





The City of Norman, Oklahoma

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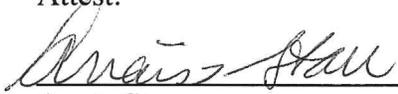
## Historic District Commission Certificate of Appropriateness

**Owner:** Edwin Amaya  
1320 Oklahoma Avenue  
Norman, OK 73071

A Certificate of Appropriateness has been issued for the property located at:  
*1320 Oklahoma Avenue*

**For the construction of a new house with an attached garage, excluding the windows, construction of a detached accessory dwelling unit, as submitted, and the construction of a concrete patio and covered pergola, as submitted.**

  
\_\_\_\_\_  
**Michael Zorba, Chair**  
Historic District Commission

Attest:  
  
\_\_\_\_\_  
**Anaïs Starr**  
Historic Preservation Officer

**Approved:** March 3, 2025  
**Effective Date:** March 13, 2025  
**Expiration Date:** March 13, 2026

*This COA is valid for 12 months. Work must commence by expiration date or be re-reviewed by the Historic District Commission. If you have any questions, please contact the Historic Preservation Officer, Anaïs Starr, at 405-366-5392 or [Anaïs.starr@normanok.gov](mailto:Anaïs.starr@normanok.gov).*

Your project may require a permit. Please check with the Development Services Department located at 225 N. Webster, 405-366-5313. To obtain a permit, please submit a copy of this COA with your request.

# SITE PLAN

## GENERAL INFO

ADDRESS: 1320 OKLAHOMA AVE. NORMAN, OK 73071  
 BLDG TYPE: RESIDENTIAL SINGLE FAMILY HOME  
 BEDROOM COUNT: 5  
 BATHROOM COUNT: 5

## AREAS

LOT SIZE: 4,125.00 SF  
 FOOTPRINT: 1,551.00 SF  
 GROSS AREA: 3,111.00 SF  
 CONDITIONED AREA: 2,423.00 SF

SIDEWALK: 121.03 SF  
 DRIVEWAY: 450.00 SF  
 PATIO: 339.64 SF  
 RET. WALL: 66.22 SF  
 CONDENSER PADS: 18.00 SF  
 TOTAL IMPERVIOUS SF: 2,545.89 SF  
 TOTAL IMPERVIOUS %: .61.72% (MAX. 65%)

## STRUCTURAL

FOOTING: 18" WIDE x 24" DEEP WITH 4 #5 REBAR  
 FRAMING: EXTERIOR WALL 6" WOOD STUD  
 EXTERIOR: BRICK, STONE AND WOOD ACCENTS  
 FINISHED FLOOR: 6" ABOVE PREVIOUS F.F.

## TRACT DESCRIPTION

THE NORTH 55 FEET OF LOTS TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24), IN BLOCK ONE (1), OF SOUTHRIDGE ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

## HISTORICAL DISTRICT:

REQUESTING THE FOLLOWING AMENDMENTS TO THE PREVIOUSLY APPROVED COA 24-08 AND 25-04:

THE F.F. ELEVATION HAS BEEN APPROVED TO BE 6" ABOVE PREVIOUS F.F. ELEVATION

## OTHER:

STRUCTURES: NO STRUCTURES ON SITE  
 TREES: NO TREES ON SITE  
 FLOOD: LOT NOT IN FLOOD AREA - SEE A106

OKLAHOMA AVE  
 50' TOTAL R.O.W.

