

**City of Norman, OK
HISTORIC DISTRICT COMMISSION
MEETING AGENDA**

**Tuesday
July 5, 2022
5:30 p.m.**

201 W. Gray, Building A, Conference Room D

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, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

- 1. Roll Call.**

- 2. Approval of the Minutes from the May 2, 2022 Regular Meeting.**
Action Needed: Approve or amend the Minutes from last meeting.

- 3. HD (22-20) Consideration of an amendment to Certificate of Appropriateness 20-05 (approved for an addition and covered patio) to allow for the substitution of textured cement fiberboard siding for smooth cement fiberboard siding on the addition and for the installation of an outdoor fireplace on the covered patio for the property located at 518 Chautauqua Avenue. (*Note: this project is currently under construction*).**

Public Hearing:

Staff Presentation
Applicant Presentation
Public Comments
Close Public Hearing
Commission Discussion

- 4. HD (22-21) Consideration of a Certificate of Appropriateness for the installation of a swimming pool for the property located at 518 Chautauqua Avenue.**

Public Hearing:

Staff Presentation
Applicant Presentation
Public Comments
Close Public Hearing
Commission Discussion

5. **HD (22-22) Consideration of a Certificate of Appropriateness request for the replacement of all windows in the structure, replacement of front and rear doors, removal of front porch wall, installation of additional front steps and installation of new walkway, removal of front door sidelight and relocation of front door, replacement of soffit with different design, demolition of existing shed and replacement with a free-standing covered patio for property located at 720 S Lahoma Avenue.**

Public Hearing:

Staff Presentation
Applicant Presentation
Public Comments
Close Public Hearing
Commission Discussion

6. **Staff report on active Certificates of Appropriateness and Administrative Bypass issued since May 2, 2022 and consideration of approval, rejection, amendment and/or postponement of six-month extension requests for expiring COAs.**
7. **Discussion of progress report regarding the FY 2021-2022 CLG Grant Projects.**
Action Needed: No action needed – for informational purposes only.
8. **Miscellaneous comments of the Historic District Commission and City Staff.**
9. **Adjournment.**

HISTORIC DISTRICT COMMISSION

MINUTES OF

May 2, 2022

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on May 2, 2022 at 5:30 p.m. Notice and Agenda of the meeting were posted at 201 West Gray, Building A, the Norman Municipal Complex and at www.Normanok.gov 24 hours prior to the beginning of the meeting.

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

Item No. 1, being: Roll Call.

MEMBERS PRESENT: Joan Koos
 Taber Halford
 Emily Wilkins
 Barrett Williamson
 Mitch Baroff
 Aaron Brooks
 Brent Swift*

MEMBERS ABSENT: Michael Zorba
 Shavonne Evans

A quorum was present.

*Commissioner Brent Swift arrived at 5:33 PM.

STAFF MEMBERS PRESENT: Anaïs Starr, Planner II, Historic Preservation Officer
 Jessica Steele, Admin Tech III

GUESTS: Chuck & Dana Anderson, applicants for 106 E Symmes

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Item No. 2, being: Approval of the minutes from the April 4, 2022 Meeting.

Motion by Barrett Williamson for approval of the minutes from the April 4, 2022 regular meeting;

Second by Aaron Brooks.

The motion was passed unanimously with a vote of 6-0. Minutes from the previous meeting were approved. (Brent Swift was not present for this vote.)

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Item No. 3, being: HD (22-16) Consideration of a Certificate of Appropriateness request for the replacement of composite roof shingles with an alternative roof material for the property located at 106 E Symmes Street.

Motion by Barrett Williamson to approve Item No. 3 as submitted;

Second by Aaron Brooks.

Anaïs Starr presented the staff report:

The house at 106 E Symmes is a circa 1923 National Folk design. It is a non-contributing structure due to loss of integrity. The applicants, Chuck and Dana, suffered damage to this structure from the hailstorm last October. The Andersons have a metal roof on their own house, which is not located in the Historic District, and believed it would be a great solution for this house. Since it is a non-contributing resource, the Andersons purchased the metal roofing material, believing they could add such a roof to a non-contributing structure. The Andersons indicated that the home is basically in the same form as when it was built in 1923 and no additions have been added. The Andersons are seeking approval to install a metal roof on this non-contributing resource. The Commission will need to determine whether a metal roof is appropriate for this non-contributing structure, and if it is compatible with the surrounding Historic District. After staff report presentation, Ms. Starr answered Commissioners' questions.

- Chair Wilkins confirmed with Ms. Starr that the metal roof material had not been installed yet. Ms. Starr explained that the material had been purchased, but not installed.
- Commissioner Baroff asked why the structure is non-contributing. Ms. Starr explained that modifications, including vinyl siding that encases the house, replacement windows, and possibly some front porch alterations amounted to a loss of historical integrity, thus making the property non-contributing to the Miller Historic District.
- Commissioner Koos asked if there had been any requests for metal roofs. Ms. Starr explained that this is the first request for a metal roof installation that the Commission has reviewed.

Chuck Anderson, the property owner, discussed the project:

The applicant explained that he and his wife had lived in the area prior to the Historic District designation and had even advocated for the Historic designation. They stated that they are supporters of historic preservation. Dr. Anderson stated that they desired to use a metal roof because of the durability and environmental friendliness. He further stated that he had purchased the metal roof material without realizing there would be Guidelines for a non-contributing structure.

No public comments were made.

Commission discussion consisted of:

- Commissioner Swift asked Ms. Starr whether the Guidelines specify anything about metal roofs. She explained that the Guidelines state all alternative material requests must come before the Commission to decide whether the use is appropriate on a case-by-case basis; metal would be an alternative material in this case. Mr. Swift clarified; “alternative” means a material other than asphalt. Ms. Starr confirmed this clarification.
- Commissioner Williamson asked Ms. Starr if there were any other metal roofs found in the Historic Districts. Ms. Starr stated that a metal-roofed house can be found on College Ave, in the Chautauqua Historic District, which was grandfathered in when College was made part of the Chautauqua Historic District. She further stated that the Miller Historic District does not have any structures with metal roofs.
- Commissioner Swift was curious whether the Preservation Guidelines historically included any specifications for metal roofs. Ms. Starr indicated that there had not been and elaborated that the intent of the Preservation Guideline has always been to keep original historic materials, such as red clay tiles, etc. Ms. Starr explained that she had received calls in the past with residents who were curious about using metal roofs, but applications were never submitted.
- Ms. Starr explained that from her interpretation of the Preservation Guidelines, the use of metal roofs on historic structures would probably not be appropriate. But with a non-historic house, it is not as clear.
- Commissioner Halford voiced his opinion that a metal roof on this structure would greatly detract from the atmosphere of the Miller Historic District; he was not in favor of this proposal.
- Commissioner Williamson agreed with Mr. Halford and added that he does not wish to see approval of a metal roof, in this case, setting a precedent. Mr. Williamson felt that the metal material proposed for this roof would be more appropriate for use in agricultural buildings, warehouses, metal buildings, etc., not on a house in a Historic District. Mr. Williamson also added that he found no other metal roofs in the surrounding Historic District.
- Commissioner Swift offered his experience with metal roofs. He explained that metal roofs may well last 14+ years; hail damage could be seen but roof technically remained intact. Mr. Swift further discussed logical design aspect for this property, but admitted that he does not have a strong feeling either way in this case.
- Commissioner Baroff explained his disapproval of the proposed metal roof in this case. Mr. Baroff believed metal roof material would detract from the historic integrity of the District.
- Commissioner Brooks stated that he disagreed with the other Commissioners’ interpretation of the Guidelines in this case. He respects the applicant’s desire to choose a material that is more environmentally friendly and durable, to withstand the hailstorms and other inclement weather. Mr. Brooks indicated his support of the request, as submitted.
- Commissioner Koos explained that she was partial to asphalt shingles in the Historic District. She believed that a metal roof would change the look of the neighborhood to an unacceptable degree.

- Commissioner Swift confirmed with Ms. Starr that there have been no requests for metal roofs. Ms. Starr clarified: There is a metal roof on College, which was grandfathered in to the Chautauqua Historic District. She explained, in that case, the visual impact of the metal roof is highly evident and sharply contrasts with the surrounding neighborhood.
- Commissioner Williamson discussed that the national standard for replacement of more-historic materials, such as shake or wood roofs, would be an architectural asphalt shingle, or “fake shake” as he referred to it. He explained that he would be inclined to disapprove of any alternative material proposal for roof replacement in this specific case; he believed architectural shingles would be the most appropriate choice for replacement.
- Commissioner Brooks believed this approval would not set a precedent; voiced his support of the change of material to metal.
- Chair Wilkins disagreed with Commissioner Brooks; she believed a metal roof would negatively affect the atmosphere of the Miller Historic District.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS:

Aaron Brooks

NAYS:

Mitch Baroff

Taber Halford

Joan Koos

Barrett Williamson

Brent Swift

Emily Wilkins

The motion failed with a vote of 6-1.

Ms. Starr noted that the applicants could choose to appeal this decision with the Board of Adjustment; she offered her assistance with this process if the applicants chose to go this route. The applicants explained that they were satisfied with the Commission’s decision and verbalized agreement to use asphalt shingles for roof replacement at 106 E. Symmes.

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Ms. Starr suggested that, due to impending inclement weather, the Commission could consider postponement of the remaining agenda items to another set time.

Motion by Barrett Williamson to postpone the remaining items to May 9th at 5:30;

Second by Joan Koos.

A vote on the motion was taken with the following results:

The motion failed unanimously, with a vote of 7-0. In discussion, Commissioners realized that postponement was not required, as there were no outstanding items on the agenda needing a formal vote.

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Item No. 4, being: HD (22-17) Commission review and feedback regarding proposed siding replacement with alternative material for the property located at 616 Miller Avenue.

NOTE: Applicant was not present due to prior notification of meeting postponement for impending inclement weather.

Commissioners discussed providing feedback via email; however, discussion continued and Commissioners gave feedback indicating that the request to remove historic siding would not meet the Guidelines. Ms. Starr verbalized her intention to follow up with the applicant regarding Commission's feedback.

Remaining Agenda **Items No. 5-8** to be continued at the next regularly scheduled meeting, which is to be held on June 6, 2022.

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Item No. 9, being: Adjournment.

The meeting adjourned at 5:54 p.m.

Passed and approved this _____th day of _____, 2022.

Emily Wilkins, Chair
Historic District Commission

Property Location: 518 Chautauqua Avenue
Chautauqua Historic District

Applicant: Stan Berry

Owner: David & Katie Miller

Request: HD (22-20) Consideration of an amendment to Certificate of Appropriateness 20-05 (approved for an addition and covered patio) to allow for the substitution of textured cement fiberboard siding for smooth cement fiberboard siding on the addition and for the installation of an outdoor fireplace on the covered patio for the property located at 518 Chautauqua Avenue. (Note this project is currently under construction).

Historical Information:

2004 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 structures located in rear of this property.

518B South Chautauqua Avenue. Ca. 2003. National Folk. This noncontributing, one-story, weatherboard garage/apartment has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are one-over-one hung. The wood door is glazed paneled with wood, glazed, paneled, swinging, garage doors. The entry porch has a front-gabled roof supported by wood brackets. Decorative details include exposed rafters and decorative wood shutters. The building is noncontributing due to insufficient age.

518C Chautauqua Avenue. Ca. 1960. National Folk. This noncontributing, one-story, weatherboard single dwelling has an asphalt-covered, front-gabled roof and a concrete foundation. The wood windows are one-over-one hung. The wood door is slab. The entry porch has a small gable supported by wood triangular knee braces. Decorative details include exposed rafters and double windows. The house is set just off the alley and does not appear on the 1956 Sanborn. It is noncontributing due to insufficient age.

