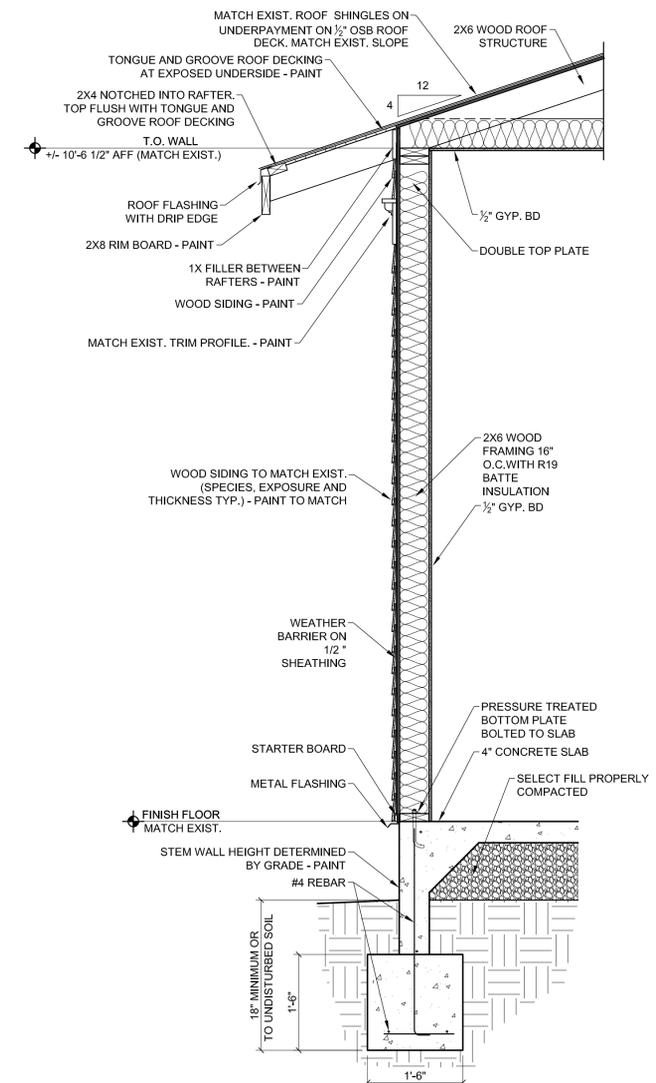
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1 PROPOSED NORTH ELEVATION - OPTION A
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION - OPTION A
SCALE: 1/4" = 1'-0"



3 WALL SECTION - TYPICAL
SCALE: 3/4" = 1'-0"

CRAIG RESIDENCE
506 S. LAHOMA
NORMAN, OK

SEAL



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ELEVATIONS
OPTION A

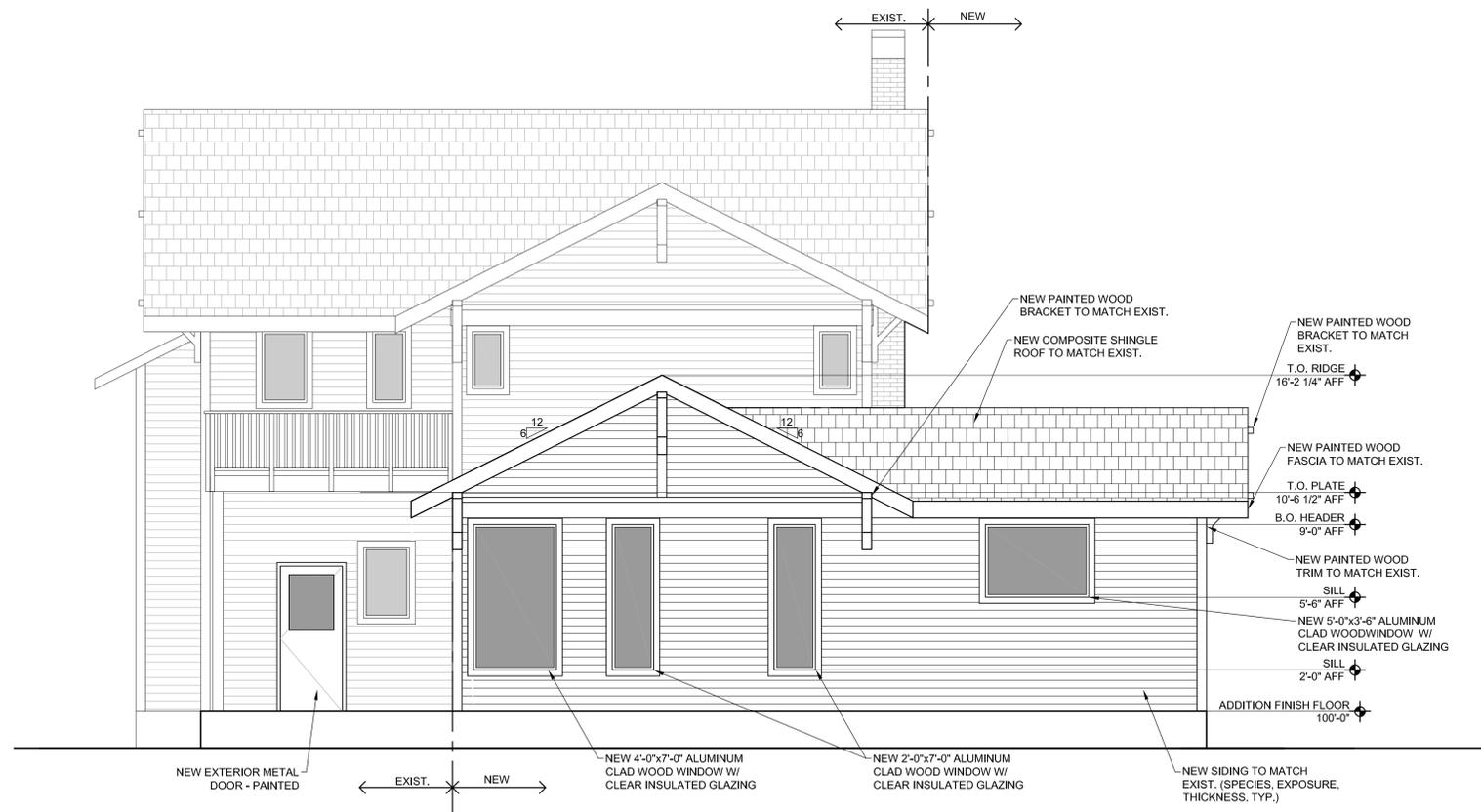
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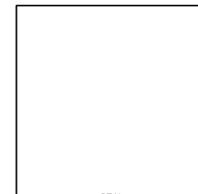