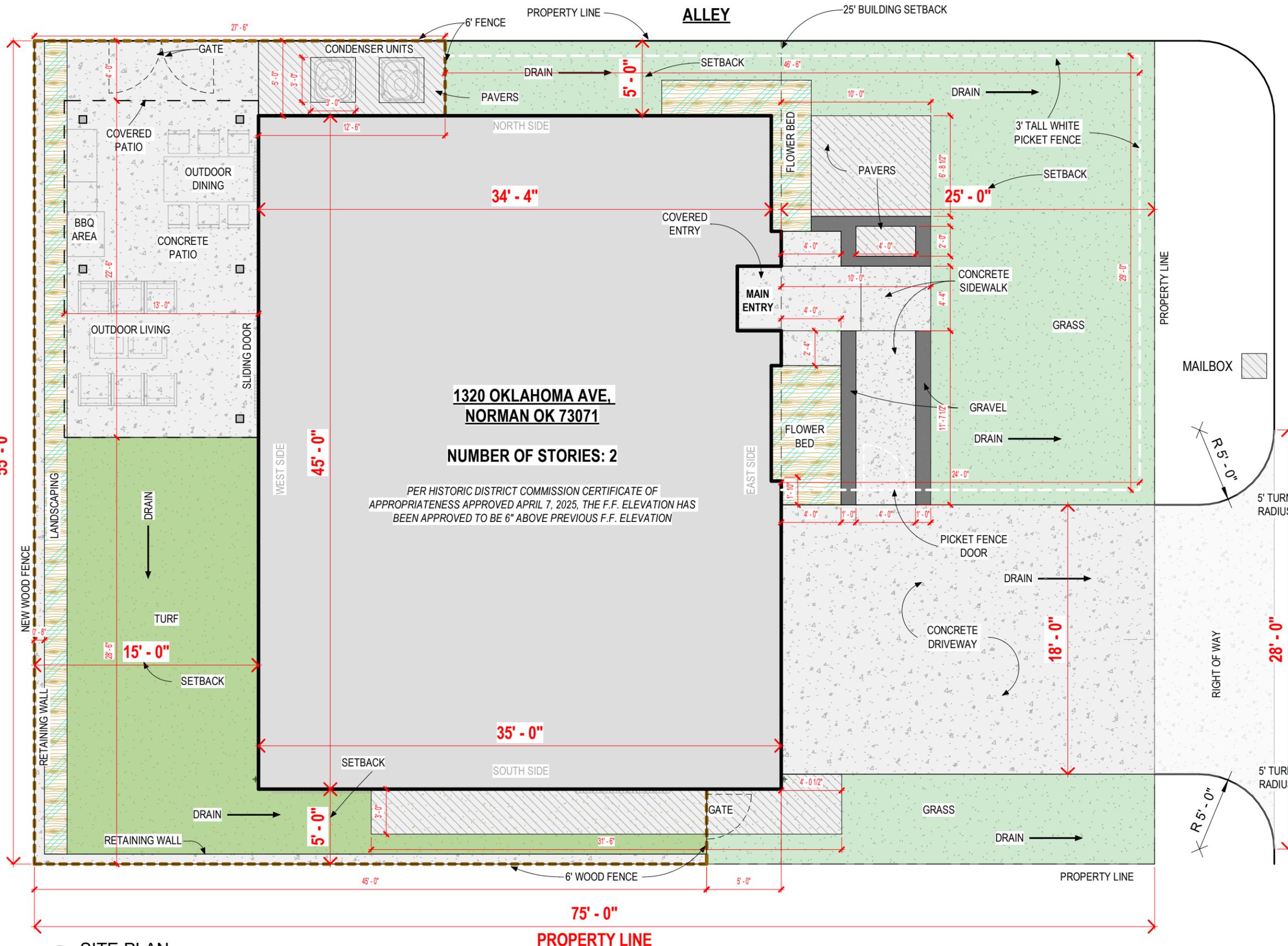


W.W. HOUSE  
 1320 Oklahoma Av. Norman OK 73071

A100  
 SITE PLAN

Scale: As indicated

3/12/2026 3:52:18 PM



1 SITE PLAN  
 1 : 80

**Requesting the following amendments to the previously approved COA 24-08 and 25-04:**



**Updated  
Garage  
Door**

**Updated  
Entry  
Sidewalk**

**Updated  
Covered  
Pergola**

**Updated  
Materials**

**Requesting the following amendments to the  
previously approved COA 24-08 and 25-04:**

**Updated Window  
Openings and  
Placement**

**New Doors**

**Removal  
of ADU**

**Updated Retaining  
Wall - Not visible  
from street**

**New Fence**



# **Requesting the following amendments to the previously approved COA 24-08 and 25-04:**

**1- Modifications to the proposed patio and covered pergola**

**2- Upgraded proposed front entryway walkway**

**3- Extension of proposed retaining wall**

**4-Upgrade exterior material to brick and stone**

**5- Request two additional exterior doors**

**6-Change proposed garage door design**

**7- Modify proposed exterior window openings and placement**

**8- Removal of ADU**

**9- Request new picket fence**

# **1- Modifications to the proposed patio and covered pergola**

**+ SAME ARCHITECTURAL STYLE**

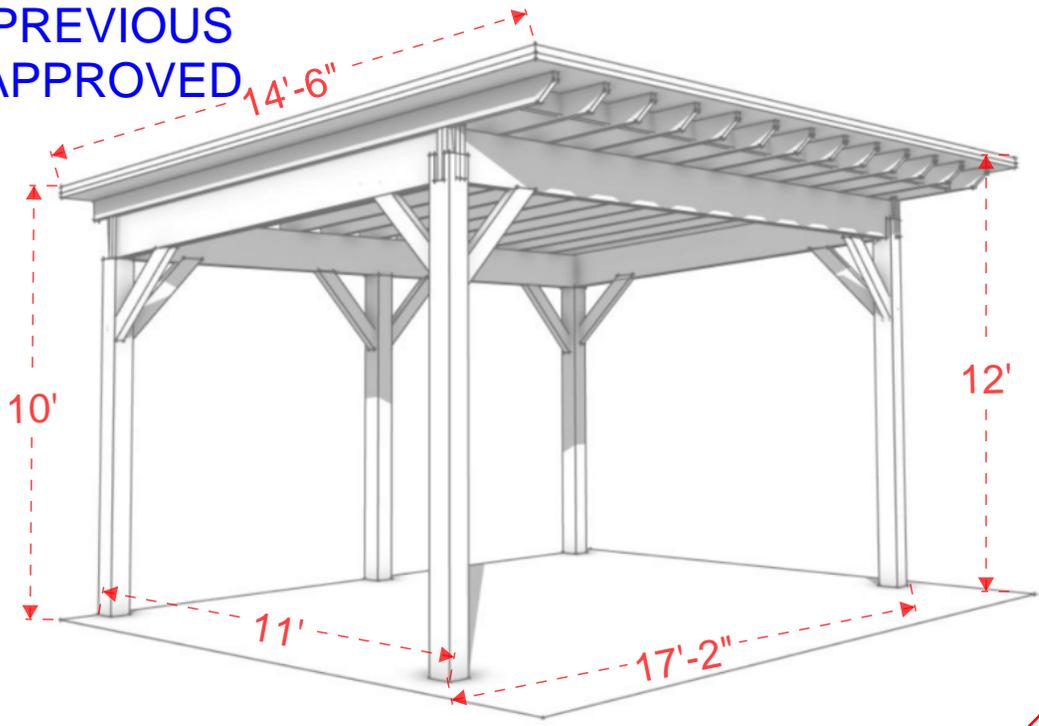
**+ NEW COLUMN AND SLIGHTLY BIGGER PATIO**

**+ ROOF MATERIAL UPGRADE**

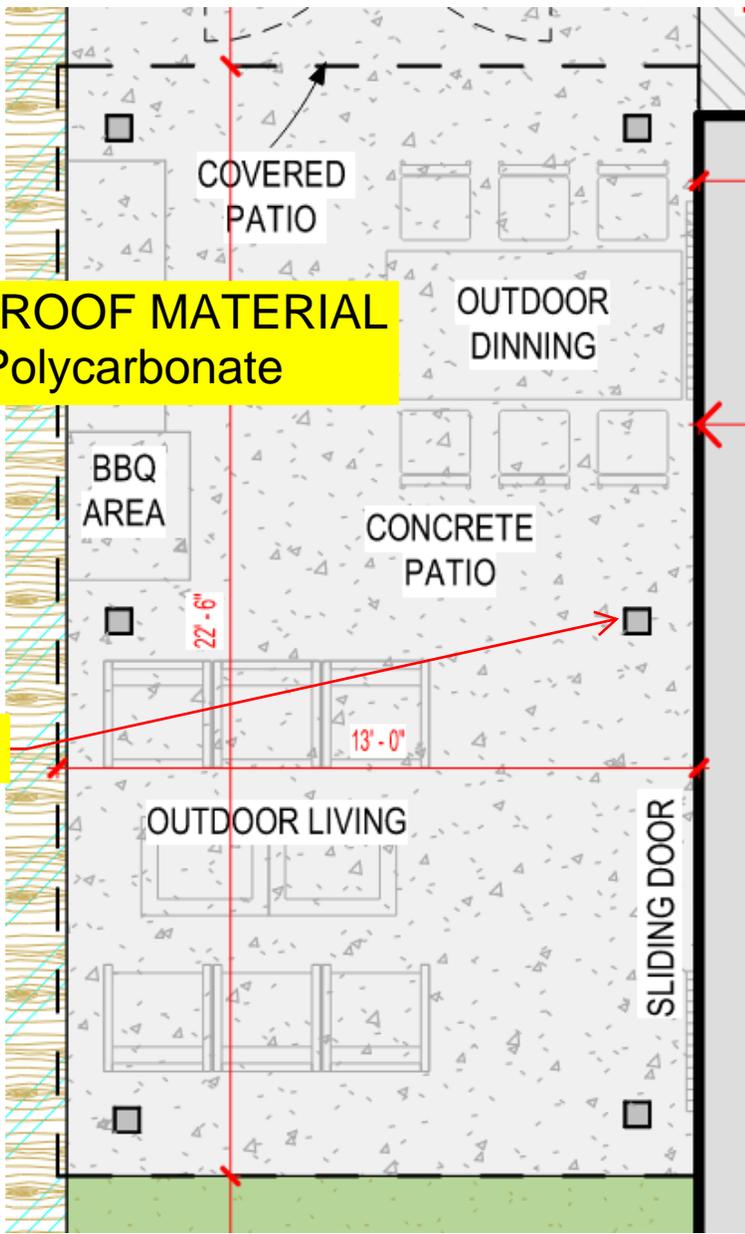
**1**

# 1- Modifications to the proposed patio and covered pergola

PREVIOUS APPROVED



No ADU allows more room for pergola

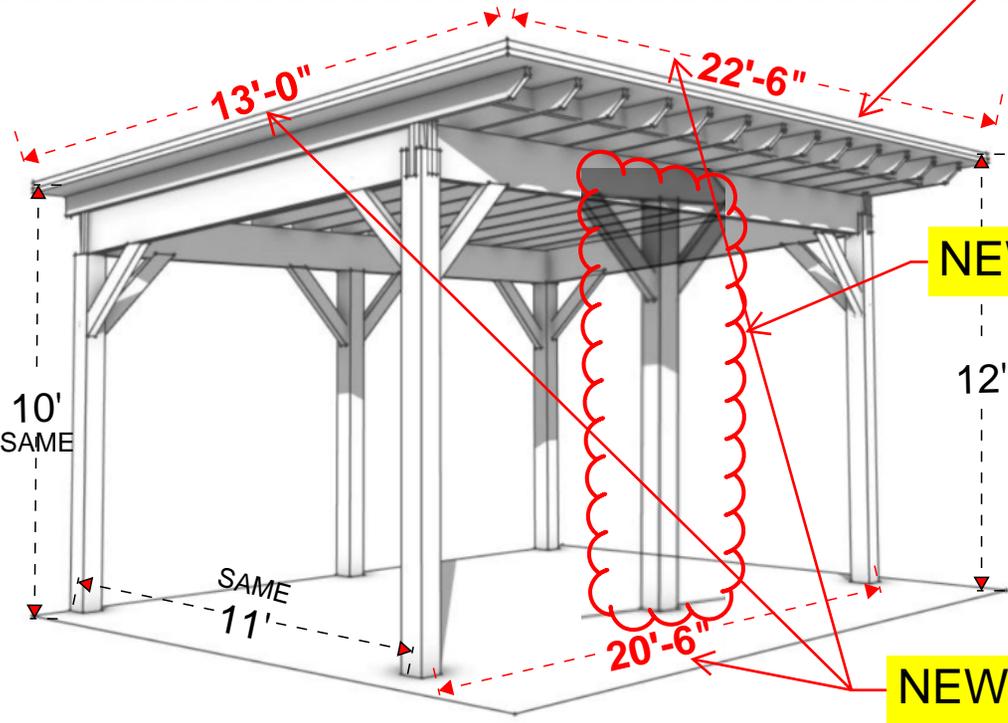


NEW ROOF MATERIAL  
Polycarbonate

NEW

NEW COLUMN

NEW SIZE

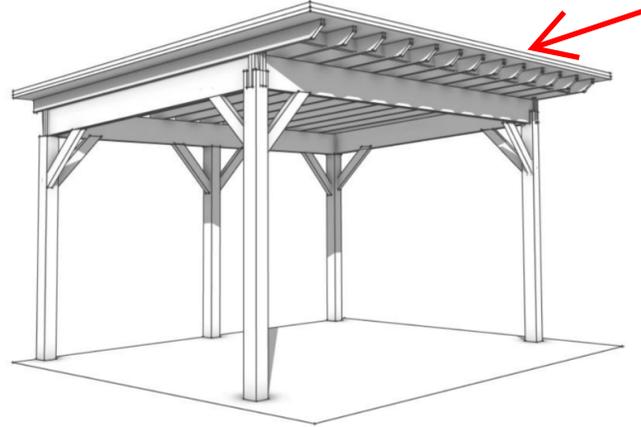
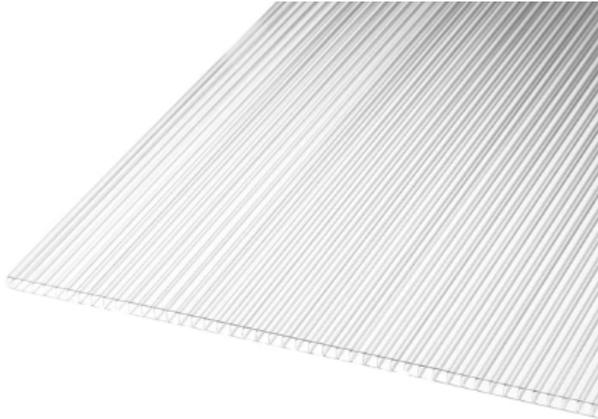