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. This work was installed.

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 was approved and installed.

June 1, 2020 – A COA for the construction of an addition, covered patio to the house, covered patio to the accessory structure and several concrete areas and walkways in the rear yard was approved. All currently under construction.

November 1, 2021 – An amendment to Certificate of Appropriateness #20-05 for the installation of a second floor balcony with doors in place of windows was approved. Construction is underway.

Sanborn Map Information:

The principal structure can be found on the 1944 Sanborn Map in its current configuration without the recently built addition. The three accessory structures in the rear yard do not appear on any of 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.

Due to a shortage of smooth cement fiberboard siding, the contractor and owners believed that the substitution of textured cement fiberboard siding for smooth cement fiberboard siding was allowable and it was subsequently installed. Once discovered by staff, the property owners were informed that they had installed the incorrect siding and a request for this substitution would need to be made before the Commission.

The property owners are now requesting the substitution of textured cement fiberboard for smooth cement fiberboard. They also wish to modify the current design of the covered patio to add an outdoor fireplace.

The swimming pool shown on the drawings is a new request, not an amendment of the existing COA, and therefore will be heard under a separate COA agenda item at this same Commission meeting.

2009 Historic District Ordinance:

Note: The original COA (#20-05) was approved in June of 2020, using the 2009 Historic Preservation Guidelines, and as such, any amendments to that COA should be guided by the 2009 Historic Preservation Ordinance and Guidelines, which are provided below.

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)

2009 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 Guidelines for 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 time periods, styles, or geographic regions of the country.

.7 Substitute Materials. Cement fiberboard (e.g. Hardiplank siding) will be considered on a case-by-case basis. Exterior insulating and finish systems (EIFS) will not be considered for use in historic structures.

3.6 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.*

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.*

Staff Comments:

As stated earlier in this report, the Commission approved this two-story 479 square foot addition in June of 2020. Earlier this spring, the contractor found it difficult to obtain smooth cement fiberboard as a result of the recent national supply and demand issues for building materials. The contractor and owners believed that a substitution was allowed and therefore proceeded with the installation of the textured cement fiberboard.

For Commission reference, staff has attached the June 1, 2020 Historic District Commission minutes and the COA 20-05 issued on June 11, 2020.

As mentioned earlier in this staff report, the 2009 Historic Preservation Guidelines were utilized for the Commission's decision in June of 2020 and therefore should be utilized again for these two amendment requests. It should also be noted that *Post de facto* installations such as the cement fiberboard installation, per Historic District Ordinance are to be reviewed as if the work has not been installed.

Amendment Request #1: Substitution of textured cement fiberboard for smooth cement fiberboard.

The 2009 Preservation Guidelines do not require the use of smooth cement fiberboard. However, the Commission has in recent approvals requested applicants to use smooth cement fiberboard for their projects. In this case, since the elevation drawings clearly illustrated that the cement fiberboard would be smooth, the Commission approved the request as submitted with the siding material listed as smooth.

The Commission will need to determine if this amendment request for textured cement fiberboard meets the Historic Preservation Guidelines and if it is compatible with the principal historic structure on this site as well as the District as a whole.

Amendment Request #2: Addition of a fireplace to covered patio.

The Preservation Guidelines do not provide direct guidance regarding request for outdoor fireplaces. However, guidance can be drawn for the *Secretary of the Interior's Standards for Rehabilitation*. In particular, *Standards #9 and #10* which discourage the additions or structures that would impact the historic principal structure.

It should be noted that part of the patio and this proposed outdoor fireplace will be obscured from the front right-of-way due to the fence located in the side yard.

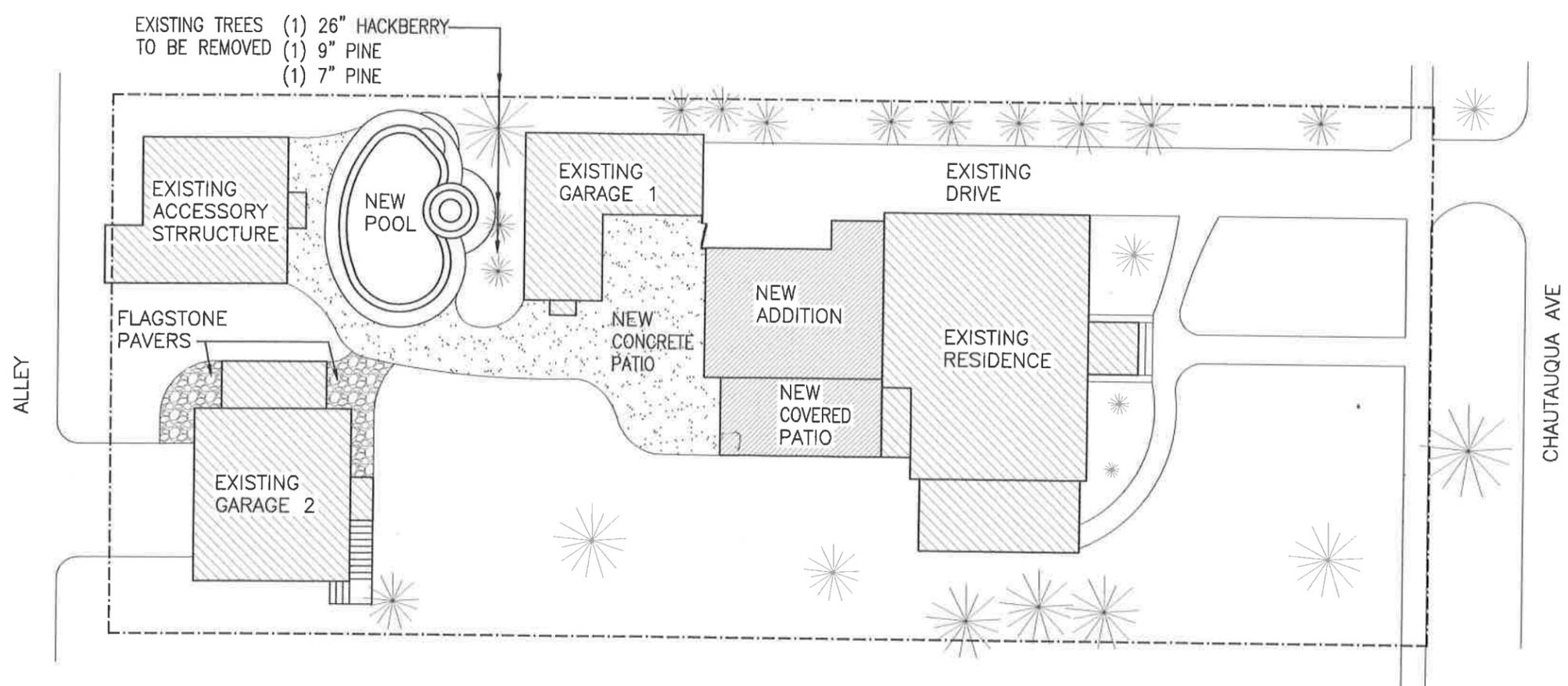
Again the Commission will need to determine if this amendment meets the Historic Preservation Guidelines and is compatible with the historic principal structure and the District as a whole.

Commission Action: Approve, deny, amend, or postpone request for an amendment to Certificate of Appropriateness 20-05 (approved for an addition and covered patio) to allow for the substitution of textured cement fiberboard siding for smooth cement fiberboard siding on the addition and for the installation of an outdoor fireplace on the covered patio for the property located at 518 Chautauqua Avenue.

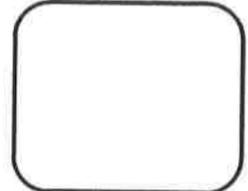
LOT AREA	13,875 SF
EXISTING HOUSE FOOTPRINT	1327 SF
NEW ADDITION	479 SF
COVERED PATIO	246 SF
EXISTING GARAGE 1	421 SF
EXISTING GARAGE 2	690 SF
EXISTING ACCESSORY BUILDING	467 SF
TOTAL STRUCTURE COVERAGE	3630 SF (27%)
EXISTING DRIVES AND WALKS	1801 SF
NEW POOL, WALKS, PATIO	1440 SF
FLAGSTONE PAVERS	153 SF
	<u>3394</u>
TOTAL IMPERVIOUS COVERAGE	7024 SF (51%)

**NOT FOR
CONSTRUCTION**
FOR DESIGN AND
REVIEW PURPOSES

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



**MILLER RESIDENCE
RENOVATION AND ADDITION**
518 CHAUTAQUA
NORMAN, OK



ISSUED FOR	
REVIEW	6/9/22

SITE-1

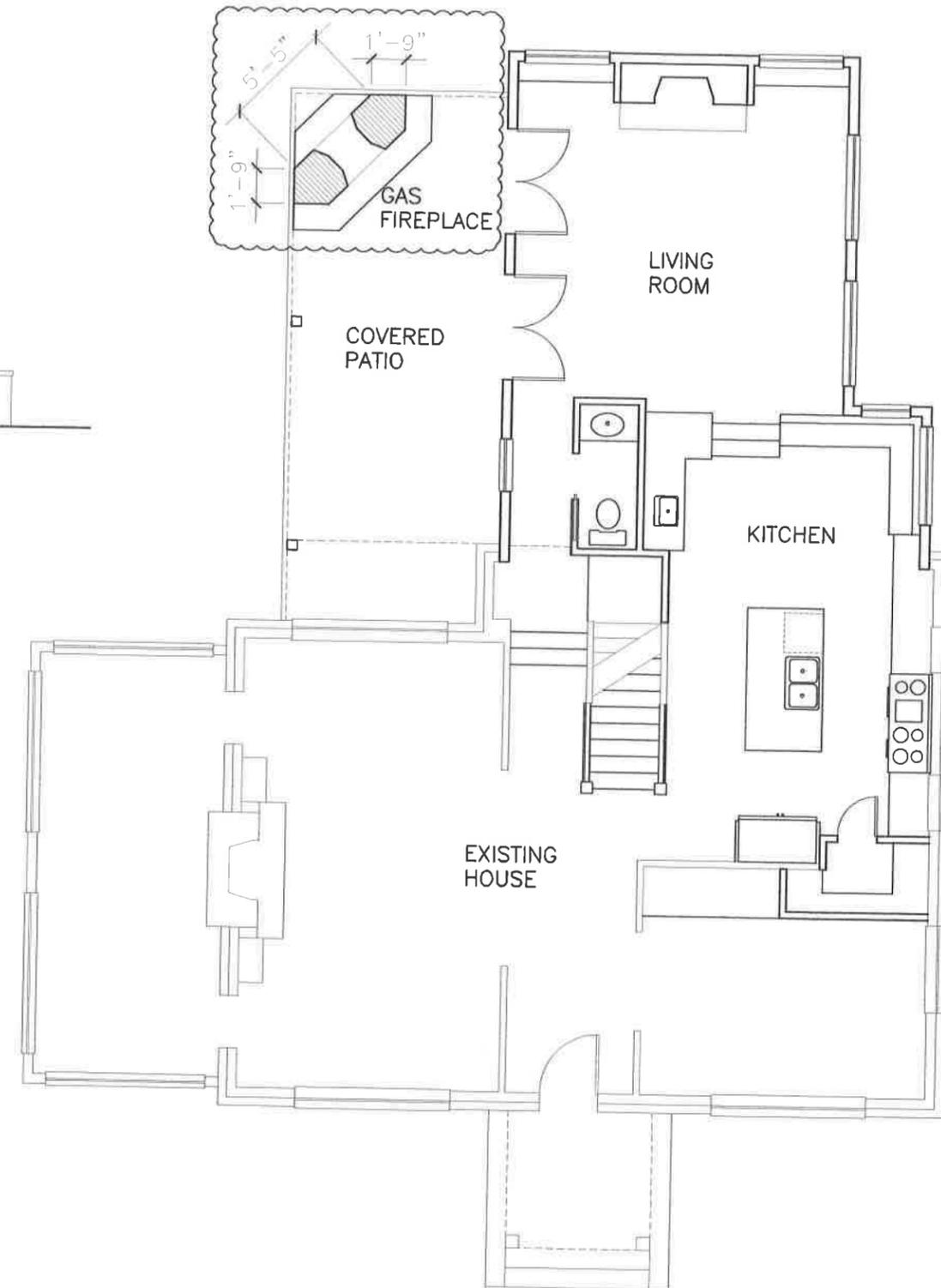
1 SITE PLAN
1:20



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



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

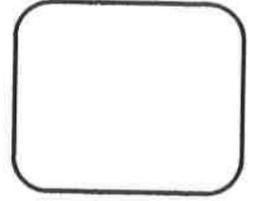


3 FIRST FLOOR PLAN
1 1/8" = 1'-0"

NOT FOR
CONSTRUCTION
FOR DESIGN AND
REVIEW PURPOSES

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ARCHITECT
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MILLER RESIDENCE
RENOVATION AND ADDITION
518 CHAUTAUQUA
NORMAN, OK