1 PROPOSED SOUTH ELEVATION - OPTION A
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION - OPTION A
SCALE: 1/4" = 1'-0"

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OPTION A

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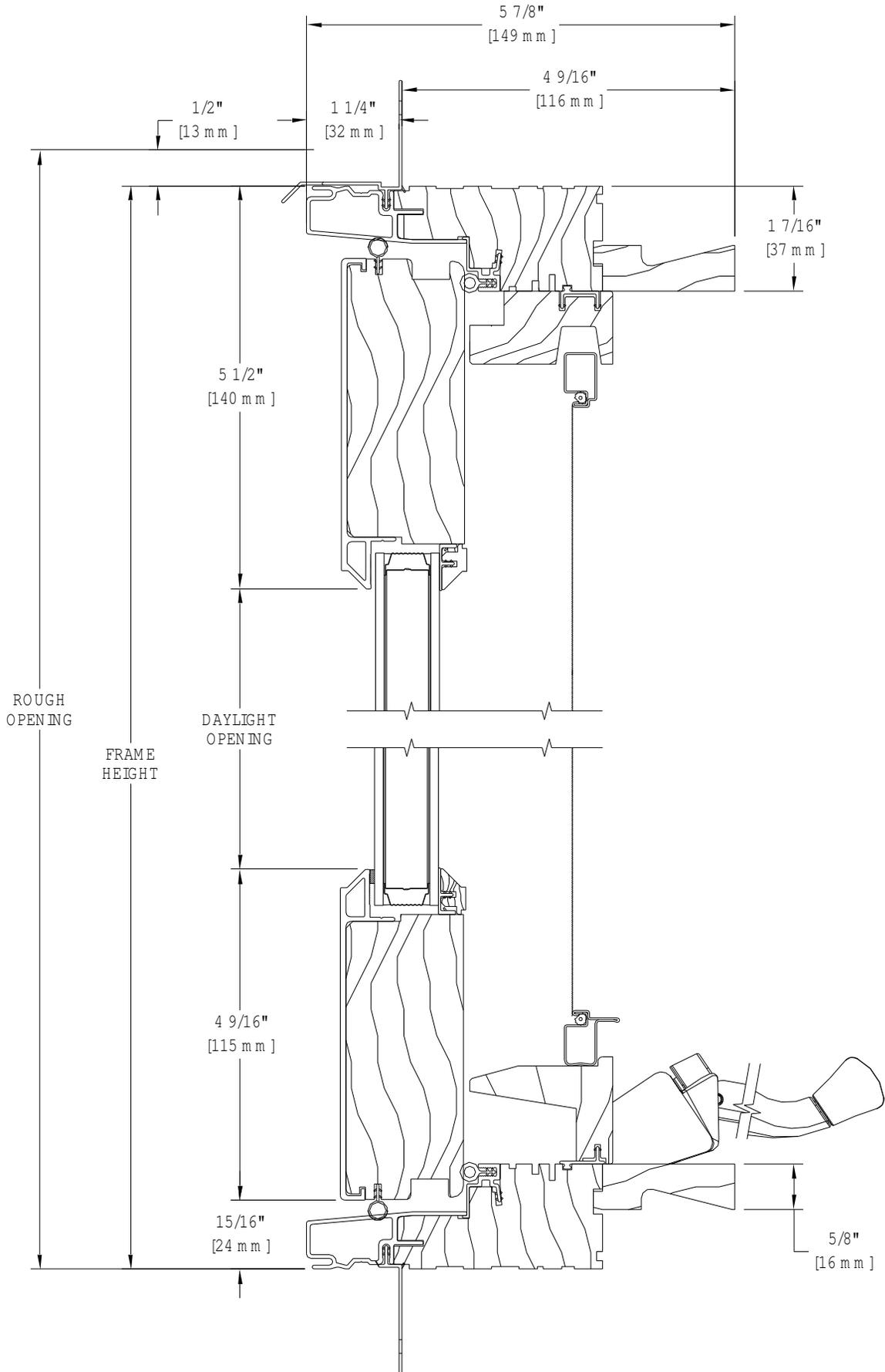
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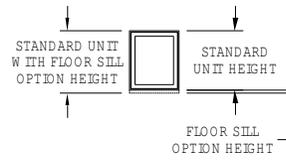
NO REPRODUCTION OR TRANSMISSION OF THIS SHEET WITHOUT WRITTEN CONSENT OF BARRETT, WILLIAMSON ARCHITECTS. THE SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE ISSUE DATE APPEARS ON THE TITLE SHEET, COPYRIGHT 2017.

THE DRAWINGS AND OTHER INFORMATION CONTAINED ON THIS SHEET ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT LOCATED AT THE PROJECT ADDRESS SHOWN ON THE TITLE BLOCK.