12' SAME

10' SAME

SAME

# 1- Modifications to the proposed patio and covered pergola



**NEW ROOF MATERIAL FROM ASHPALT SINGLES TO HIGH IMPACT POLYCARBONATE**

**Brand:** AmeriLux International  
**Ref:** MultiLite

**Size:** 4-ft x 8-ft Ribbed Clear Polycarbonate plastic Roof Panel

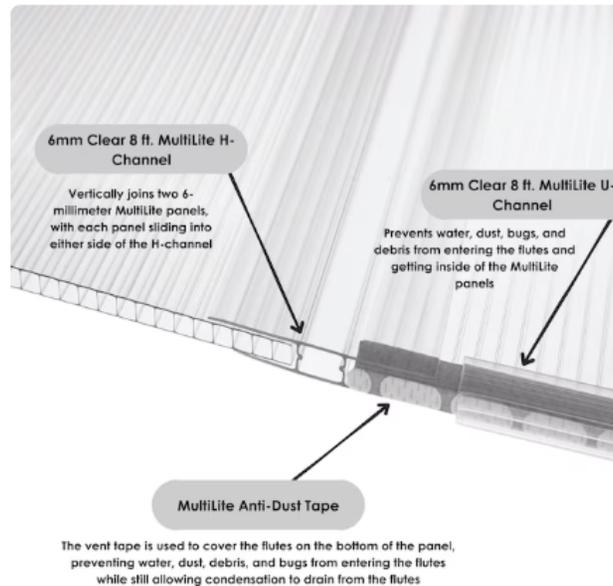
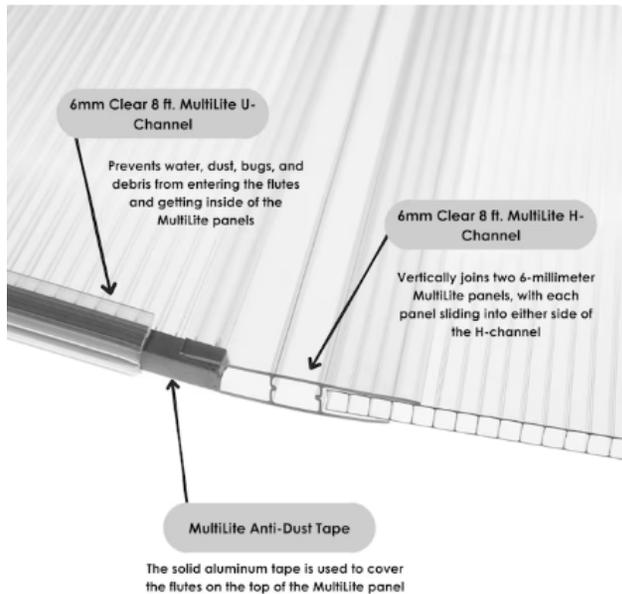
Key Benefits for Patios

**Light Transmission:** Lets light in without the harsh heat gain

**Weather Protection:** Resistant to wind, snow, and hail.

**UV Filtering:** Co-extruded UV protection on the surface prevents yellowing and protects furniture.

**Lightweight & Durable:** Easy to handle during installation and long-lasting.



## **2- Upgraded proposed front entryway walkway**

**+ MORE CURB APPEAL**

**+ KEEP BELOW REQ' IMPERVIOUS %**

**2**



# 3- Extension of proposed retaining wall

+ SAME HEIGHT

+ ADDITIONAL LENGTH

+ UPDATED STRUCTURE

3

### 3- Extension of proposed retaining wall



### 3- Extension of proposed retaining wall



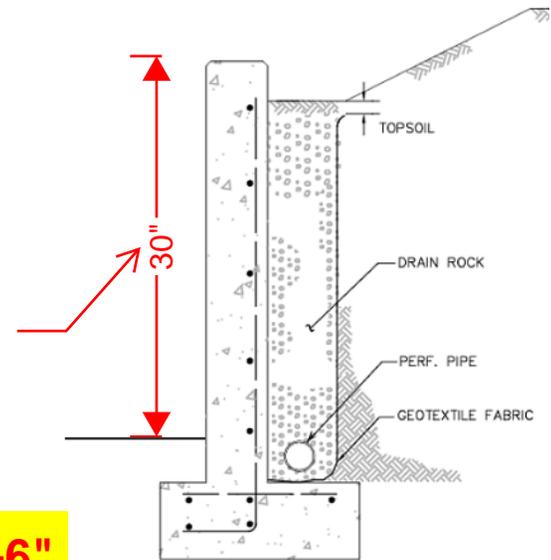
**Only visible from  
within property**

- + Concrete retaining wall**
- + Smooth finish**
- + Concrete footing**
- + Re-bar reinforcement**
- + 9" wide**
- + Concrete 3500 psi**
- + Chamfered edge for safety**
- + Same average height as previously approved, 30"**

# 3- Extension of proposed retaining wall

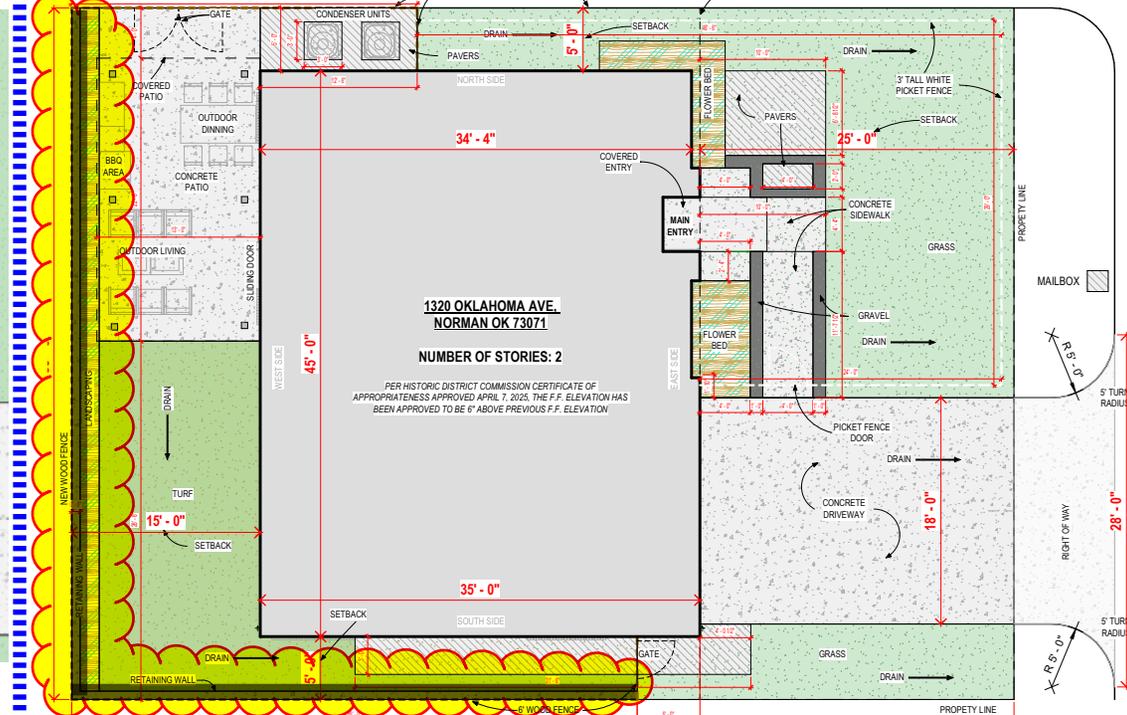
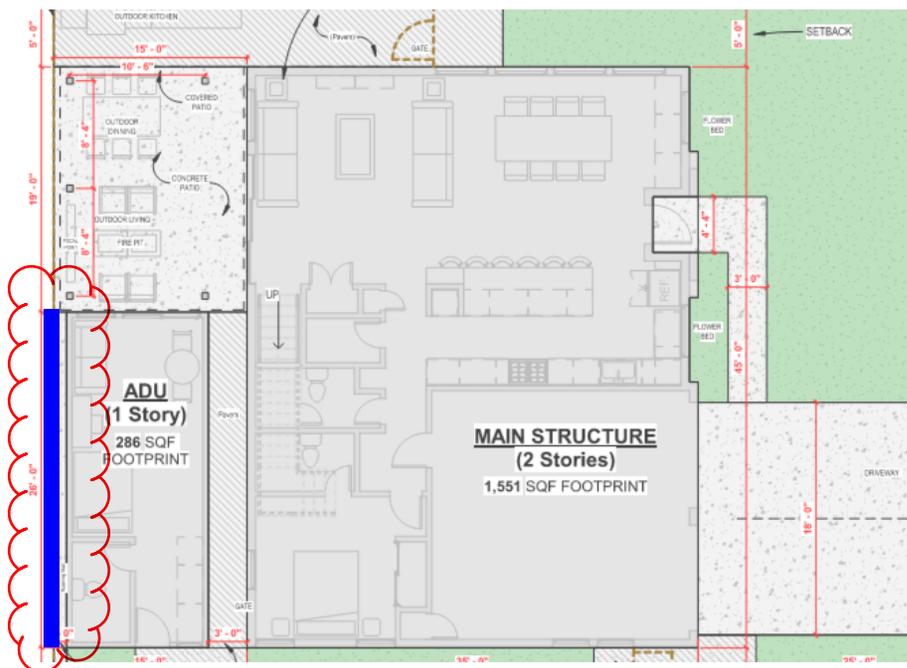
To mitigate water overflow flow the request is to **extend the length** of the retaining wall from **36 feet** to **105 feet**.