ISSUED FOR	
REVIEW	6/9/22

1

A amendment of 20-05 and New installation

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

Staff Only Use

HD Case #: 22-20-NEW
Date: 6-9-22 installation
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: 518 Chautauqua

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: Contractor Engineer 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 exterior stone fireplace at covered patio HD 22-20
- 2) Amend original COA from June 1, 2020 to substitute textured fiber-cement siding in lieu of smooth fiber-cement siding HD 22-20
- 3) Construct in-ground concrete swimming pool and associated patio HD 22-21
- 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:** 6/9/22

(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: [Signature] **Date:** 6/9/22

Item No. 3, being: (20-05) Consideration of a Certificate of Appropriateness request for the installation of an addition with covered patio to the house, of a covered patio to the guest house, a tree house, and several concrete areas and walkways in the rear yard for property located at 518 Chautauqua Avenue.

Motion by Joan Koos to approve item #3; **Second** by Greg Heiser.

Anais Starr presented the staff report.

The applicant's representative, Stan Berry, discussed the reasons for the project:

- The applicant is requesting the addition with covered patio, and concrete walkways. The applicant removed their request for a covered patio to the guest house, and will remove the tree house.

No public comments were made.

Commission comments and discussion consisted of:

- The amount of lot coverage is 27% covered by structures, and 46% covered by structures and paved areas. This is below the limits of 40% for structures, and 65% of structures and paved areas.
- The applicants will use the same type of smooth hardiboard on the addition as was used on the recently constructed garage.
- Because the addition is hidden from the street view, and meets all size requirements of the Historic District Guidelines.

The motion was approved unanimously with Mitch Baroff abstaining.

Ms. Starr noted that there is a 10-day waiting period until the COA will be issued.

*

Item No. 4, being: (20-06) Consideration of a Certificate of Appropriateness request for the installation of rear French doors, a rear deck, fence, and replacement of wood siding for the property at 412 College Ave.

Motion by Emily Wilkins to approve item #4; **Second** by Joan Koos.

Anais Starr presented the staff report.

The applicants, Tabitha & Joe DuVall, discussed the reasons for the project:

- The applicant is requesting upgrades to the structure after sitting empty for a year. They are now living in the house, and would like to make some improvements.

No public comments were made.

Property Location: 518 Chautauqua Avenue
Chautauqua Historic District

Applicant: Stan Berry

Owners: David & Katie Miller

Request: HD (22-21) Consideration of a Certificate of Appropriateness for the installation of a swimming pool for the property located at 518 Chautauqua Avenue.

Historical Information:

2004 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 structures located in rear of this property.

518B South Chautauqua Avenue. Ca. 2003. National Folk. This noncontributing, one-story, weatherboard garage/apartment has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are one-over-one hung. The wood door is glazed paneled with wood, glazed, paneled, swinging, garage doors. The entry porch has a front-gabled roof supported by wood brackets. Decorative details include exposed rafters and decorative wood shutters. The building is noncontributing due to insufficient age.

518C Chautauqua Avenue. Ca. 1960. National Folk. This noncontributing, one-story, weatherboard single dwelling has an asphalt-covered, front-gabled roof and a concrete foundation. The wood windows are one-over-one hung. The wood door is slab. The entry porch has a small gable supported by wood triangular knee braces. Decorative details include exposed rafters and double windows. The house is set just off the alley and does not appear on the 1956 Sanborn. It is noncontributing due to insufficient age.

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. This work was installed.

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

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

June 1, 2020 – A COA for the construction of an addition with a covered patio to the house, covered patio for the guest house, several concrete areas and walkways in the rear yard was approved. Project is still under construction.

November 1, 2021 – An amendment to Certificate of Appropriateness #20-05 for the installation of a second floor balcony with doors in place of windows was approved. Construction is underway.

Sanborn Map Information:

The principal structure can be found on the 1944 Sanborn Map in its current configuration without the recently built addition. The three accessory structures in the rear yard do not appear on any of the Sanborn Maps since they were built after 1944.

Project Description:

The applicants, David and Katie Miller, wish to install a swimming pool behind the front-facing garage and the accessory structure in northeast corner of the yard.

2022 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)*

2022 Preservation Guidelines:

1.5 Secretary of the Interior Standards for Rehabilitation. Both the Historic District Ordinance and the *Norman Historic Preservation Handbook* include *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 replacement 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 archaeological 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.

2.2 Site Features Guidelines

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

.1 Garden Structures. *Garden structures, such as pergolas and trellis, larger than 120 square feet, are to be located behind the principal structure with very limited or no visibility from the front right-of-way. Front or side yard installation can be considered if documentation shows one existed historically. Structures abutting or attached to the principal structure will be reviewed as a building addition. Structures that have a roof and/or sides will be reviewed as accessory structures.*

.2 Materials. *Structures are to be comprised of wood. Metal, composite wood or cement fiberboard will be considered on a case-by-case basis. Vinyl is prohibited.*

.3 Height. *Structure shall be no taller than the height of the principal structure.*

.4 Swimming Pools. *Swimming pools are to be located behind the principal structure with no visibility from the front right-of-way. Side yard installations will be considered on a case-by-case basis. A front yard installation is prohibited. Corner lots are considered to have two front elevations*

Staff Comments:

The 2022 *Preservation Guidelines* allow swimming pools to be reviewed by Administrative Bypass when located directly behind the principal structure and not visible from the front right-of-way. Since the proposed swimming pool is located behind the garage structure and not the house, it requires review by the Commission.

The *Preservation Guidelines* require a tree preservation plan. In this case, the applicant has indicated that three trees will be removed to allow for the construction of the swimming pool. The property owner has provided documentation from an arborist that recommends the removal of these trees due to disease and rot which is included in the attached application documents.

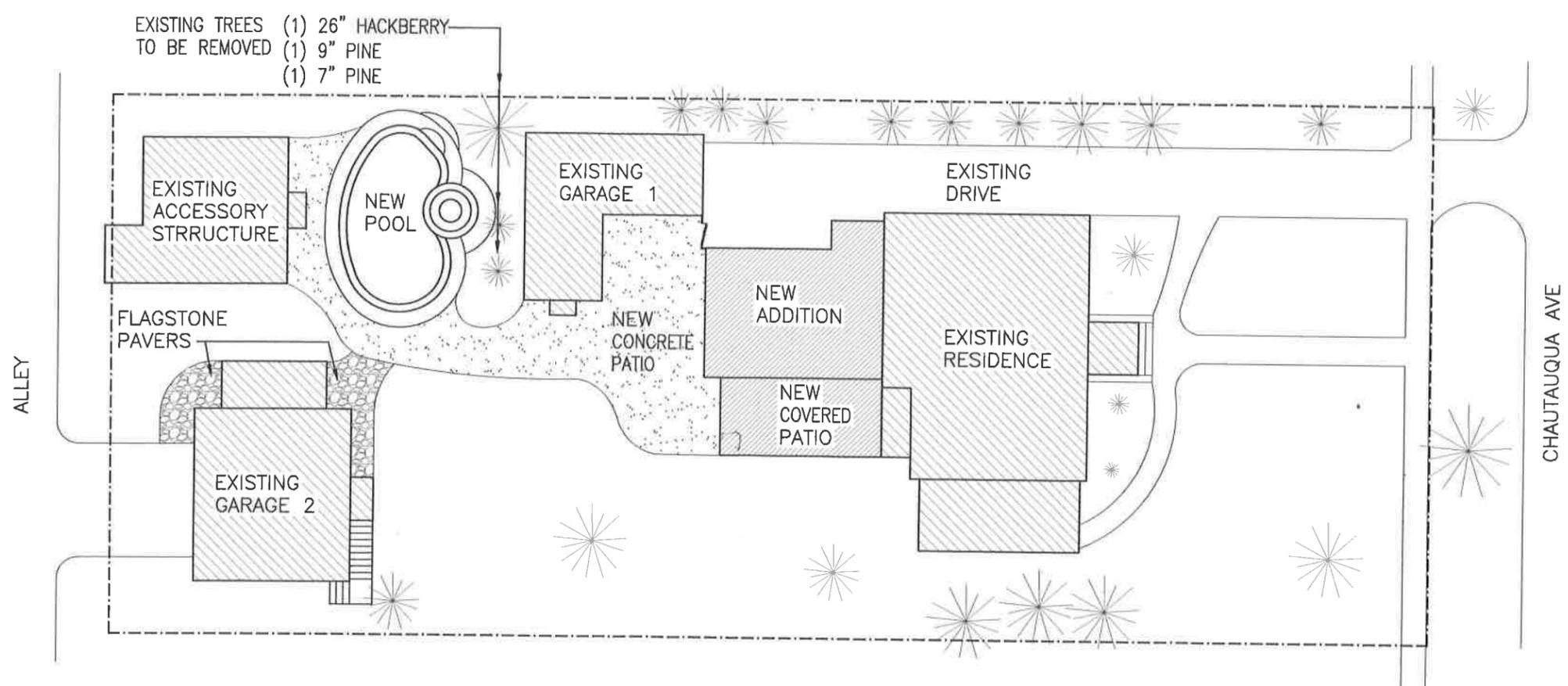
The Commission will need to determine if this request for swimming pool meets the *Historic Preservation Guidelines* and if it is compatible with the principal historic structure on this site as well as the District as a whole.

Commission Action: Approve, deny, amend, or postpone the request for consideration of a Certificate of Appropriateness for the installation of a swimming pool for the property located at 518 Chautauqua Avenue.