ULTRA SERIES
CRANK-OUT CASEMENT/AWNING - 4-17/32" RAILS - OPERATING
4-9/16" JAMB - SCREEN
DOUBLE PANE GLASS
VERTICAL CROSS SECTION





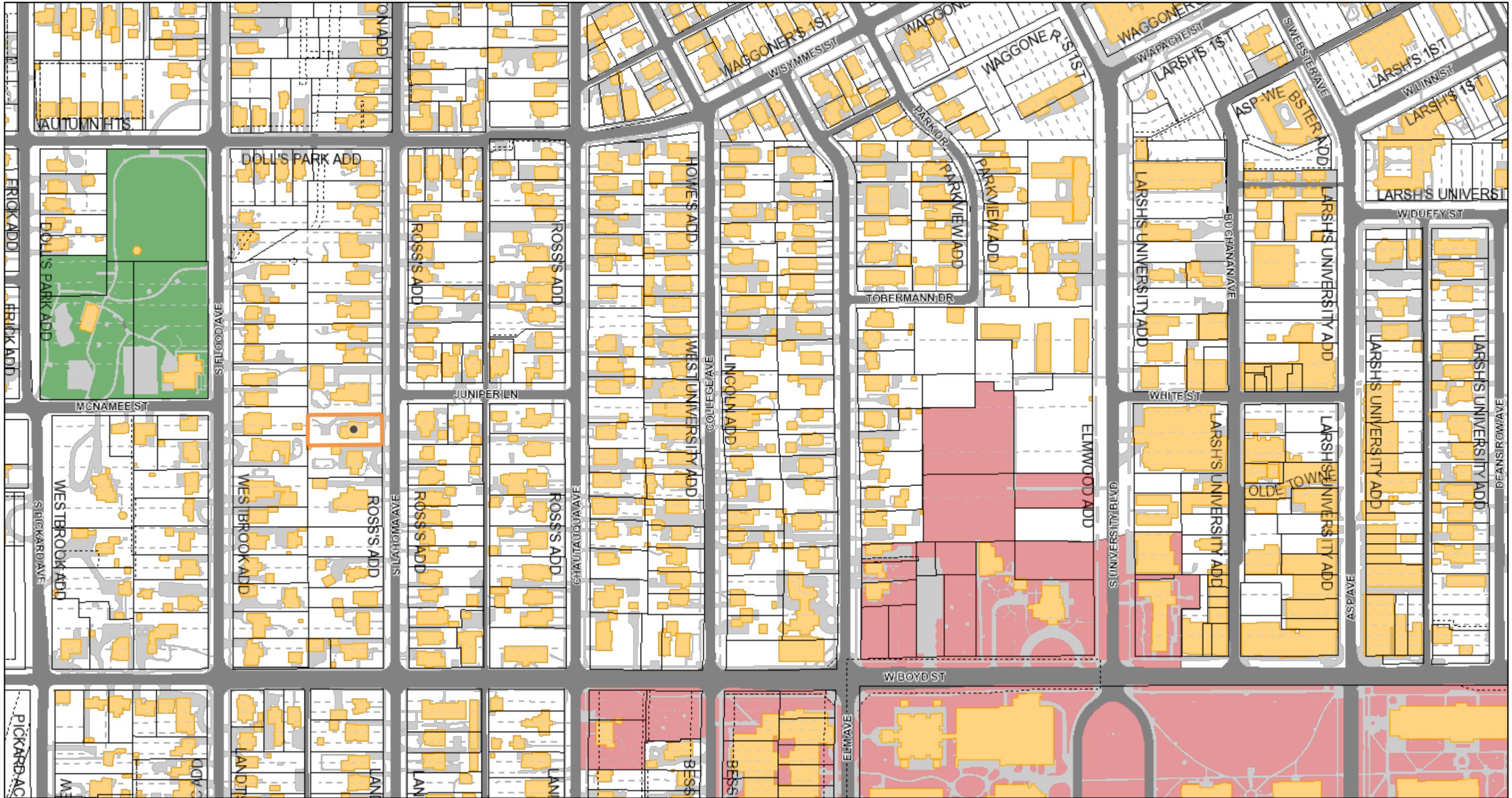
WHEN FLOOR SILL OPTION IS SELECTED, OVERALL FRAME HEIGHT AND ROUGH OPENING WILL INCREASE BY:

- OUTSWING DOOR SILL (1 1/16")
- INSWING DOOR SILL - 4 3/16" JAMB (1 1/2")
- INSWING DOOR SILL - 5 3/16" JAMB (1 1/16")
- INSWING DOOR SILL - 6 3/16" JAMB (1 1/2")

WINDOWS & DOORS

F.S. R.O. G.S.	1'4"	1'8"	2'0"	2'4"	2'6"	2'8"	3'0"
	1'4 1/2" 12 9/16"	1'8 1/2" 16 9/16"	2'0 1/2" 20 9/16"	2'4 1/2" 24 9/16"	2'6 1/2" 26 9/16"	2'8 1/2" 28 9/16"	3'0 1/2" 32 9/16"
1'4"							
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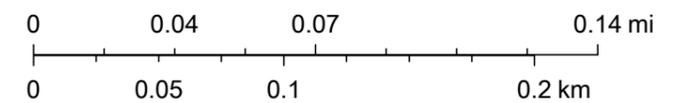
City of Norman WebMap



10/4/2021, 10:36:41 AM

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- | | | | |
|------------|----------|------------------------|-----------------------------|
| Lines | Pavement | Conservation Easements | Lake Thunderbird |
| Override 1 | Road | Lot Line | Railroad |
| Override 2 | Building | OU | Streets |
| Parcel | Easement | Park | Centerline Labels (10,000+) |



City of Norman, GIS Services Division



Property Location: 518 & 526 S Lahoma
Chautauqua Historic District

Applicant: Stan Berry, Architect

Owner: Jordan Carter

Request: HD (21-20) Consideration of a Certificate of Appropriateness request for the demolition of a greenhouse for property located at 518 S. Lahoma Avenue.