Average height over low ground **30"**



Prior approval = 36ft

New Requested L: 99'-6"



**NEW**

# **4-Upgrade exterior material to brick and stone**

**+ FROM SIDING TO BRICK**

**+ ADD STONE BASE**

**+ USED APPROVED WOOD FOR WINDOW HEADERS**

**4**

# 4-Upgrade exterior material to brick and stone



**King Size Brick are 9 5/8" L x 2 5/8" H x 2 3/4"**

**Brick upgrade from Siding**

## King Size Brick

**Category:** Columns, Structural Columns, Structural Rebar, Walls

**Family Number:** 042000

**Family:** UNIT MASONRY

Outstanding curb appeal and versatility have made King Size Brick the best selling item in the Acme Brick product line. Furthermore, their face dimensions make them cost-efficient. Compared with standard size brick, Acme King Size brick can lower total brick wall cost by *25% or more*.

King Size Brick are 9 5/8" L x 2 5/8" H x 2 3/4" thru the wall, for a nominal face dimension of 10" x 3" with a standard 3/8" mortar joint. They conform to ASTM C652 and are made at most Acme Brick plants.

Use of Acme King Size Brick results in lower labor cost, lower mortar cost, and faster construction time. Just as important, you can trust Acme Brick Company's record of reliability, color selection, and technical assistance.

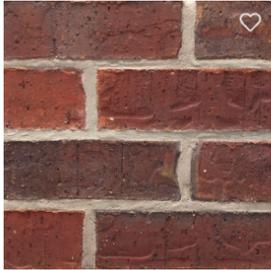
### 3.1 Mixture\*

Substances and hazard classification based on dust composition

| Ingredient                   | CAS No.    | % (w/w) | Hazard Classification (GHS-US)                                                                                                                                               |
|------------------------------|------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Aluminum silicates (kaolins) | 12141-46-7 | 50 - 85 | <ul style="list-style-type: none"> <li>• Skin Irritation 2, H315</li> <li>• Eye Irritation 2B, H320</li> <li>• STOT-SE<sup>(1)</sup> 3 (Respiratory), H335</li> </ul>        |
| Quartz (silica, crystalline) | 14808-60-7 | 15 - 40 | <ul style="list-style-type: none"> <li>• STOT-SE 3 (Respiratory), H335</li> <li>• Carcinogenicity 1A, H350</li> <li>• STOT-RE 2<sup>(2)</sup> (Respiratory), H372</li> </ul> |
| Chromium oxide compounds     | 1308-38-9  | 0 - 3   | <ul style="list-style-type: none"> <li>• Not classified in this matrix product</li> </ul>                                                                                    |
| Manganese compounds          | 1344-43-0  | 0 - 3   | <ul style="list-style-type: none"> <li>• Not classified in this matrix product</li> </ul>                                                                                    |
| Calcium carbonate (lime)     | 471-34-1   | 0 - 3   | <ul style="list-style-type: none"> <li>• Not classified in this matrix product</li> </ul>                                                                                    |
| Iron oxide compounds         | 1309-37-1  | 0 - 3   | <ul style="list-style-type: none"> <li>• Not classified in this matrix product</li> </ul>                                                                                    |

*fn*<sup>(1)</sup> Specific Target Organ Toxicity – Single Exposure  
*fn*<sup>(2)</sup> Specific Target Organ Toxicity – Repeated Exposure  
 \*This product may contain elements such as aluminum, arsenic, boron, calcium, chromium, cobalt, copper, lead, molybdenum, nickel, tin, titanium, vanadium and zirconium in trace amounts that do not contribute to the hazards of this product.

# 4-Upgrade exterior material to brick and stone



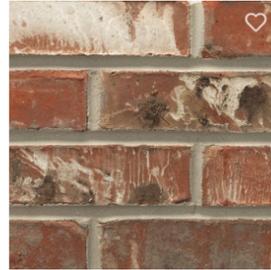
Canyon Sunset – King – Heritage



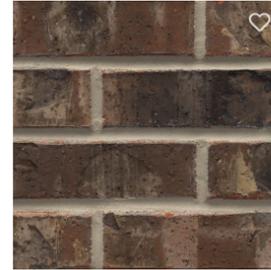
Casa Blanca – King – Heritage



Cloudcroft – King – Heritage



Concordia – King – Heritage



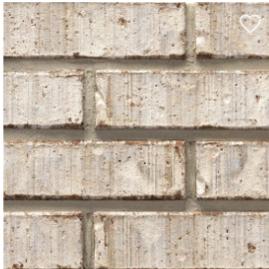
Copperas Cove – King – Heritage



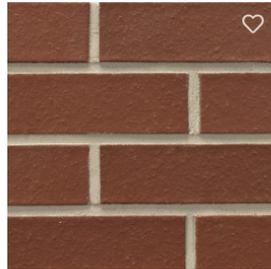
Cottonwood – King – Heritage



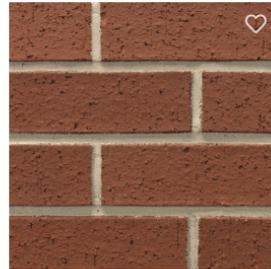
Coventry Cottage – King – Heritage



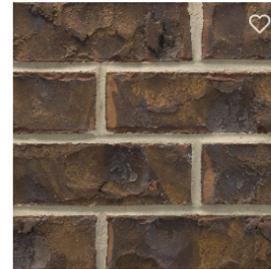
Creedmoor – King – Heritage



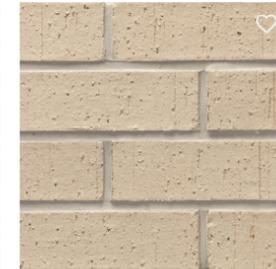
Crimson – King – Smooth



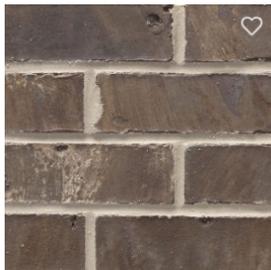
Crimson – King – Velour



Denton Antique – King – Heritage



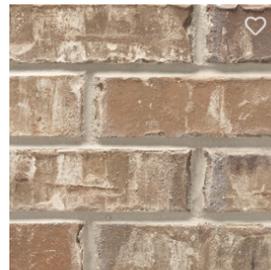
Dove Gray – King – Velour



Elderwood – King – Heritage



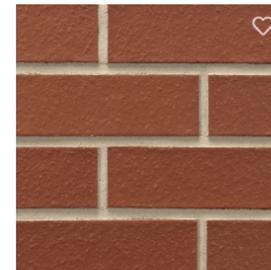
Escalante – King – Heritage



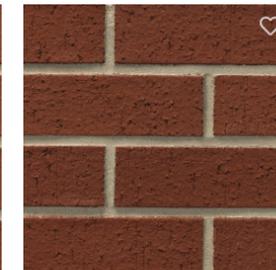
French Chateaux – King – Heritage



Frostwood – King – Heritage



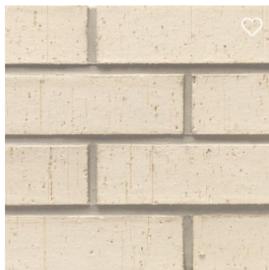
Garnet – King – Smooth



Garnet – King – Velour



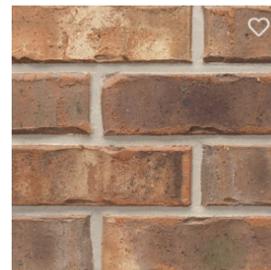
Glacier Bay – King – Heritage



Glacier White – King – Velour



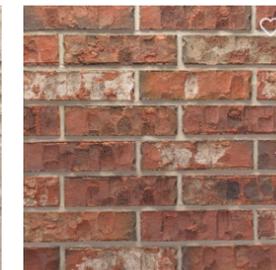
Gray Mist – King – Heritage



Grayson Manor – King – Heritage



Grey Fog – King – Heritage

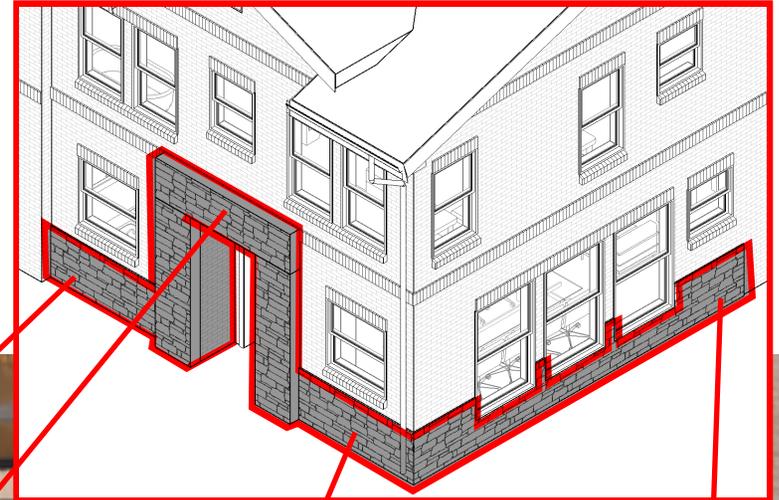


Gunnison River HT – King – Heritage

# 4-Upgrade exterior material to brick and stone

**STONE**

+ Entry portal from wood to stone  
+ Add wood base as shown



## 4-Upgrade exterior material to brick and stone

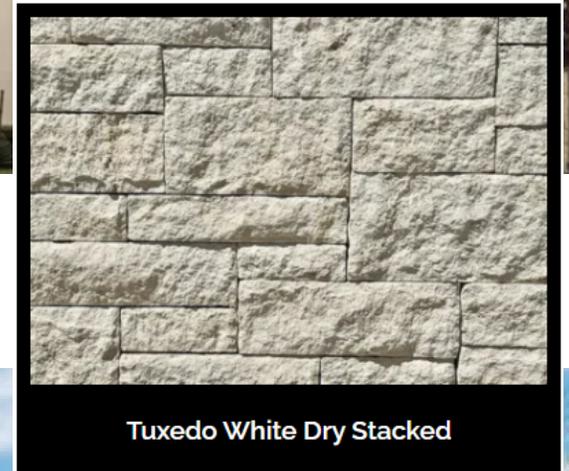
*R* Richburg Stone  
Since 1932

Tuxedo White

Dry Stacked

Available in Building  
Stone

LENGTH: 4"-19" | HEIGHT:  
1.5"-6" | WEIGHT: 7 LBS. |  
THICKNESS: 1.5"