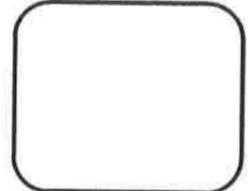
LOT AREA	13,875 SF
EXISTING HOUSE FOOTPRINT	1327 SF
NEW ADDITION	479 SF
COVERED PATIO	246 SF
EXISTING GARAGE 1	421 SF
EXISTING GARAGE 2	690 SF
EXISTING ACCESSORY BUILDING	467 SF
TOTAL STRUCTURE COVERAGE	3630 SF (27%)
EXISTING DRIVES AND WALKS	1801 SF
NEW POOL, WALKS, PATIO	1440 SF
FLAGSTONE PAVERS	153 SF
	<u>3394</u>
TOTAL IMPERVIOUS COVERAGE	7024 SF (51%)

NOT FOR
CONSTRUCTION
FOR DESIGN AND
REVIEW PURPOSES

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



MILLER RESIDENCE
RENOVATION AND ADDITION
518 CHAUTAUQUA
NORMAN, OK



ISSUED FOR	
REVIEW	6/9/22

SITE-1

1 SITE PLAN
1:20

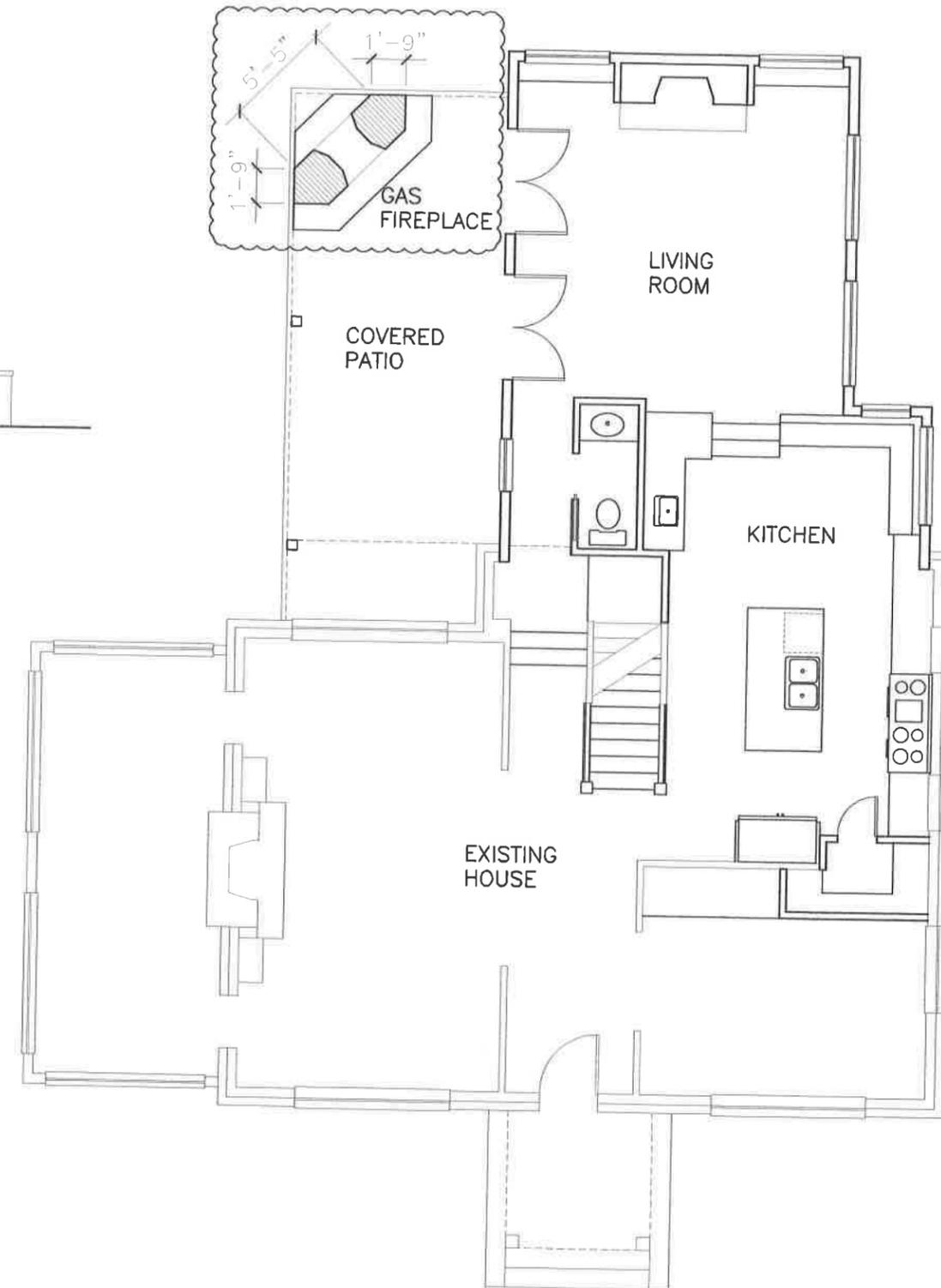




1 SOUTH ELEVATION
1 1/8" = 1'-0"



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

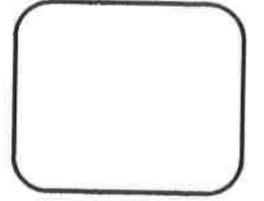


3 FIRST FLOOR PLAN
1 1/8" = 1'-0"

NOT FOR
CONSTRUCTION
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MILLER RESIDENCE
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ISSUED FOR	
REVIEW	6/9/22

1

A amendment of 20-05 and New installation

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

Staff Only Use

HD Case #: 22-20-NEW
Date: 6-9-22 installation
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: 518 Chautauqua

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: Contractor Engineer 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 exterior stone fireplace at covered patio HD 22-20
- 2) Amend original COA from June 1, 2020 to substitute textured fiber-cement siding in lieu of smooth fiber-cement siding HD 22-20
- 3) Construct in-ground concrete swimming pool and associated patio HD 22-21
- 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:** 6/9/22

(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.

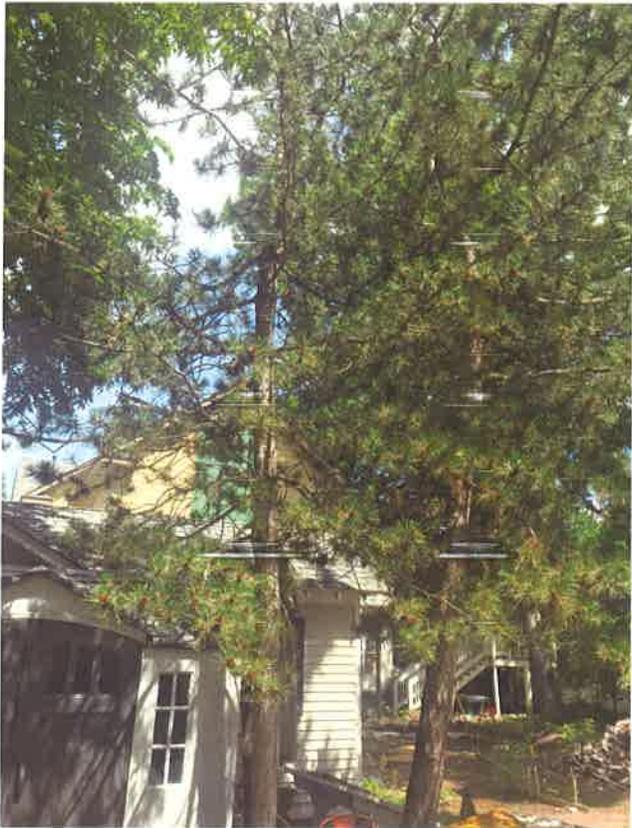
Authorized Representative's Printed Name: Stanley Berry

Authorized Representative's Signature: [Signature] **Date:** 6/9/22

518 CHAUTAUQUA AVENUE – TREES TO BE REMOVED FOR POOL



26" Diameter Hackberry



7" and 9" Diameter Pines

Tree Dr LLC
405 Driftwood Dr.
Norman, OK 73026 US
4059220177
limbsurgeon@gmail.com

Estimate

ADDRESS
Austin Aldridge

ESTIMATE # 1117
DATE 06/13/2022

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	518 Chautauqua, Norman OK 73069	1	6,500.00	6,500.00
		Remove large Hackberry tree close to fence and outbuilding Grind stump Remove debris			
				TOTAL	\$6,500.00

Accepted By

Accepted Date

Reason for tree removal at 518

Chautauqua:

- ✓ The large tree in the backyard of 518 Chautauqua ave is very weak in the center and top of the tree resulting in branches falling down, this is a result from being diseased. This tree will need to be removed to prevent further damage to any structures or homes nearby.

Property Location: 720 S Lahoma Avenue
Chautauqua Historic District

Applicant/Owner: Devon Miller

Request:

HD (22-22) Consideration of a Certificate of Appropriateness request for the replacement of all windows in the structure, replacement of front and rear doors, removal of front porch wall, installation of additional front steps, installation of new walkway, removal of front door sidelight, relocation of front door, replacement of the soffit with different design, demolition of existing shed and replacement with a free-standing covered patio for property located at 720 S Lahoma Avenue.

Historical Information:

Chautauqua Historic District Nomination Survey Information:

720 S Lahoma Avenue. Circa 1950. Modern. This noncontributing, one-story, asbestos-sided single dwelling has a combination flat and shed roof. The foundation is concrete. The metal windows are casement. The wood door is slab with a wood screen. The partial porch features a flat roof supported by metal braces, creating a carport as well. Other exterior features include a broad brick chimney on the rear. Decorative details include ribbon windows and a stone veneer wainscoting under the porch. The house is noncontributing due to insufficient age.

Sanborn Map Information:

This structure does not appear on the Sanborn Insurance Map since it was built after 1944. The 1944 Sanborn Map showing is attached for Commissioners reference.

Property History:

This house was designated part of the Chautauqua Historic District on October 24, 1995. There have been no previous COA requests for this property.

Project Description:

The property owner, Devon Miller, wishes to renovate the property to improve its current deteriorated status. The applicant is requesting a Certificate of Appropriateness for the following exterior alterations:

1) Replacement of all windows.

Applicant proposes to replace all the deteriorated non-functioning casement windows with custom metal windows.

2) Replacement of front and rear doors.

Applicant proposes to replace the wood front door and rear doors with a glass doors that have a fiberglass frame. The rear sliding glass door will be replaced with a sliding glass door of the same material.

3) Removal of front door sidelight and relocation of front door.

The applicant proposes to remove the sidelight at the front door to allow the front door to be relocated so that it aligns with the proposed new steps and walkway.

4) Removal of removal of front porch wall, installation of additional front steps and new walkway.

The current set of steps only allow egress to the carport. If a car is parked underneath the carport, residents often have to access the front door by walking along the north side of the carport to gain entrance into the house. Due to the lack of functionality of the steps, the applicant is proposing to remove the front half wall on the front porch to allow for the installation of additional steps. The new steps will be orientated toward the front yard and will connect to a new walkway proposed along the south side of the driveway. This will connect access to the front door without passing through the carport. The applicant is proposing either concrete or stone material for the new walkway.

5) Replace soffit with different material.

Applicant is proposing to replace the existing deteriorated plywood soffit with tongue and groove wood design.

6) Demolition of existing shed and replacement with a covered patio structure.

The applicant is proposing to demolish the existing 380 square foot storage shed and replace it with a free-standing 28' x 16' covered patio. The covered patio structure will be of the comprised of metal poles, wood frame and wood tongue and groove ceiling to match the house.

Ordinances & Guidelines

2022 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.

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

429.3.7(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.