Historical Information:

2004 Chautauqua Historic District National Registry Nomination Survey states:

This circa 1913 two-story Classical Revival house with a half-attic is a contributing structure to the Chautauqua Historic District. The brick dwelling has an asphalt-covered, side-gabled roof and a brick foundation. The wood windows are eight-over-one hung with metal storms. The wood door is paneled with a glazed slab storm, sidelights and an arched transom. The house has a central, partial, two-story porch flanked by one-story, partial porches on either side. All of the porches have flat roofs supported by wood Classic columns and wooden roofline balustrades. The porches have brick walls and black wrought iron railings. There is a small second floor porch area immediately above the main entry which features French doors and a wrought iron balustrade. Other exterior features include two red brick interior chimneys, one red brick exterior chimney and three pedimented dormers, one of which has three windows. Decorative details include dentils and gable returns. To the rear is a two-story, double car, brick garage with a front gabled, asphalt-covered roof, eight-over-eight hung wood windows and two wood, glazed, paneled, overhead doors. The home functioned as a fraternity house for the Pi Beta Phi and the Pi Kappa Phi.

Additional Information:

It should be noted that both the 1988 and the 2004 Historic Surveys state that there are no alterations to the exterior and therefore the structure and property retain a high degree of historic integrity.

Also of note is that though this structure was originally built in 1913 for use as a fraternity house, it has been a single family home since at least 1988, the year the first Historic Survey encompassing the Chautauqua District was completed.

This property has always been comprised of two lots. The south lot has been vacant for most of the 100 years and has served as a side yard to the house at 518 S. Lahoma. However, from staff research it appears that the greenhouse present today was built in the 1990's.

Background Information

March 20, 2020 – A COA request was approved for the demolition of a deck, basement entry and window awnings on the rear of the structure, and for the installation of two small additions and a porch on the rear of the structure, and for the replacement of windows and doors in a non-original addition on the rear of the structure. Work is currently under construction.

Project Description:

The property owners recently purchased the property and are in the process of renovating the house. The recent hail storm damaged the green house located on south side of the house. For safety reasons, the property owners wish to remove the structure as soon as possible. This greenhouse is visible from the street right-of-way, but as indicated in the background information of this report, it is not a historic structure.

Historic District Ordinance:

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

Preservation Guidelines:

1.4 Secretary of the Interior Standards for Rehabilitation. *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (US Department of the Interior/National Park Service, Heritage Preservation Services, Revised 1990).*

1. Make Minimal Changes. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

2. Retain Historic Character. *The historic character of a property shall be retained and preserved. The removal of historical materials or alterations of features and spaces that characterize a property shall be avoided.*

3. Avoid False Historical Impressions. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

4. Acknowledge Changes Over Time. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

5. Preserve Distinctive Features. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

6. Repair Rather Than Replace. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

7. Avoid Harsh Treatments. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

8. Protect Archaeological Resources. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

9. Make Compatible Additions. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. Preserve Original Integrity. *New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

5.2 Guidelines for Demolition of Structures

.1 A Certificate of Appropriateness (COA) is Required for Demolition and Infill Construction. *Applicants must obtain a Certificate of Appropriateness for construction of new primary structures on a demolition site prior to the demolition taking place.*

.2 Submit Site Plan. *Before demolition occurs, submit a site plan to the Historic District Commission illustrating proposed site development to follow demolition.*

.3 Document Structure Thoroughly. *Before demolition, record significant structures through photographs and/or measured drawings as specified by the Historic District Commission and City Staff.*

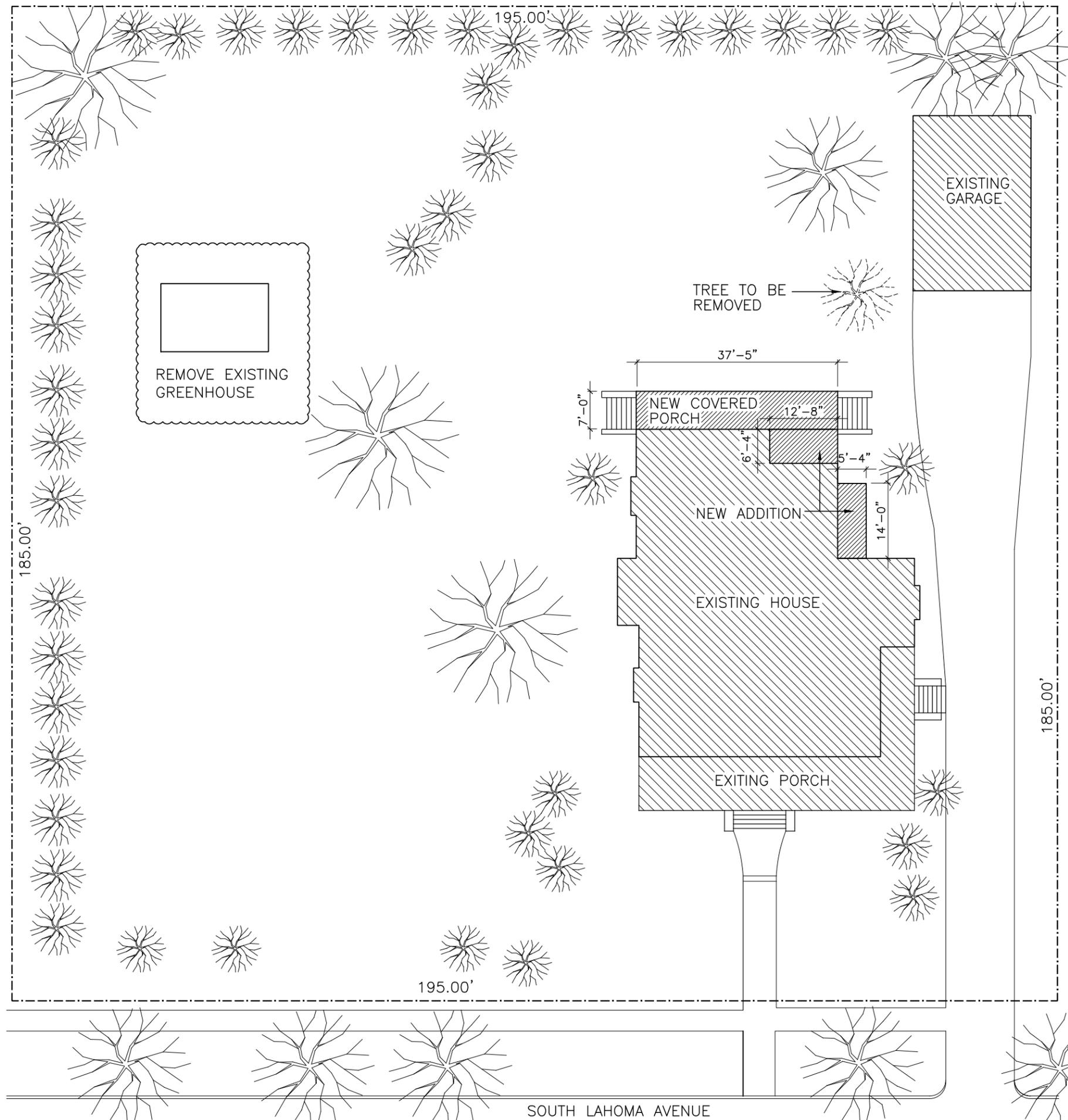
Staff Comments:

The property owners wish to remove this greenhouse that was damaged in the October 10, 2021 hail storm as it is an unsafe structure with the broken glass. The demolition of non-original and non-historic elements are permissible by the Guidelines.

The property owners have no plans for this lot at this time except for landscaping. The demolition of this is a non-original structure built in the 1990's meets the Guidelines.

Commission Action: Approve, deny, amend or postpone the Certificate of Appropriateness request for the demolition of a greenhouse for property located at 518 S Lahoma Avenue.

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:	518 S. Lahoma	
Applicant's Contact Information:		
Applicant's Name:	Stanley Berry	
Applicant's Phone Number(s):	405-830-4195	
Applicant's E-mail address:	sberry@swbell.net	
Applicant's Address:	820 Clement Dr., Norman, OK 73069	
Applicant's relationship to owner:	<input type="checkbox"/> Contractor <input type="checkbox"/> Engineer <input checked="" type="checkbox"/> Architect	
Owner's Contact Information: (if different than applicant)		
Owner's Name:	Jordan Carter	
Owner's Phone Number(s):	580-564-7322	
Owner's E-mail:	jordan@ecotest.us	
Project(s) proposed: (List each item of proposed work requested. Work not listed cannot be reviewed.)		
1) Amend original COA of 9/7/2021 for demolition of existing greenhouse		
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: <i>J Carter</i>	Date: 10/14/2021	
<input checked="" 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: Stanley Berry		
Authorized Representative's Signature: <i>Stanley Berry</i>	Date: 10/14/2021	



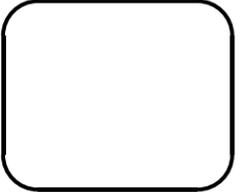
NOT FOR
CONSTRUCTION
FOR DESIGN AND
REVIEW PURPOSES

STANLEY BERRY
ARCHITECT
820 CLEMENT DR (405) 830-4195
NORMAN, OK 73069
sberry@swbell.net

**CARTER RESIDENCE RENOVATION
AND ADDITION**
518 SOUTH LAHOMA
NORMAN, OK

1 SITE PLAN
1 1:20

LOT AREA	36,075 SF
EXISTING HOUSE FOOTPRINT	2660 SF
EXISTING PORCH	644 SF
NEW ADDITION	150 SF
NEW PORCH	265 SF



ISSUED FOR	
REVIEW	10/14/21
1	



518 S. Lahoma Greenhouse To Be Demolished



518 S. Lahoma Greenhouse To Be Demolished

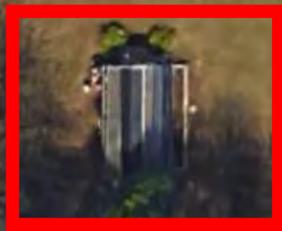
518 South Lahoma

Legend

📍 518 S Lahoma Ave

518 S Lahoma Ave

S Lahoma Ave



GREEN HOUSE TO
BE DEMOLISHED

Google Earth

Image Landsat / Copernicus



90 ft.

518 Chautauqua Ave
COA Request
Balcony on Addition

Property Location: 518 Chautauqua Avenue
Chautauqua Historic District

Applicant: Stan Berry

Owner: David & Katie Miller

Request: HD (21-21) Consideration of an amendment to Certificate of Appropriateness 20-05 for the installation of a second floor balcony with doors in place of windows for the property at 518 Chautauqua Avenue.

Historical Information:

Chautauqua Historic District Nomination Survey Information:

518 Chautauqua:

Circa 1921. This contributing Colonial Style structure is a two-story, brick single dwelling that has an asphalt-covered, side-gabled roof and a brick foundation. The wood windows are hung, nine- and twelve-over-one with aluminum storms. The wood door is glazed paneled with an aluminum glazed slab storm. The entry porch has a one-story, front-gabled roof supported by square, paneled, wood columns and low brick walls. Other exterior features include three gabled dormers, a brick exterior chimney on the south side and, also on the south side, a one-story sunroom with a roofline balustrade. Decorative details include triple windows and wood on the gable ends. See below for description of rear properties.

Background Information

March 4, 2002 - A COA request for front porch modifications, reconstruction of balustrade and installation of windows in side porch room was approved. All this work appears to have been done.