Tuxedo White Dry Stacked



## 4-Upgrade exterior material to brick and stone



+ Using previously approved cedar wood, now the east windows will receive decorative cedar headers

**WOOD**



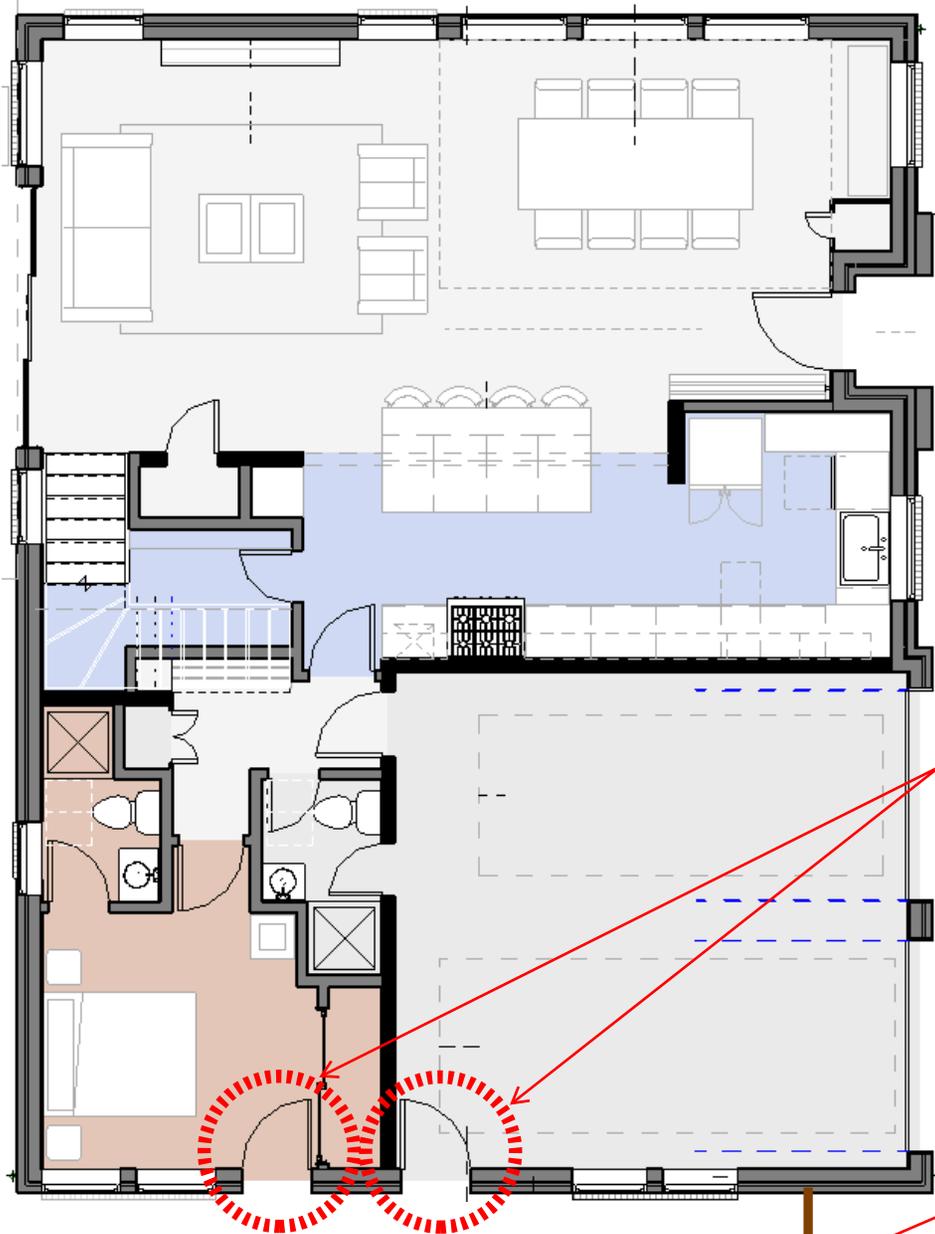
# **5- Request two additional exterior doors**

**+ ADD TWO SIDE DOORS**

**+DOOR TYPE PREVIOUSLY APPROVED FOR ADU**

**5**

# 5- Request two additional exterior doors



TWO  
NEW  
DOORS

6' TALL  
FENCE



## 5- Request two additional exterior doors

TWO NEW DOORS WILL BE THE SAME AS PREVIOUSLY APPROVED. EXCEPT THEY WILL BE 8' TALL



Steves & Sons

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



### Door information:

- Brand: **Steve & Sons**
- Material: **Galvanized steel**
- Type: **Front door with 9-Lite**
- Size: **30" x 96"**
- Panel thickness: **1-3/4"**
- Color: **White**
- Tempered glass

### **Reference:**

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

# **6-Change proposed garage door design**

**+ SAME TYPE AS PREVIOUSLY APPROVED**

**+ MODIFIED SIZE (INCREASE 1' HEIGHT)**

**+ ADD GLAZING ON TOP ROW**

**6**

# 6-Change proposed garage door design

RESIDENTIAL

**Recessed Panel 2298**

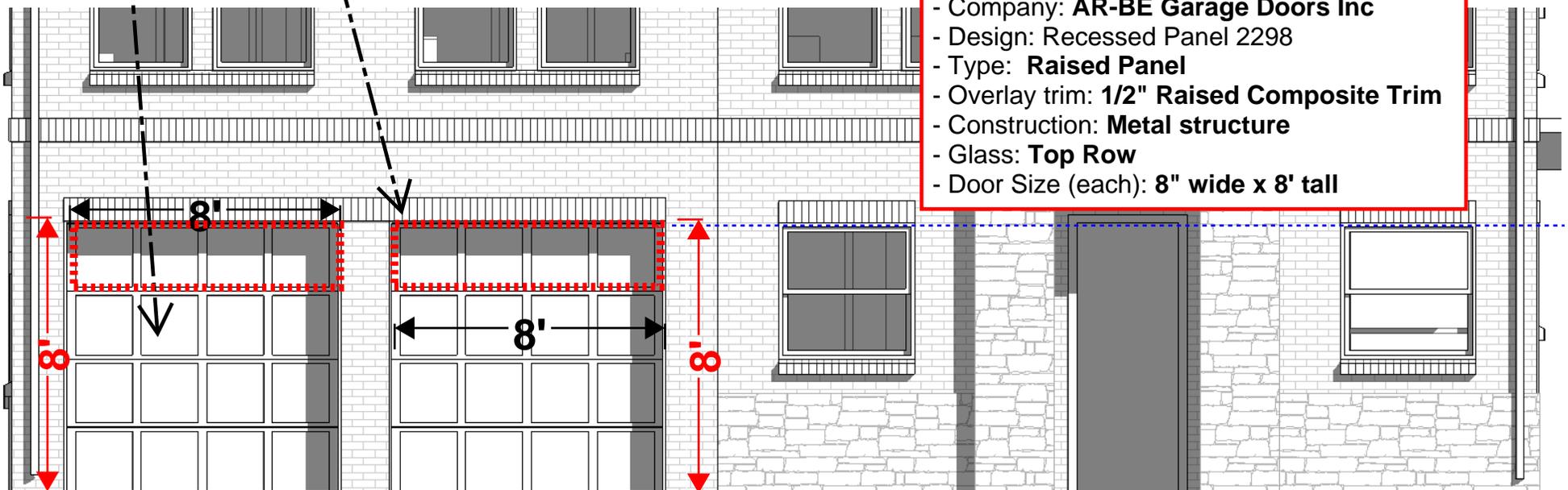
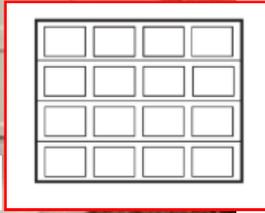
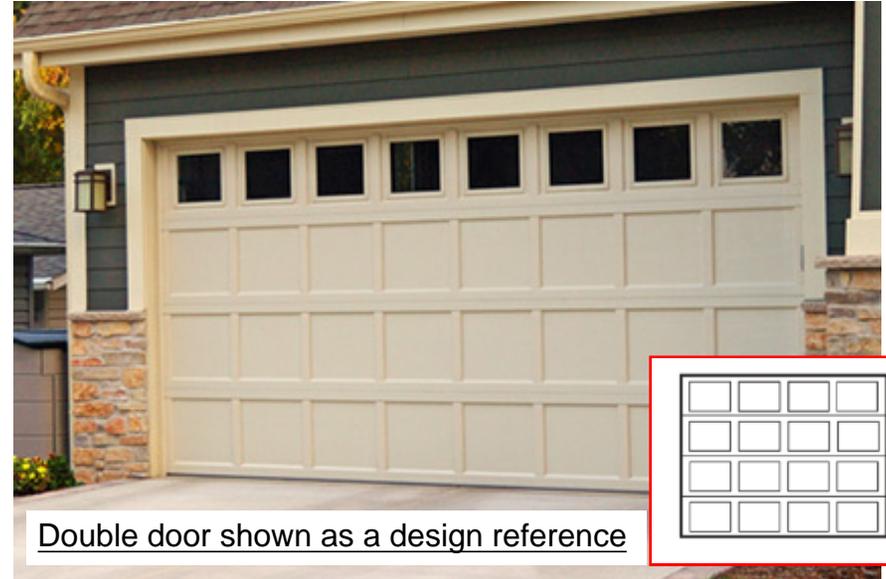
2298