2022 Preservation Guidelines:

Guidance can be provided by the following sections of the *2022 Preservation Guidelines*:

2.14 Guidelines for Non-Contributing Resources

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

.1 Preservation Guidelines Apply. *The Historic Preservation Guidelines apply to all structures in Norman’s Historic Districts, both contributing and non-contributing.*

.2 Support Harmony Between Old and New. *Non-contributing structures shall be controlled only to the degree necessary to make them compatible with the general atmosphere of the district with regard to alterations, additions, changes to the site, and the like. As with all requests for Certificates of Appropriateness in historic districts, each project will be evaluated on its own merits for overall impact on the district as a whole.*

3.12 Guidelines for Windows

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

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

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

.3 Glass Replacement. *Individual panes of historic glass that have been broken or cracked, may be replaced with modern-day clear glass. Salvaged historic glass or reproduction historic “wavy” glass is also acceptable replacement where historic glass was present.*

.4 Glass Variations.

a. *Privacy glass may only be located in the rear or on the side of the structure, where not visible from the front. Smoked or tinted glass is not appropriate for use in historic structures.*

b. *Beveled glass in doors and windows is allowed as long as it is compatible with style of the historic building and the original configuration of window panes remains.*

c. *Colored glass may be used in transoms and sidelights if supported by historical documentation or compatible with the architectural style.*

.5 Replace Only Deteriorated Features. *If replacement of a deteriorated window or door feature or details is necessary, replace only the deteriorated feature in-kind*

rather than the entire unit. Broken sash cords, for example, can be repaired and do not necessitate replacing an entire window. Match the original in design, dimension, placement, and material.

.6 Sash Replacement. *Replacement sash, often referred to as sash replacement kits, are acceptable for use in historic structures. However, replacement window sash shall be unclad wood, with single-pane thickness, true divided light patterns that match the historic muntin pattern and profile of the house.*

.7 Window Replacement. *An original window that is deteriorated more than 50% and is not repairable may be replaced in-kind if it meets the following:*

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

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

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

.10 Materials. *Wood is allowable for in-kind replacement of windows. Aluminum-clad and metal windows can be considered for the replacement of metal casement windows that are deteriorated on a case-by-case basis. Fiberglass and aluminum-clad windows can be considered on non-contributing resources and on rear elevations not visible from the front right-of-way. Vinyl-clad windows are prohibited for both contributing and non-contributing structures in the historic districts.*

3.14 Guidelines for Doors

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

.1 Retain and Preserve Original Doors. *Retain and preserve original doors and door surrounds including frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware on front doors and side doors visible from the street.*

.2 Replace Only Deteriorated Features. *If replacement of a deteriorated door feature or details is necessary, replace only the deteriorated feature in-kind rather than the entire unit.*

.3 Retain and Preserve Transoms and Sidelights. *Transoms and sidelights should be retained and preserved. Avoid altering transoms and sidelights as it distorts the strong vertical proportions of the windows and doors and changes the character of the residence.*

.4 Retain Historic Glass. Retain original glass in historic doors. Bubbles and waves give old glass its distinctive look and add to the historic character of the house.

.5 Glass Variations

- a. Privacy glass may only be located in the rear or on the side of the structure, where not visible from the front. Smoked or tinted glass is not appropriate for use in historic structures.
- b. Beveled glass in doors is allowed as long as it is compatible with style of the historic building and the original configuration of window panes remains.
- c. Colored glass may be used in transoms and sidelights if supported by historical documentation or compatible with the architectural style.

.6 Wood Doors. Wood doors are required unless there is documentation that other materials were historically used on a particular structure. Keep wood doors appropriately stained or painted to protect from weather.

.7 Replacement Doors. Replacement doors on a historic structure are to be wood and in appropriate design, size and details in keeping with the style of the house. Installation of steel doors on the front of a historic structure is prohibited. Aluminum clad doors are permissible on rear of the structure upon review on a case-by-case basis.

.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.

3.16 Guidelines for Entrances, Porches, Balconies

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

.1 Preserve Original Entrances, Porches, and Balconies. Retain and preserve entrances, porches, and balconies that contribute to the overall historic character of a building, including columns, pilasters, piers, entablatures, balustrades, sidelights, fanlights, transoms, steps, railings, floors, and ceilings.

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

.3 Match Original. If full replacement of an entrance, porch, or balcony is necessary, replace it in-kind, matching the original in design, dimension, detail,

texture, and material. Compatible substitute materials can be considered only if original material is no longer available.

.4 Replace Missing Features. Replace missing entrance, porch, or balcony features with a new feature based on accurate documentation of the missing original or a new design compatible with the historic character of the building and the district.

.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 bead board, unless an accurate restoration requires it.

.8 Avoid Changes to Primary Façades. It is not appropriate to remove an original entrance or porch or to add a new entrance or porch on a primary façade.

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

.10 Maintain Porch Elevation. At no time shall the porch elevation be lowered to grade and steps redesigned.

.11 Maintain Wood Elements. Wood porch floors and columns may require an eventual replacement due to moisture penetration; wood floors and columns shall only be replaced with wood of the same profile and dimension.

12. New Balconies and Porches. Balconies and porches built on the rear and not visible from the front right-of-way are to be constructed to be compatible with the principal structure in material, scale, and size. New balconies or porches on the front or side of a historic structure will only be considered if there is historic evidence that one existed. The design and materials are to be based on historic evidence of the design or be a design seen in similar structures in the historic neighborhood.

13. Respect Design. Original design, construction, and materials shall be respected on primary façades. Installation of non-original materials, such as decorative tile, is not appropriate.

3.2 Guidelines for Exterior Walls

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

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

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

.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.

3.3 Guidelines for Wood Features

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.

.5 Rough Sawn Wood. *Avoid using rough sawn wood as is not appropriate for installation in historic buildings.*

.6 Skirts. *All solid skirt materials shall have vents installed to allow air to pass under the house and eliminate moisture from the wood foundation.*

.7 Treated Wood. *All treated wood shall be thoroughly dried prior to installation.*

.8 Cleaning. *Do not use excessive water pressure or sandblasting on wood surfaces as it pits the wood.*

.9 Defining Features. *Retain corner boards and window trim as they are character-defining features on houses with wood siding or replaced with historic accuracy.*

.6 Guidelines for Accessory Structures less than 400 square feet

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

.1 Preserve Accessory Structures. *When possible, retain and preserve historic accessory structures in their original locations and configurations. Even if the function changes, the exterior appearance shall remain the same.*

.2 Preserve Original Materials. *When possible, retain and preserve character-defining materials, features, and details of historic accessory structures, including foundations, siding, masonry, windows, doors, and architectural trim. When necessary, repair character-defining materials, features, and details of historic accessory structures in accordance with pertinent guidelines.*

.3 Replace Only Deteriorated Portions. *If replacement of a deteriorated element or detail of an historic accessory building is necessary, replace only the deteriorated portion in-kind rather than replacing 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.*

.4 Request for Accessory Structure Demolitions. *A request to demolish a historic accessory structure will utilize the following in determining the eligibility for demolition:*

- a. An existing structure of architectural or historical significance shall be retained if repairs are reasonably possible.*
- b. An existing structure is dilapidated, leaning, lacking a solid foundation, or of substandard construction, it may be eligible for demolition.*
- c. An existing structure is 240 square feet or less, it may be eligible for demolition.*
- d. An existing structure was built after the period of significance; it may be eligible for demolition.*
- e. The removal of existing historic structure will enable access to the rear yard where no access currently exists; it may be eligible for demolition.*

.5 Make New Construction Compatible. *Accessory structures greater than 120 square feet but less than 400 square feet shall be compatible in form, scale, size,*

materials, features, and finish with the principal structure. New construction must meet the following:

- a. Located in the rear yard, and not visible from front right-of-way.*
- b. Compatible in design, style, material to the principal historic structure and the surrounding historic neighborhood.*
- c. Select materials and finishes for proposed new accessory buildings that found in historic structures in the district in terms of composition, scale, pattern, detail, texture, and finish. Acceptable materials include brick and stone masonry, stucco and wood. Cement fiberboard will be considered on a case-by-case basis when there is limited visibility from the front right-of-way. Structures with no visibility from the front may utilize cement fiberboard. No metal or vinyl structures allowed.*
- d. New accessory structures shall be one-story in height and less than 10 feet in wall height.*

Structures with a footprint of 400 square feet and greater and/or taller than one-story will be reviewed utilizing the either the Guidelines for Secondary Structures or the Guidelines for Garages.

2.7 Guidelines for Accessory Structures greater than 400 square feet

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

.1 Secondary structures. *Secondary structures are accessory structures with a footprint of 400 square feet or greater and/or taller than one-story, examples of a secondary structures are garage apartments, studios, workshops and cabanas.*

.2 Preserve Secondary Structures. *When possible, retain and preserve historic secondary structures in their original locations and configurations. Even if the function changes, the exterior appearance shall remain the same.*

.3 Preserve Original Materials. *When possible, retain and preserve character-defining materials, features, and details of historic secondary structures, including foundations, siding, masonry, windows, doors, and architectural trim. When necessary, repair character-defining materials, features, and details of secondary structures in accordance with pertinent guidelines.*

.4 Replace Only Deteriorated Portions. *If replacement of a deteriorated element or detail of an historic secondary structure is necessary, replace only the deteriorated portion in-kind rather than replacing the entire feature. Match the original in design, dimension, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.*

.5 Request for Secondary Structure Demolitions. *The following will be utilized to assess a demolition request for a secondary structure:*

- a. An existing structure of architectural or historical significance shall be*

retained if repairs are reasonably possible.

- b. An existing structure is dilapidated, leaning, lacking a solid foundation, or of substandard construction, it may be eligible for demolition.*
- c. An existing structure is 240 square feet or less, it may be eligible for demolition.*
- d. An existing structure was built after the period of significance; it may be eligible for demolition.*
- e. The removal of existing historic structure will enable access to the rear yard where no access currently exists; it may be eligible for demolition.*

.6 Make New Construction Compatible. *Secondary accessory structures are to be compatible with the principal structure and surrounding district and in no case overwhelm the principal structure. Construction of secondary accessory structures will utilize the following criteria for new construction:*

- a. Match in design, style, and material to the principal historic structure and the surrounding historic neighborhood.*
- b. Compatible with the principal historic structure and/or the district in regards to materials, size, scale, height, form, massing, proportions, spacing and size of window and door openings, window to wall proportions and traditional setbacks seen in the neighborhood.*

.7 Size of New Secondary Structures. *New secondary accessory structures are to be subservient to the principal structure in no case will the secondary structure be taller, wider or deeper than the principal structure. The size of a secondary structure is limited to 575 square feet or 50% of the principal structure footprint. The cumulative of square footages for all accessory structures and garages on the lot, shall be no greater than the footprint of the principal structure.*

.8 Location and Setbacks of Secondary Structures. *New secondary structures are to maintain traditional locations and setbacks seen in the neighborhood. Locations are to be in the rear yard, with limited or no visibility from front right-of-way, unless there historical indications of a different location. Corner lots are considered to have two front elevations.*

.9 Windows and Doors for Secondary Accessory Structures. *Select doors and windows for new secondary accessory buildings that are compatible in material, proportion, pattern, and detail with the doors and windows of historic buildings in the district. See Windows and Door Guidelines.*

.10 Materials. *Select materials and finishes for proposed new buildings that found in historic buildings in the district in terms of composition, scale, pattern, detail, texture, and finish. Acceptable materials include brick and stone masonry, stucco and wood.*

Cement fiberboard will be considered on a case-by-case basis for those structures located behind the back elevation of the principal structure but with limited visibility from the front right-of-way. Metal and vinyl exterior materials are prohibited.