May 5, 2003 - A COA was granted for demolition of garage and construction of new garage and separate carport. The demolition of garage and construction of new garage was completed. However, the carport was not installed.

December 4, 2017 - A COA for the installation of a 2-car garage, associated pavement and relocation of fence to secure the backyard, all were installed.

Sanborn Map Information

The principal structure can be found on the 1944 Sanborn map in its current configuration. The two accessory structures do not appear on the Sanborn Maps since they were built after 1944.

Project Description:

The applicants, David and Katie Miller, wish to modify the design of the addition approved in June of 2020. The wish add access via a set of doors to the rooftop of the first floor to create a balcony. A wood railing is proposed which matches the existing house railing, in order to complete the balcony.

Historic District Ordinance:

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

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

429.7[c] *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.*

Preservation Guidelines:

1.4 Secretary of the Interior Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (US Department of the Interior/National Park Service, Heritage Preservation Services, Revised 1990).

1. Make Minimal Changes. *1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

2. Retain Historic Character. *2. The historic character of a property shall be retained and preserved. The removal of historical materials or alterations of features and spaces that characterize a property shall be avoided.*

3. Avoid False Historical Impressions. *3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

4. Acknowledge Changes Over Time. *4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

5. Preserve Distinctive Features. *5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

6. Repair Rather Than Replace. 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Avoid Harsh Treatments. 7. Chemical or physical treatments, such as sand-blasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Protect Archaeological Resources. 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. Make Compatible Additions. 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. Preserve Original Integrity. 10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

4.2 Guidelines for Additions to Historic Buildings

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

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

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

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

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

3.5 Guidelines for Windows and Doors

.12 Use Wood Windows in Primary Structures and Additions. For construction of new primary structures, choose windows that complement window types in surrounding structures in material, placement, size, shape, and design. While single-pane, true divided-light, wood frame windows are the most desirable choice for new construction in historic districts, double-pane glass wood windows with interior and exterior applied muntins and shadow bars between the panes are permitted. Aluminum cladding of wooden windows is permissible for use in construction of new primary structures and additions. Vinyl cladding of wood windows is not appropriate.

3.6 Guidelines for Entrances, Porches and Balconies

- .1 Preserve Original Entrances, Porches and Balconies.** Retain and preserve entrances, porches, and balconies that contribute to the overall historic character of a building, including columns, pilasters, piers, entablatures, balustrades, sidelights, fanlights, transoms, steps, railings, floors, and ceilings.
- .2 Replace Only Deteriorated Elements.** If replacement of a deteriorated detail or element of an entrance, porch, or balcony feature is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .3 Replacements Match Original.** If full replacement of an entrance, porch, or balcony is necessary, replace it in kind, matching the original in design, dimension, detail, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .4 Replace Missing Features.** Replace missing entrance, porch, or balcony features with a new feature based on accurate documentation of the missing original or a new design compatible with the historic character of the building and the district.
- .5 Screen Porches Carefully.** Consider the screening of a historic porch only if the alteration is reversible and can be designed to preserve the historic character of the porch and the building.
- .6 Avoid Enclosures.** It is not appropriate to enclose a front porch or a front balcony.
- .7 Avoid Removing Details.** It is not appropriate to remove any detail material associated with entrances and porches, such as graining, beveled glass, or beaded board, unless an accurate restoration requires it.
- .8 Avoid Changes to Primary Facades.** It is not appropriate to remove an original entrance or porch or to add a new entrance or porch on a primary facade.
- .9 Avoid False Historical Appearances.** Features or details that are introduced to a house should reflect its style, period, and design. Features should not create a false historical appearance by reflecting other time periods, styles, or geographic regions of the country.

Staff Comments:

As stated earlier in this report, the Commission approved this two-story 479 square foot addition in June of 2020. As construction nears the end, the property owners realized that the first floor roof could be made into a second floor balcony. The applicant is therefore requesting an amendment to the approved COA to allow for the creation of a second floor balcony by replacing the proposed windows on the second floor addition with doors and adding a railing to the perimeter of the first floor roof.