**AR-BE**  
Garage Doors, Inc.

USING THE DOOR PREVIOUSLY APPROVED AS A BASIS OF DESIGN WITH **TWO UPGRADES:**

1- GLASS ON TOP ROW

2- INCREASE HEIGHT FROM 7' TO 8' TO MATCH WINDOW HEAD



Door information: Two single doors

- Company: **AR-BE Garage Doors Inc**
- Design: **Recessed Panel 2298**
- Type: **Raised Panel**
- Overlay trim: **1/2" Raised Composite Trim**
- Construction: **Metal structure**
- Glass: **Top Row**
- Door Size (each): **8" wide x 8' tall**

# **7- Modify proposed exterior window openings and placement**

**+ SAME WINDOWS TYPE AS PREVIOUSLY APPROVED**

**+ SAME WINDOWS MATERIAL AS PREVIOUSLY APPROVED**

**+ SAME FRONT AND BACK DOOR TYPES AS PREVIOUSLY APPROVED**

**NEW**

**+ ADDED 3 WINDOWS  
+RE-ORGANIZE OPENINGS  
+SELECTIVE SIZE CHANGES**

**7**



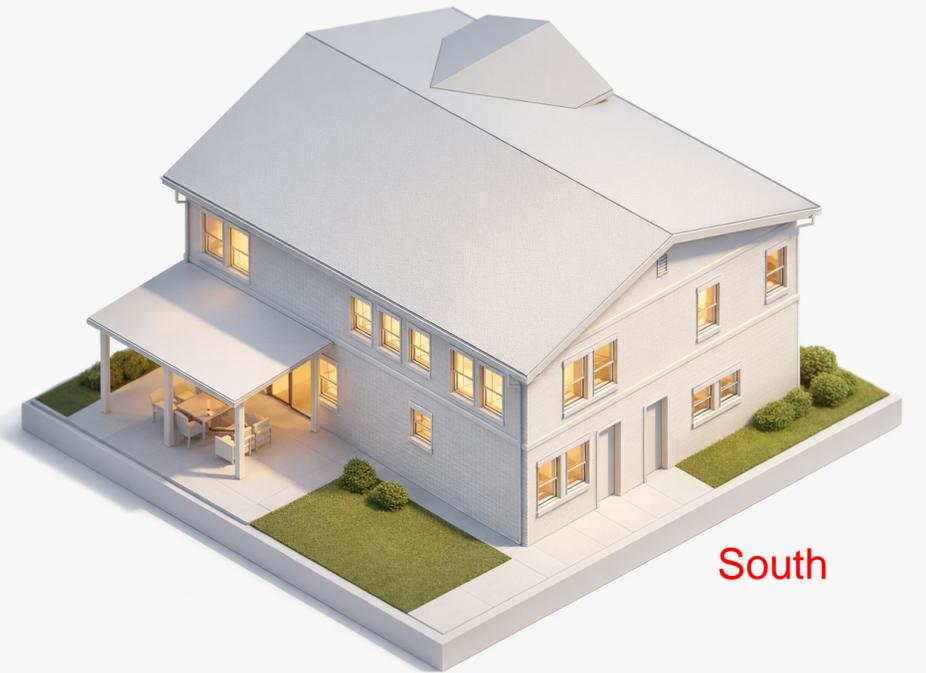
East



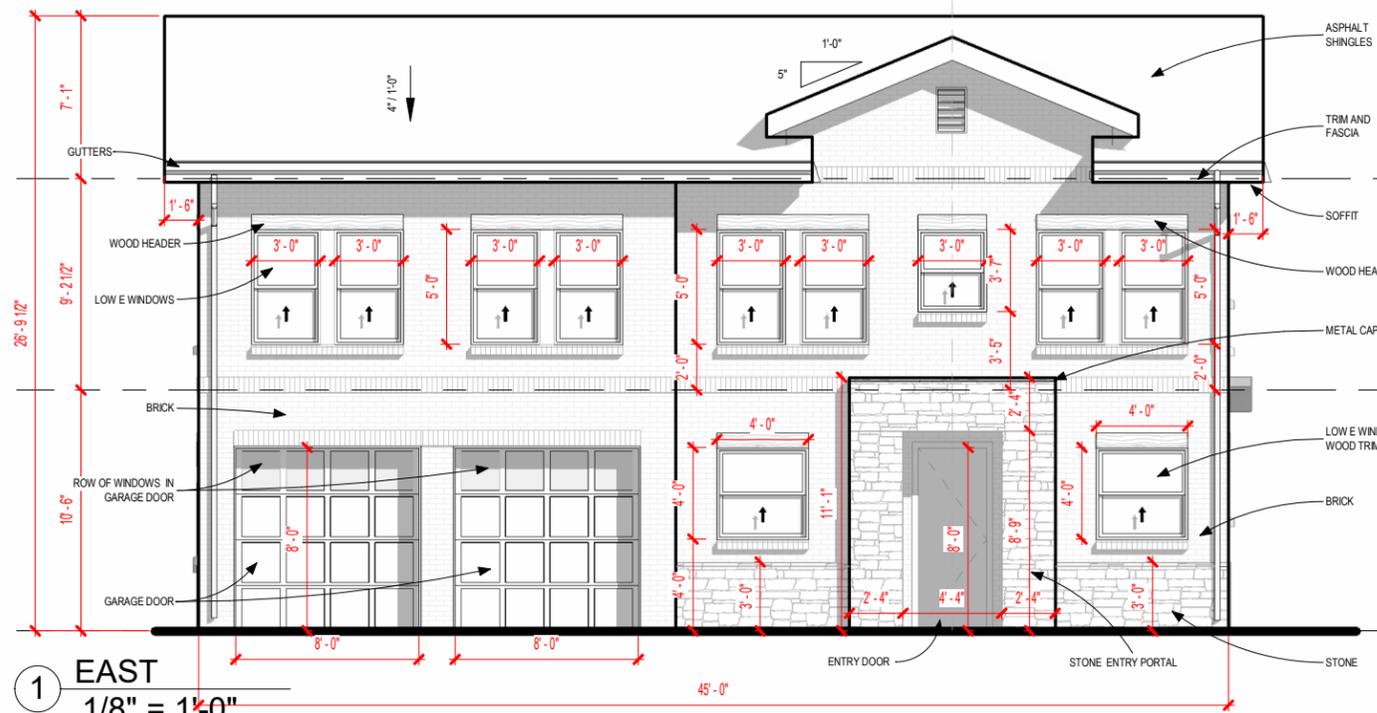
West



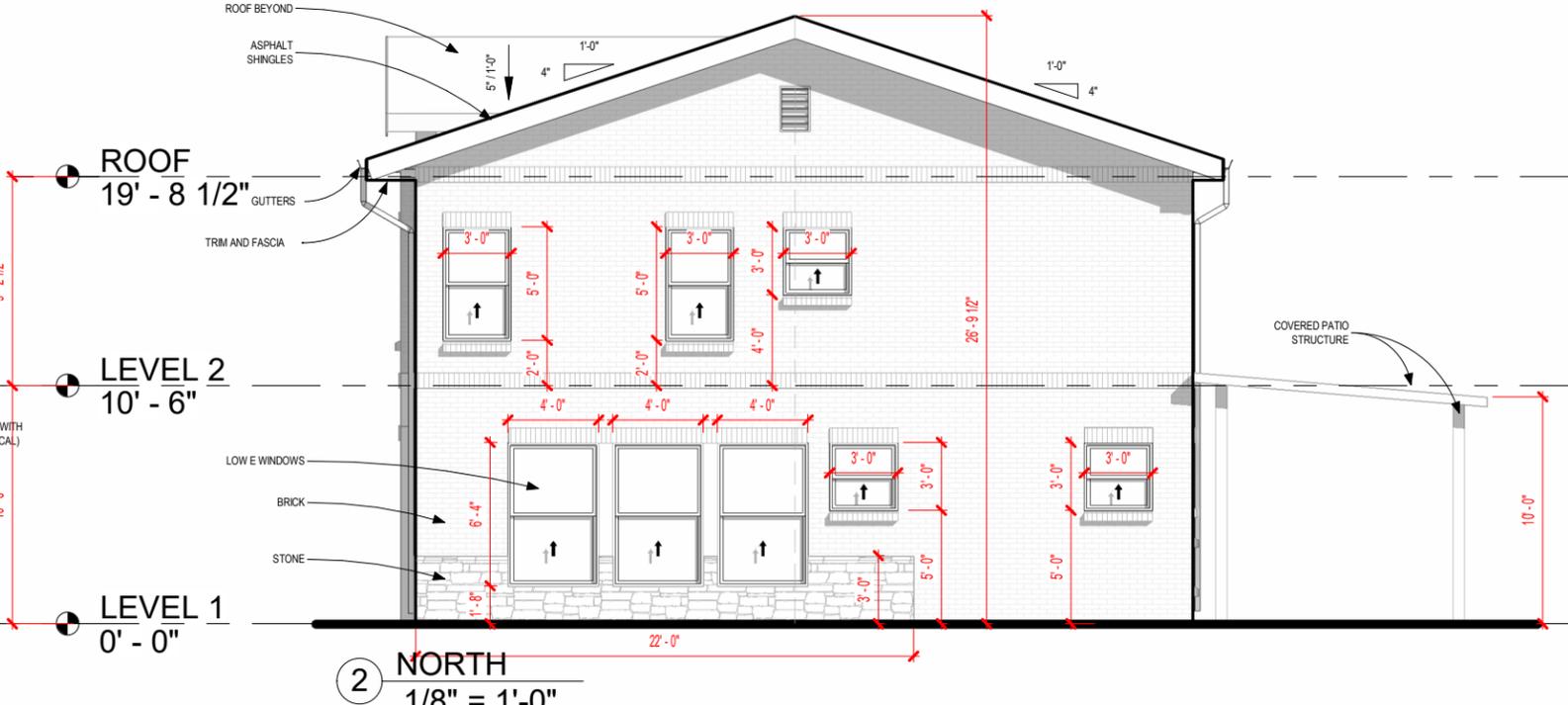
North



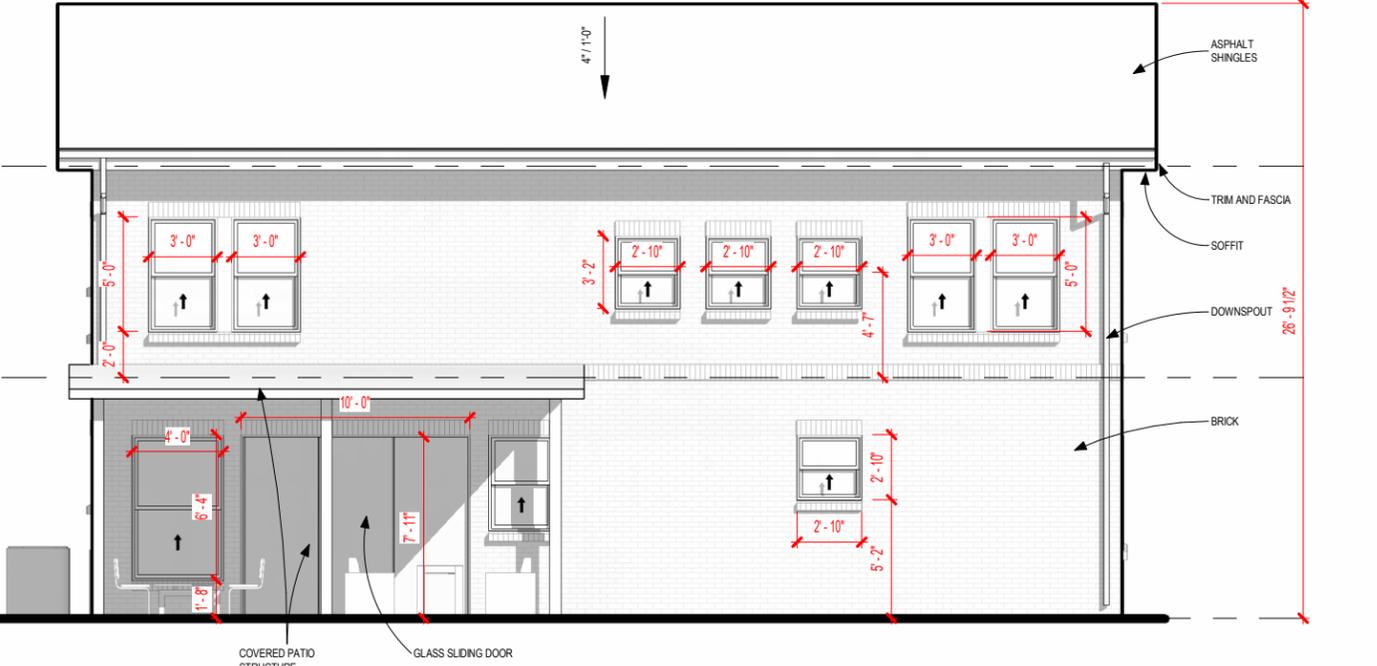
South



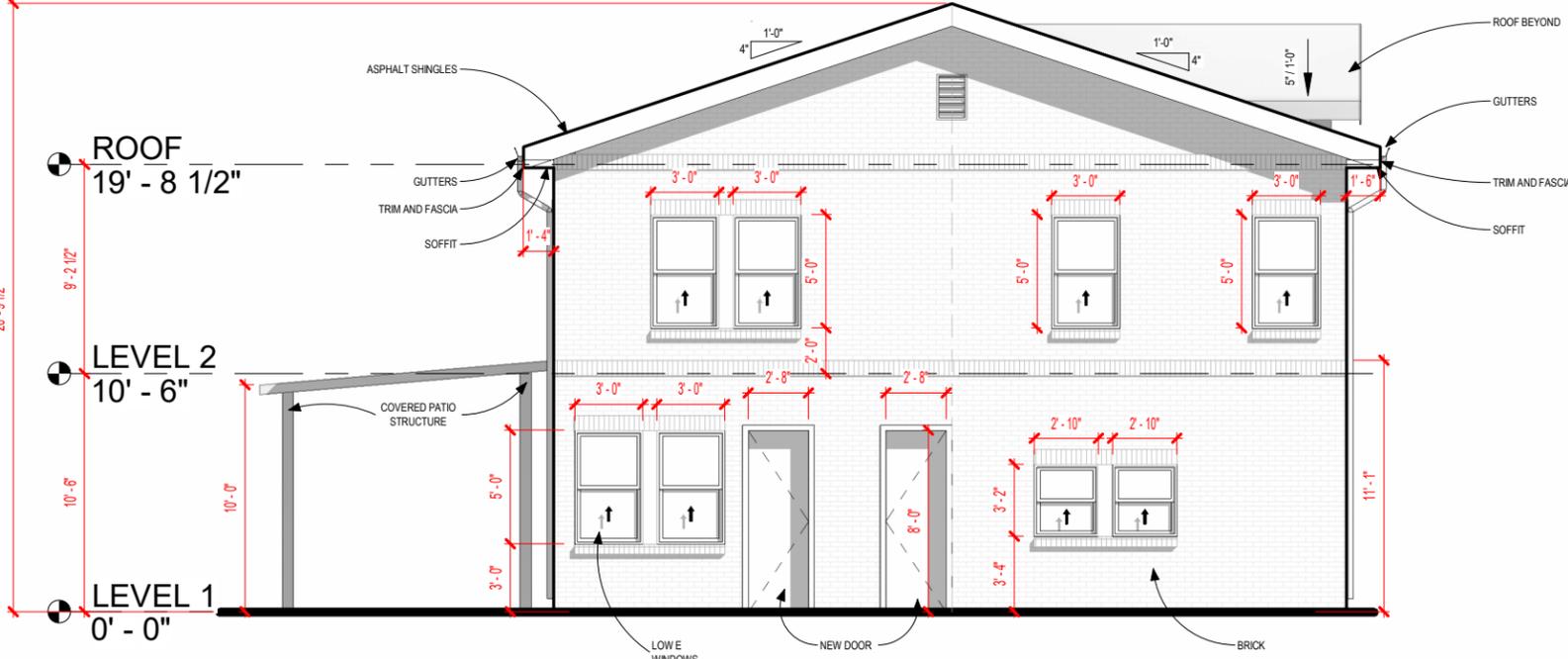
1 EAST  
1/8" = 1'-0"