.11 Avoid False Historical Appearance. *New secondary accessory structures are to be compatible with the style, age and character of the principal structure and district without creating a false historical appearance. New structures are to be of their own time and differentiated from the historic structure while maintaining compatibility with the principal structure and the character of the neighborhood.*

Staff Comments:

Staff would note that this structure is a non-contributing property due to the age of the structure. This structure was built post-1944 which is past the period of significance for the Chautauqua Historic District. As indicated by the *Preservation Guidelines for Non-contributing Resources*, such structures are to be reviewed to ensure the compatibility with Historic District. The *Guidelines* also state that alterations or additions to the property should have harmony between the proposed alterations to the property and the District as a whole.

Request #1): Replacement of all the windows in the structure.

The property owner wishes to replace the current metal casement windows that are deteriorated and not operational which creates both safety and quality of life issues. He is proposing to replace the casement windows with bronze metal windows that will have a similar pane configuration as the existing house. While the *Preservation Guidelines* call for the retention of metal casement windows but allowing for the replacement of windows that are more than 50% deteriorated. The *Preservation Guidelines* further state that aluminum-clad or metal windows are allowable replacements for metal casement windows.

Commission will need to determine if the request to replace all the metal casement windows meets the *Preservation Guidelines* and is compatible with the District as a whole.

Request # 2) Replacement of front and rear doors.

The applicant is proposing to replace the current wood front and rear doors. The replacement for the front door is a glass door that has a fiberglass frame. The replacement for the rear sliding door will be of similar materials as existing.

The *Guidelines for Doors* encourages the retention of wood doors. However, the *Guidelines* do allow for the use of fiberglass doors on noncontributing resources.

The Commission will need to determine if the use of glass/fiberglass door meets the *Preservation Guidelines* and would be compatible with the District as a whole.

Request #3) Removal of front door sidelight and relocation of front door.

The applicant proposes to remove the sidelight at the front door to allow the front door to be relocated so that it aligns with the new steps and walkway.

Preservation *Guidelines* discourages the modification of door locations and details on historic structures. However, since this is a non-contributing structure, it may be acceptable to allow for the relocation of the front door.

Commissioners should look to *Exterior Preservation Guidelines #6, Avoid False Historical Appearances*, when reviewing requests to alter exterior wall elevations visible from the front streetscape. The *Guideline* instructs that “*walls shall not create a false historical appearance by reflecting other time periods, styles, or geographic regions.*”

The Commission will need to determine if the removal of the side light and the relocation of the door meets the *Guidelines* and if this alteration is compatible with the District as a whole.

Request #4) Removal of removal of front porch wall, installation of additional front steps and new walkway.

Due to the lack of functionality of the steps at the front door, the applicant is proposing to remove the half wall on the front porch to allow for the installation of additional forward facing steps. A new walkway adjacent to the south side of the driveway will connect to the steps allowing access to the front door without passing through the carport. The current set of steps only allows access to the front yard through the carport.

Applicant is proposing either a concrete or stone walkway from the new steps along the south side of the driveway to the front of the house.

The Commission can look to #7 and #9 of the *Guidelines for Entrances, Porches and Balconies* for guidance as well. While the *Guidelines* discourage the removal of details of an entrance on a contributing historic, this structure is non-contributing. Additionally, the proposed alteration appears to be in keeping with the period of a midcentury house.

The Commission will need to determine if the removal of front porch wall, installation of additional front steps and new walkway meets the *Preservation Guidelines* and if this alteration is compatible with the District as a whole.

Request #5) Replace soffit with different design.

The applicant wishes to remove the original deteriorated plywood soffits and replace with a wood tongue and groove design. As can be seen from the pictures of the structure, the soffits are currently a flat wood board material. The Preservation

Guidelines indicate such a modification on a contributing historic structure would be inappropriate. However, again this structure is non-contributing and the replacement of the wood with tongue and groove design may be appropriate to this structure.

The Commission will need to determine if the replacement of the soffit with a different design meets the *Guidelines* and if this alteration is compatible with the District as a whole.

Request # 6) Demolition of existing shed and replacement with a covered patio structure. The applicant is proposing to demolish an existing storage shed and replace it with a free-standing 28' x 16' covered patio.

The applicant wishes to demolish the existing non-contributing non-historic less than 400 square foot structure located in the rear yard. The *Preservation Guidelines for Accessory Structures Less Than 400 Square Feet* indicate that a demolition request is allowable.

The applicant proposes to utilize the existing concrete pad to place a 448 square foot free-standing covered patio. The covered patio structures will be comprised of metal and wood evoking a similar design of the carport located on the front of the house. No walls are proposed to allow for an outdoor experience, however, the applicant plans to have outdoor entertainment items, such as an outdoor fireplace within the confines of the covered patio space.

Commission Action: Approve, deny, amend, or postpone Certificate of Appropriateness request for the replacement of all windows in the structure, replacement of front and rear doors, removal of front porch wall, installation of additional front steps, installation of new walkway, removal of front door sidelight, relocation of front door, replacement of soffit with different design, demolition of existing shed and replacement with a free-standing covered patio for property located at 720 S Lahoma Avenue.

CRUCE

CAO 1

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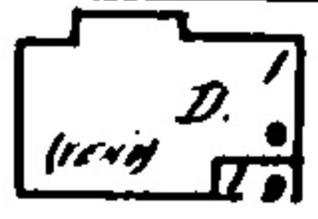
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720 S LAHOMA
APPROXIMATE LOCATION)

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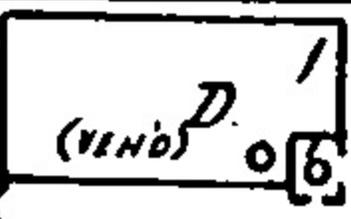
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4



5



6



701 across

708

732
726

734 across

701

703

715 across

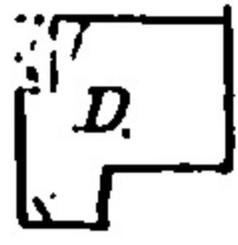
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731 across

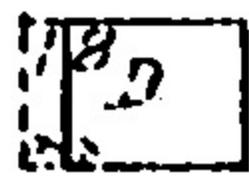
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735



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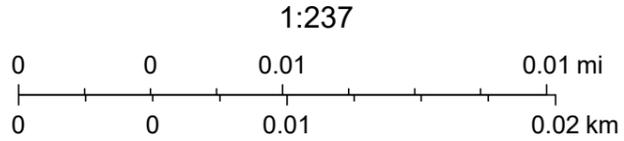
6

City of Norman WebMap



5/27/2022, 8:45:37 AM

- Ten Mile Flats 2025
- Easement
- Parcel
- Address Number
- OU
- Park
- Lake Thunderbird
- Railroad
- Streets
- Centerline Labels (10,000+)
- AerialPhoto2019
- Red: Band_1
- Green: Band_2
- Blue: Band_3