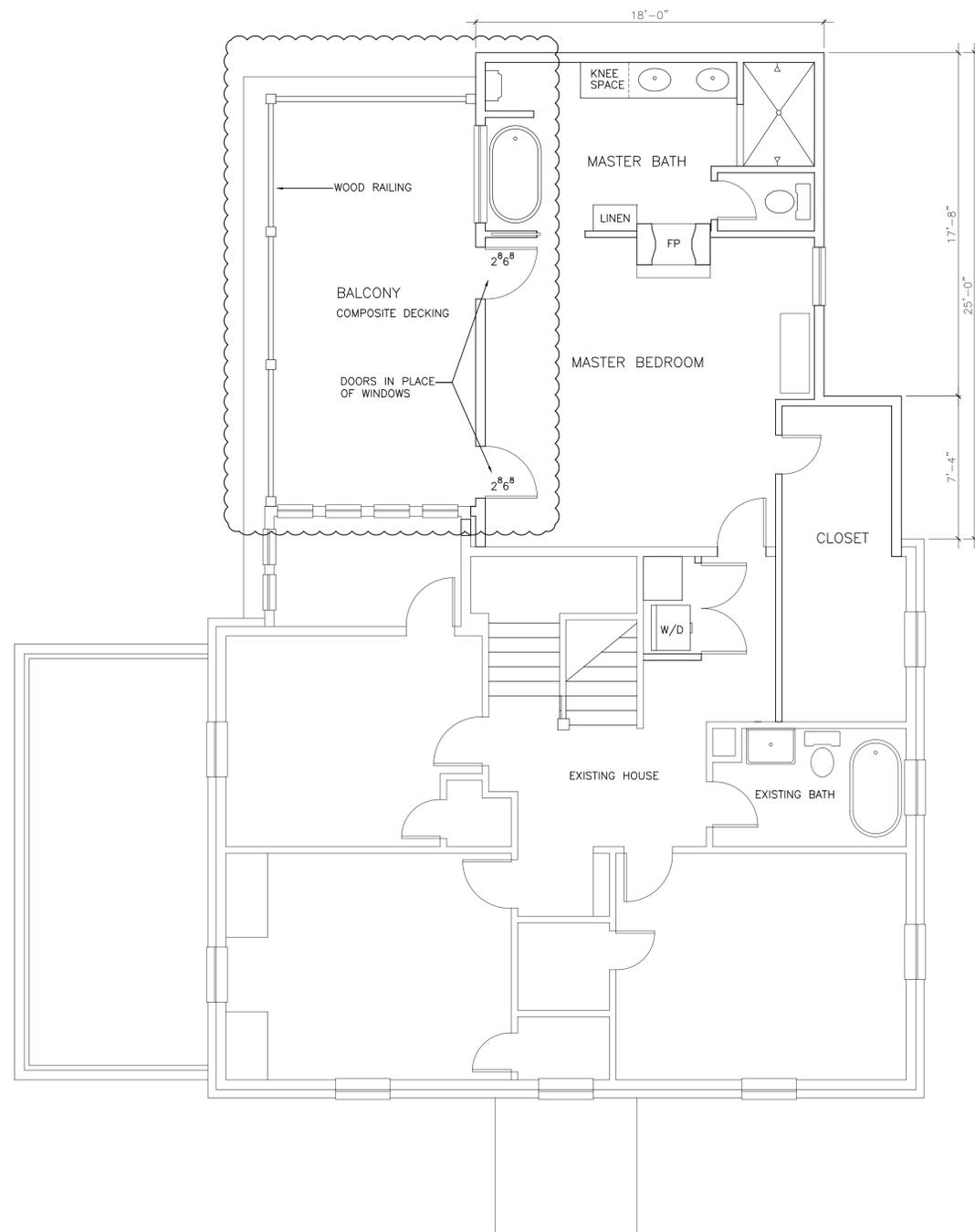
The addition under construction is located behind the house as permitted by the Guidelines. It is proposed that a pair of aluminum clad windows on the south facing elevation be replaced with a pair of aluminum clad doors to provide access to the balcony. A wood rail is proposed for the perimeter of the balcony. These materials meet the Guidelines. It is proposed that composite material be used for the decking. In the past, the Commission has allowed composite decking for areas not visible to the front right-of-way, as it would be in this case.

Since the addition is located on the rear of the house and is inset three feet from south façade of the house, the visibility of the balcony will be reduced. However, it will be visible from the front right-of-way.

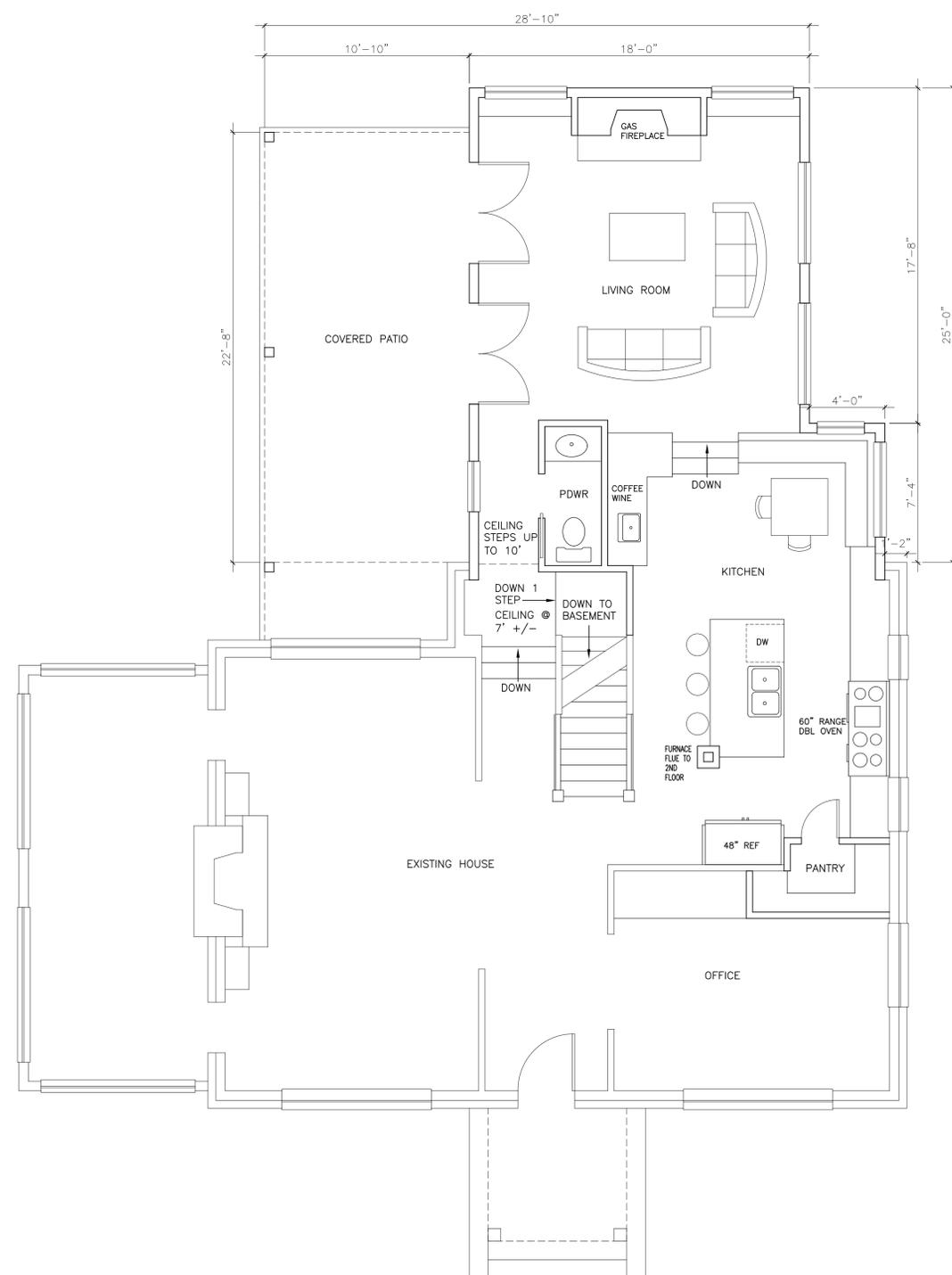
The Guidelines do not place a limit on the size of balconies, however, this balcony will be limited by the size of the covered patio at approximately 234 square feet.