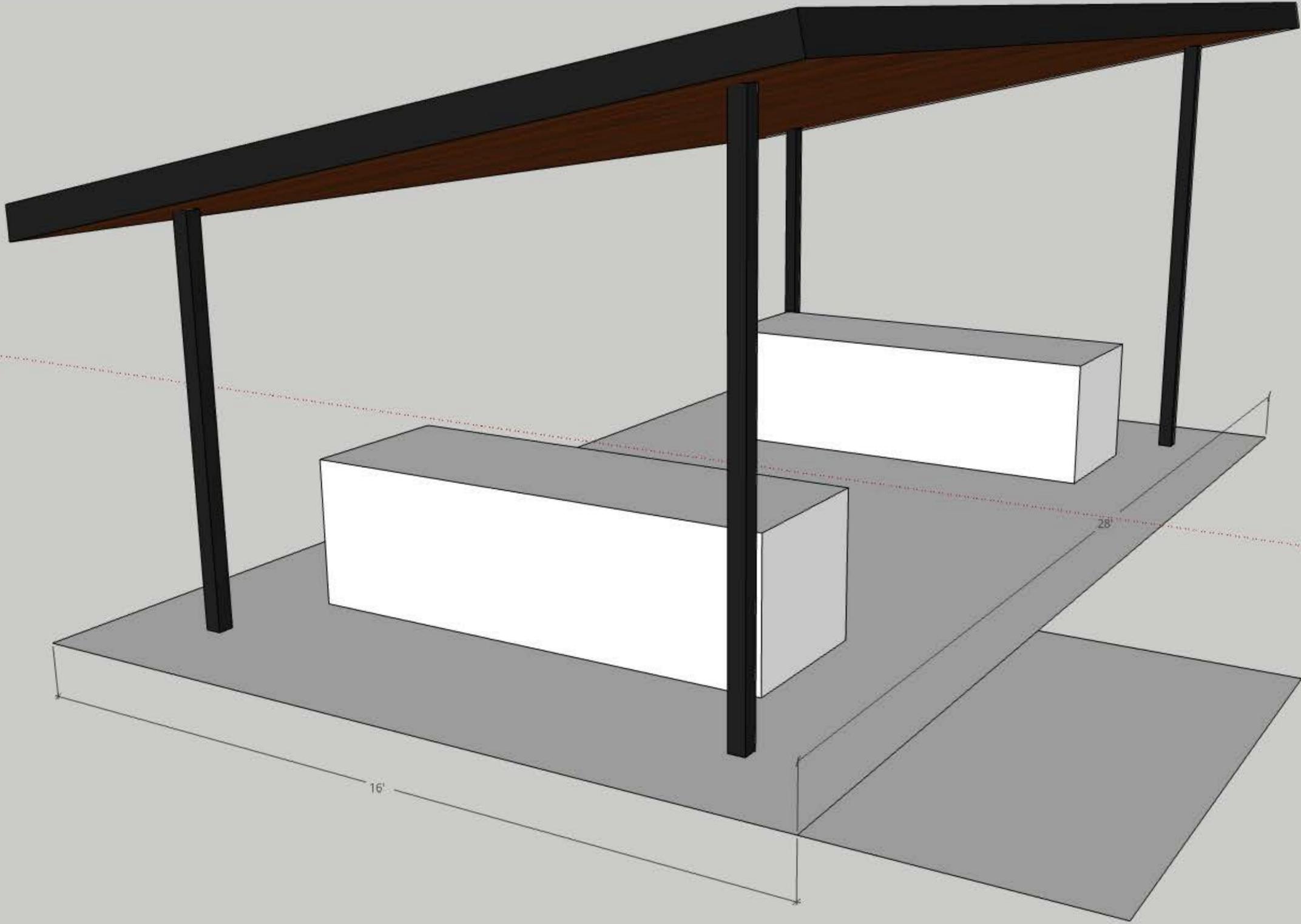
City of Norman, GIS Services Division

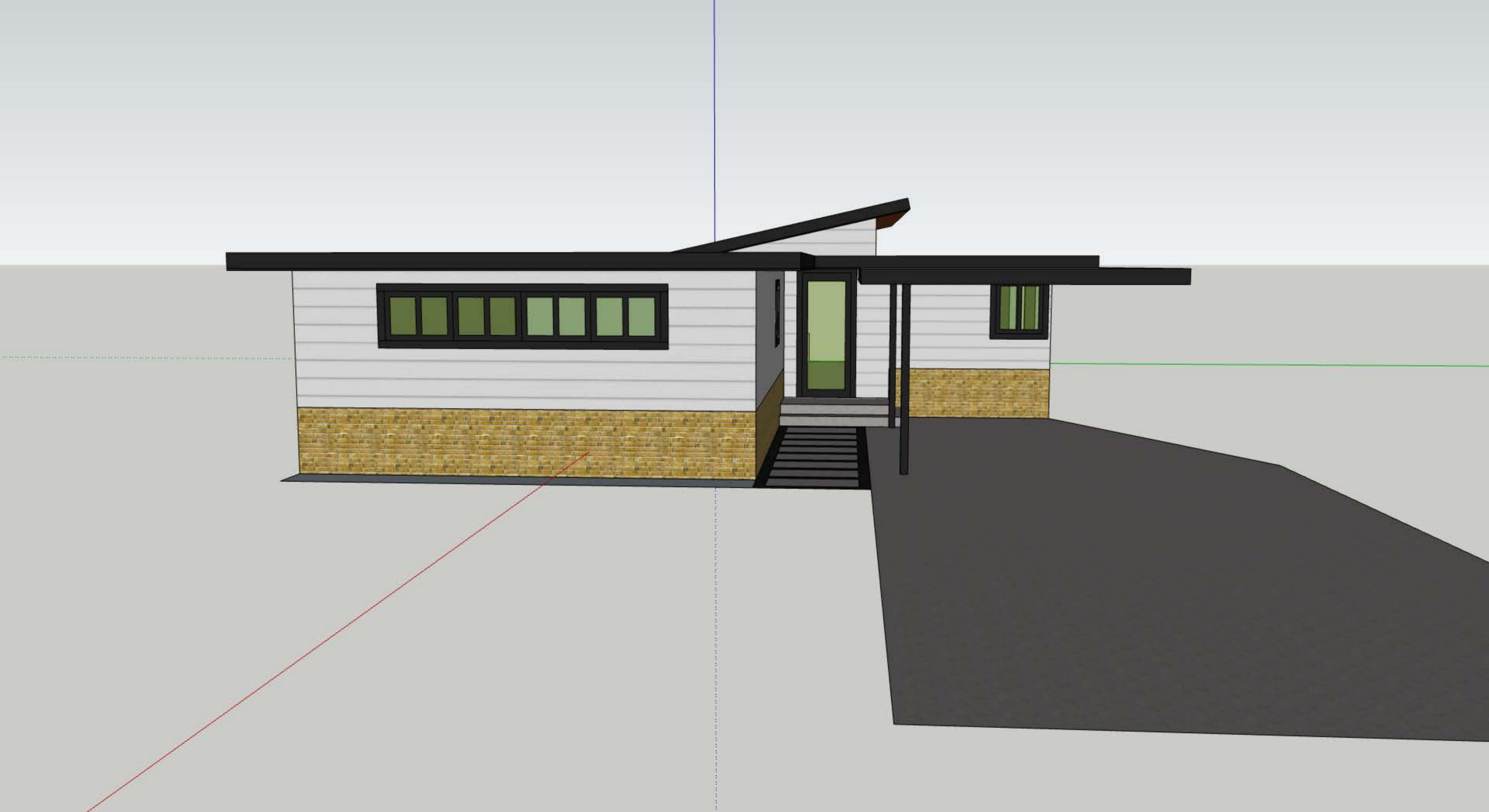
















P.O. BOX 83349
 OKLAHOMA CITY, OK 73108
 PH: 405-631-3033
 FX: 1-405-631-3113

ORDER: 194974
 ORDER DATE: 5/17/2022
 ORDER CONTACT:

QUOTE

INVOICE INFORMATION

DEVON MILLER
 720 S LAHOMA AVE
 NORMAN, OKLAHOMA
 PH: 918-791-8589

SHIPPING INFORMATION

DEVON MILLER
 720 S LAHOMA AVE
 NORMAN, OKLAHOMA
 PH: 918-791-8589

SHIP VIA: OUR TRUCK

ROUTE: A

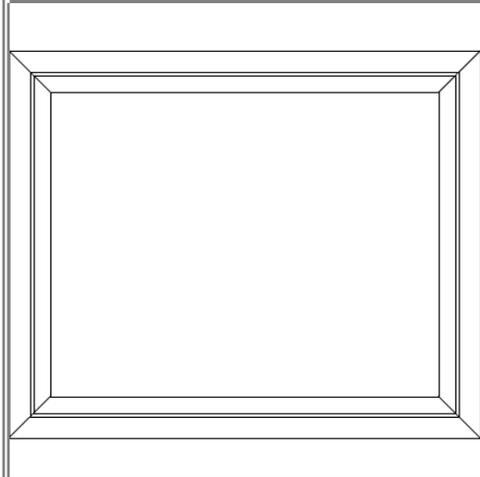
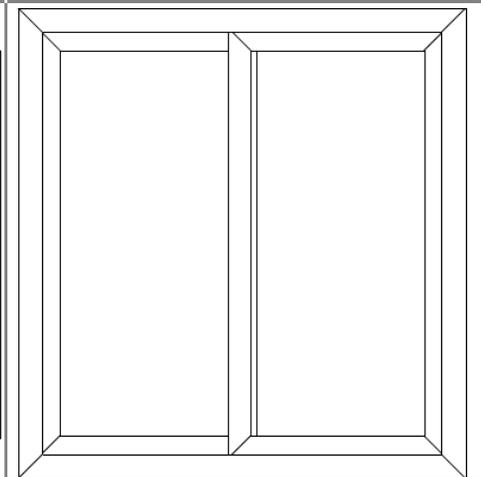
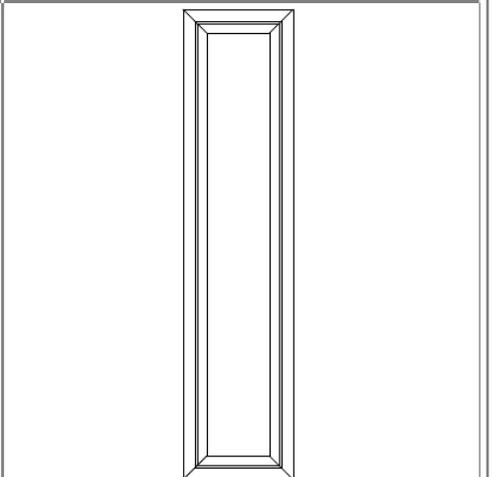
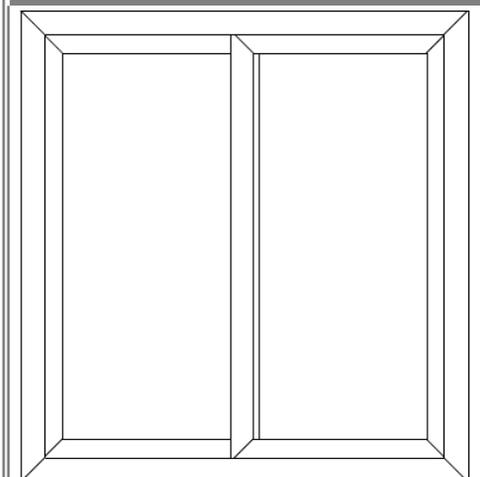
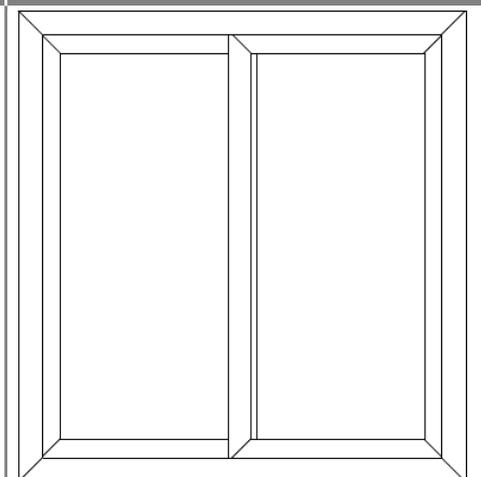
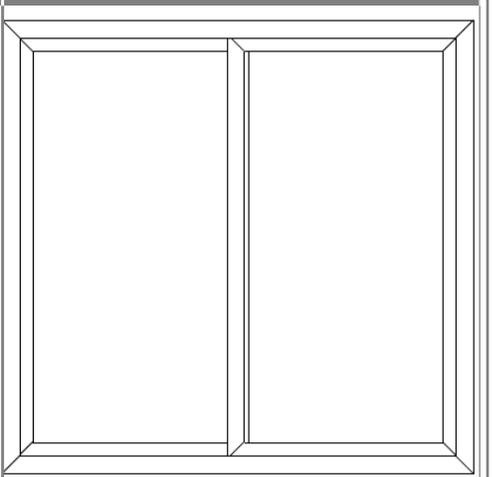
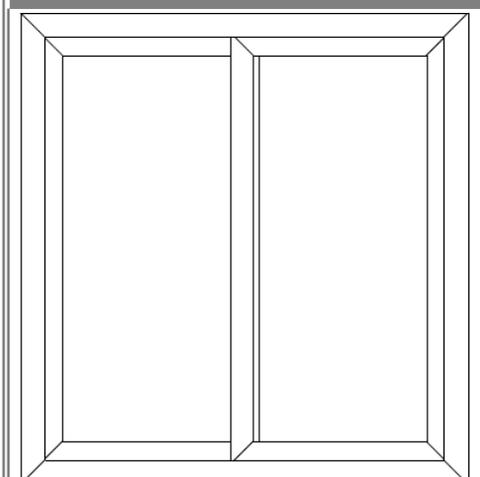
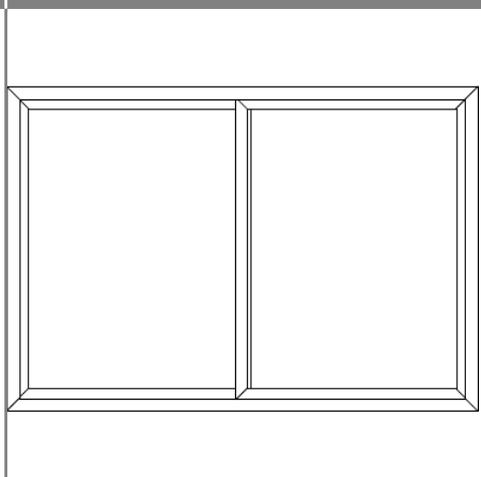
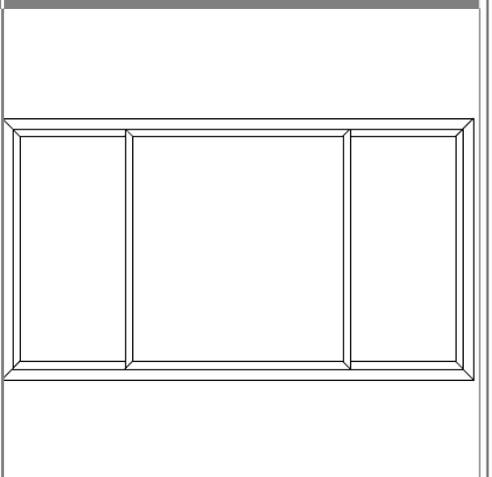
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS
194974	5/17/2022				50% DOWN
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	T150 - TWINSULATOR SH THERMAL BREAK PW BLACK, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, PG50 (72 X 72) NFRC: UF=0.33, SHG=0.25, VT=0.58, AL≤0.3 ROOF WINDOWS	9	34 W X 28 H	\$329.39	\$2,964.51
2	T100-TWINSULATOR THERMAL BREAK SH-CUSTOM MULL UNIT BLACK, FIELD MULL, EXACT SIZE - NO DEDUCT FRONT	1	148 W X 26 H	\$1,535.72	\$1,535.72
2.1	T140 - TWINSULATOR THERMAL BREAK SLIDER BLACK, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM, CHARCOAL FIBERGLASS, PG40 (72 X 60), FIELD MULL NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=14.72" H=21.13" SF=2.16 ft²	1	36 7/8 W X 26 H		
2.2	T140 - TWINSULATOR THERMAL BREAK SLIDER BLACK, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM, CHARCOAL FIBERGLASS, PG40 (72 X 60), FIELD MULL NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=14.72" H=21.13" SF=2.16 ft²	1	36 7/8 W X 26 H		
2.3	T140 - TWINSULATOR THERMAL BREAK SLIDER BLACK, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM, CHARCOAL FIBERGLASS, PG40 (72 X 60), FIELD MULL NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=14.72" H=21.13" SF=2.16 ft²	1	36 7/8 W X 26 H		