Commission Action: Approve, deny, amend, or postpone an amendment to Certificate of Appropriateness 20-05 for the installation of a second floor balcony with doors in place of windows for the property at 518 Chautauqua Avenue.

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:	518 S. Chautauqua Ave.	
Applicant's Contact Information:		
	Applicant's Name: Stanley Berry	
	Applicant's Phone Number(s): 405-830-4195	
	Applicant's E-mail address: sberry@swbell.net	
	Applicant's Address: 820 Clement Dr., Norman, OK 73069	
	Applicant's relationship to owner: <input type="checkbox"/> Contractor <input type="checkbox"/> Engineer <input checked="" type="checkbox"/> Architect	
Owner's Contact Information: (if different than applicant)		
	Owner's Name: David and Katie Miller	
	Owner's Phone Number(s): 918-914-2688 918-914-2677	
	Owner's E-mail: dmillerdds@gmail.com	
Project(s) proposed: (List each item of proposed work requested. Work not listed cannot be reviewed.)		
1)	Amend original COA from June 1, 2020 to add balcony at second floor master bedroom and add doors in place of windows to access balcony	
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: 10/14/2021
<input checked="" 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: Stanley Berry		
Authorized Representative's Signature:		Date: 10/14/21

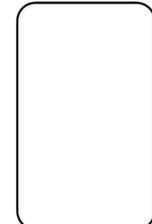


1 SECOND FLOOR PLAN
 1/4"=1'-0"



2 FIRST FLOOR PLAN
 1/4"=1'-0" NO CHANGE FROM ORIGINAL COA

MILLER RESIDENCE
 RENOVATION AND ADDITION
 518 CHAUTAUQUA AVENUE
 NORMAN, OK



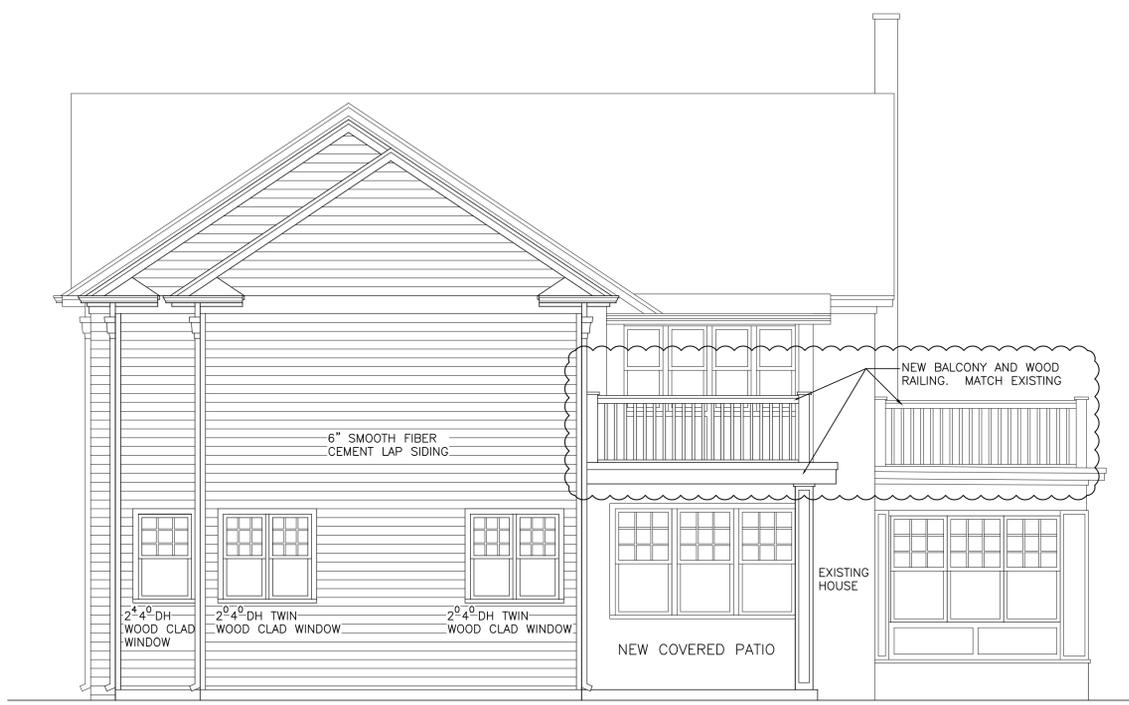
ISSUED FOR REVIEW

10/14/21



1 EAST ELEVATION
2 1/4"=1'-0" NO CHANGE

2 SOUTH ELEVATION
2 1/4"=1'-0"

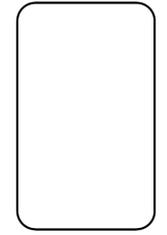


3 WEST ELEVATION
2 1/4"=1'-0"



4 NORTH ELEVATION
2 1/4"=1'-0" NO CHANGE FROM ORIGINAL COA

MILLER RESIDENCE
RENOVATION AND ADDITION
518 CHAUTAUQUA AVENUE
NORMAN, OK



ISSUED FOR	
REVIEW	DATE
	10/14/21