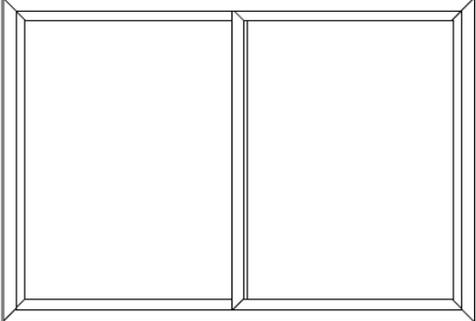
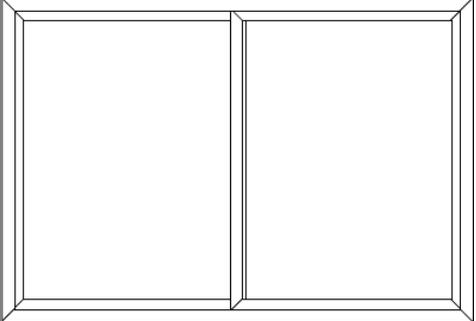
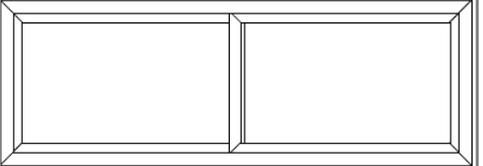
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF			TERMS
194974	5/17/2022					50% DOWN
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
2.4	T140 - TWINSULATOR THERMAL BREAK SLIDER BLACK, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, PG40 (72 X 60), FIELD MULL NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=14.72" H=21.13" SF=2.16 ft²	1	36 7/8 W X 26 H			
2.5	VERTICAL ALUMINUM MULL - CUT TO LENGTH BLACK	1	1/8 W X 26 H			
2.6	VERTICAL ALUMINUM MULL - CUT TO LENGTH BLACK	1	1/8 W X 26 H			
2.7	VERTICAL ALUMINUM MULL - CUT TO LENGTH BLACK	1	1/8 W X 26 H			
3	T140 - TWINSULATOR THERMAL BREAK SLIDER BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, PG40 (72 X 60) NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=14.75" H=34.13" SF=3.50 ft² FRONT	1	37 W X 39 H	\$421.25	\$421.25	
4	T150 - TWINSULATOR SH THERMAL BREAK PW BLACK, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, PG50 (72 X 72) NFRC: UF=0.33, SHG=0.25, VT=0.58, AL≤0.3 FRONT	1	14 W X 60 H	\$358.46	\$358.46	
5	T140 - TWINSULATOR THERMAL BREAK SLIDER BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, PG40 (72 X 60) NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=14.75" H=34.13" SF=3.50 ft² FRONT	1	37 W X 39 H	\$421.25	\$421.25	
6	T140 - TWINSULATOR THERMAL BREAK SLIDER BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, PG40 (72 X 60) NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=14.75" H=34.13" SF=3.50 ft² RIGHT	1	37 W X 39 H	\$421.25	\$421.25	

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF			TERMS
194974	5/17/2022					50% DOWN
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
7	T140 - TWINSULATOR THERMAL BREAK SLIDER BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OS LI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, PG40 (72 X 60) NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=22.75" H=46.13" SF=7.29 ft² RIGHT	1	53 W X 51 H	\$572.47	\$572.47	
8	T140 - TWINSULATOR THERMAL BREAK SLIDER BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OS LI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, PG40 (72 X 60) NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=14.75" H=34.13" SF=3.50 ft² RIGHT	1	37 W X 39 H	\$421.25	\$421.25	
9	T140 - TWINSULATOR THERMAL BREAK SLIDER BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OS LI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, WINDOW EXCEEDS SIZE TESTED NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=33.25" H=46.13" SF=10.65 ft² LEFT	1	74 W X 51 H	\$680.49	\$680.49	
10	T140 - TWINSULATOR THERMAL BREAK XOX OVERSIZED (OVER 132 U I), BLACK, EXACT SIZE - NO DEDUCT, .25/.50/.25, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, WINDOW EXCEEDS SIZE TESTED NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=19.72" H=46.13" SF=6.32 ft²	1	92 W X 51 H	\$1,178.60	\$1,178.60	
11	T140 - TWINSULATOR THERMAL BREAK SLIDER BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OS LI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, WINDOW EXCEEDS SIZE TESTED NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=33.25" H=46.13" SF=10.65 ft² LEFT	1	74 W X 51 H	\$680.49	\$680.49	
12	T140 - TWINSULATOR THERMAL BREAK SLIDER BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OS LI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, WINDOW EXCEEDS SIZE TESTED NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=33.25" H=46.13" SF=10.65 ft² BACK	1	74 W X 51 H	\$680.49	\$680.49	

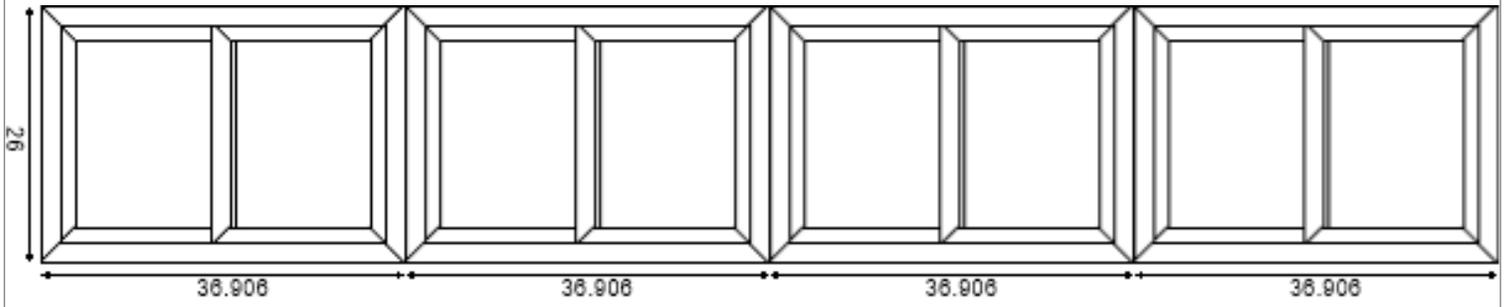
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF			TERMS
194974	5/17/2022					50% DOWN
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
13	T140 - TWINSULATOR THERMAL BREAK SLIDER BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, WINDOW EXCEEDS SIZE TESTED NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=33.25" H=21.13" SF=4.88 ft² BACK	1	74 W X 26 H	\$540.08	\$540.08	
14	LABOR / SERVICE	1		\$8,134.50	\$8,134.50	
TOTALS:		22		SUBTOTAL:	\$19,010.81	
				TAX 1 9%:	\$978.87	
				TOTAL:	\$19,989.68	

COMMENT:

ITEM 1	ITEM 3	ITEM 4
		
<p>T150 - TWINSULATOR SH THERMAL BREAK PW 34 W X 28 H QTY: 9</p>	<p>T140 - TWINSULATOR THERMAL BREAK SLIDER 37 W X 39 H QTY: 1</p>	<p>T150 - TWINSULATOR SH THERMAL BREAK PW 14 W X 60 H QTY: 1</p>
ITEM 5	ITEM 6	ITEM 7
		
<p>T140 - TWINSULATOR THERMAL BREAK SLIDER 37 W X 39 H QTY: 1</p>	<p>T140 - TWINSULATOR THERMAL BREAK SLIDER 37 W X 39 H QTY: 1</p>	<p>T140 - TWINSULATOR THERMAL BREAK SLIDER 53 W X 51 H QTY: 1</p>
ITEM 8	ITEM 9	ITEM 10
		
<p>T140 - TWINSULATOR THERMAL BREAK SLIDER 37 W X 39 H QTY: 1</p>	<p>T140 - TWINSULATOR THERMAL BREAK SLIDER 74 W X 51 H QTY: 1</p>	<p>T140 - TWINSULATOR THERMAL BREAK XOX 92 W X 51 H QTY: 1</p>

ITEM 11	ITEM 12	ITEM 13
		
<p>T140 - TWINSULATOR THERMAL BREAK SLIDER 74 W X 51 H QTY: 1</p>	<p>T140 - TWINSULATOR THERMAL BREAK SLIDER 74 W X 51 H QTY: 1</p>	<p>T140 - TWINSULATOR THERMAL BREAK SLIDER 74 W X 26 H QTY: 1</p>

194974-2



148 W X 26 H

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

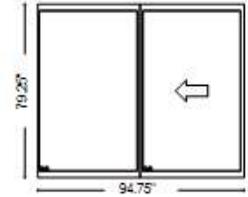


Phone #
 Fax # 1-405-813-3101

QUOTE #	QUOTE DATE	QUOTED BY	Project Name	SHIP VIA
2959715	5/17/2022	dankerran	DAN KERRAN	Deliver
AMSCO #	ORDER DATE	ORDERED BY	Quote Name	Expiration Date
	Quote Not Ordered		DEVON MILLER - 720 S LAHOMA	Quote Not Certified

LINE #	DESCRIPTION	QUANTITY	PRICE	ExtPrice
100-1	RO: 95.25" X 79.75" Overall Unit: 94.75" X 79.25" Studio Patio Door OX, 94.75 x 79.25 U-Value: 0.33 SHGC: 0.33 VT: 0.59 CR: 55 \STC: 32 OITC: 25 EWR: 33 Structural: LC-PG30 Air: 0.05 Water: 4.5 Test Report: 310-2647+B Complete Unit, OX, Jet Black/Jet Black, 1" Insulated, Tempered (AMSCO), CozE (LowE), 3/16" over 3/16", Below 1000, Super Spacer, Latch Type = 2 Point, Standard Handle, Hardware Finish = Black/Black, Screen = Deluxe Extruded Screen, , Protective Wrap CPD: AMS-A-1-02922-00019 (PD)	1	\$3,305.11	\$3,305.11

Room Location
 None Assigned



Exterior View

LINE #	DESCRIPTION	QUANTITY	PRICE	ExtPrice
100-2	RO: Overall Unit: 94.75" X 79.25" Patio Door Black Deluxe Extruded Screen, OX, Screen Size = 48 x 77.5	1	\$0.00	\$0.00

Room Location
 None Assigned

Exterior View

LINE #	DESCRIPTION	QUANTITY	PRICE	ExtPrice
200-1	RO: Overall Unit: LABOR	1	\$680.00	\$680.00

Room Location
 None Assigned

Exterior View

QUOTE #	QUOTE DATE	QUOTED BY	Project Name	SHIP VIA
2959715	5/17/2022	dankerran	DAN KERRAN	Deliver
AMSCO #	ORDER DATE	ORDERED BY	Quote Name	Expiration Date
	Quote Not Ordered		DEVON MILLER - 720 S LAHOMA	Quote Not Certified

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

ACCEPTED BY: _____ DATE: _____

PROJECT	QUOTE
DAN KERRAN	DEVON MILLER - 720 S LAHOMA AVE - NORMAN

Customer Sub	\$3,985.11
Labor:	\$0.00
Freight :	\$0.00
Tax:	\$297.46
TOTAL:	\$4,282.57













720

WARNING
Security
Cameras In Use





720

EVV 340