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



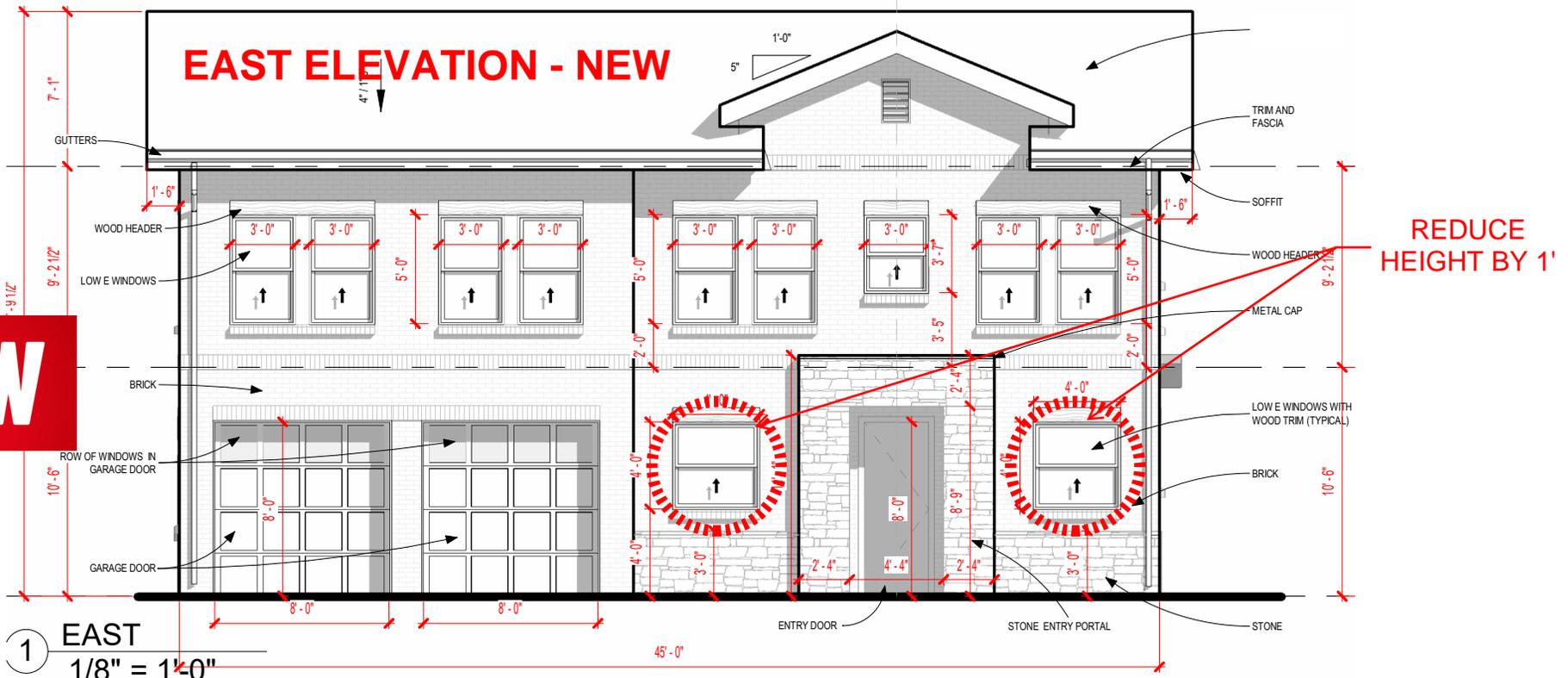
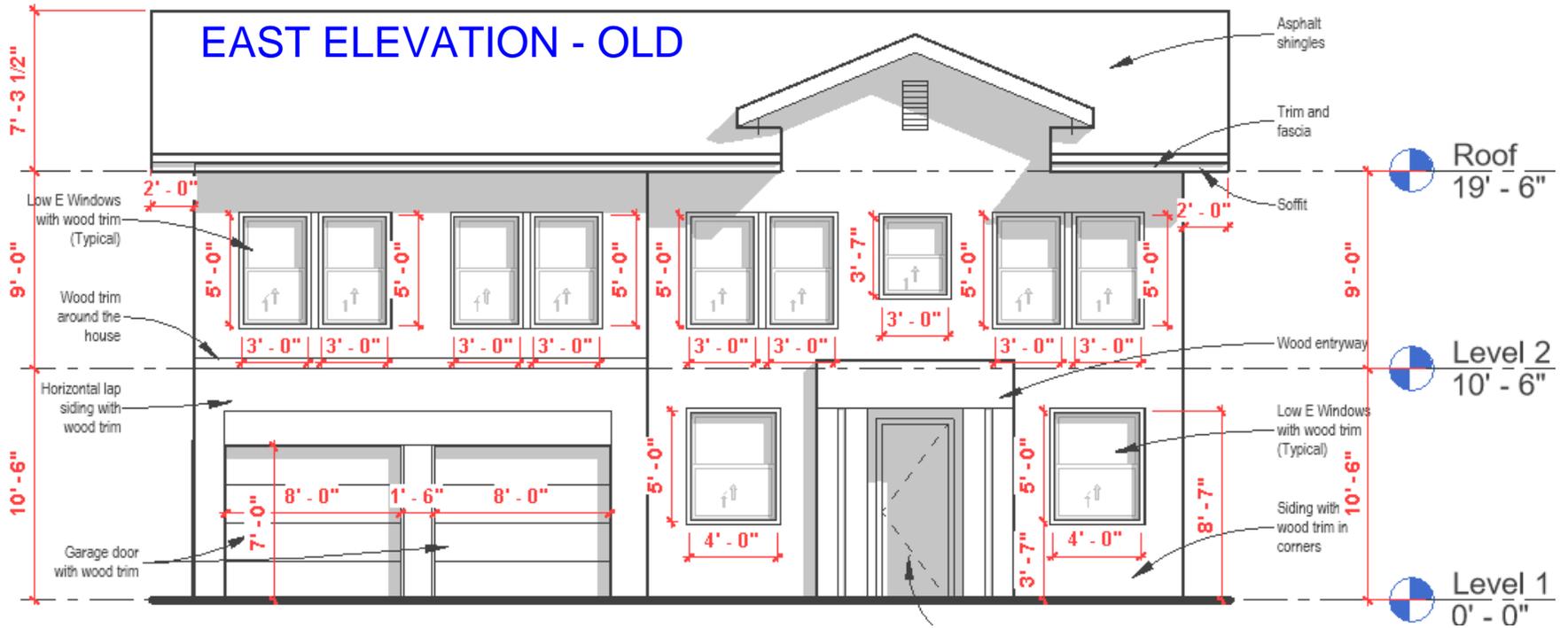
3 WEST  
1/8" = 1'-0"



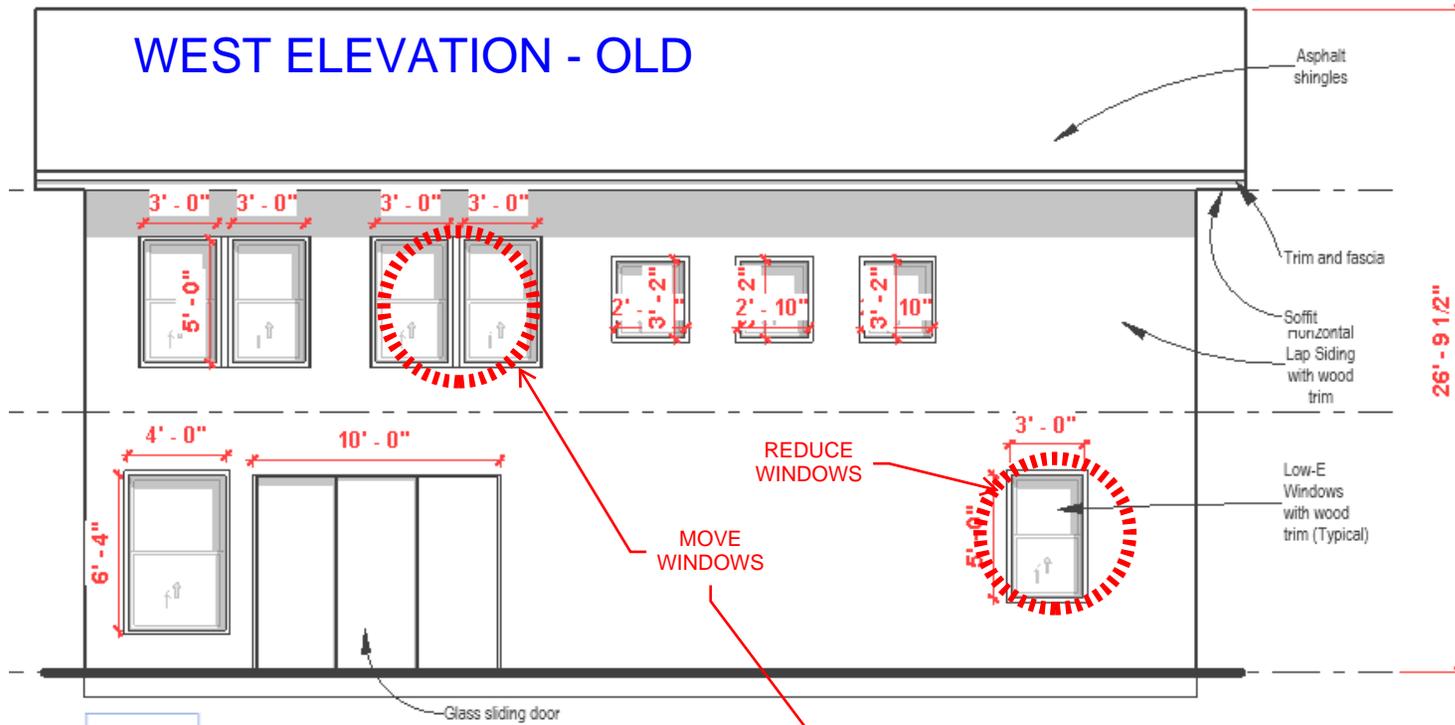
4 SOUTH  
1/8" = 1'-0"

**FINAL SET OF ELEVATION DRAWINGS**

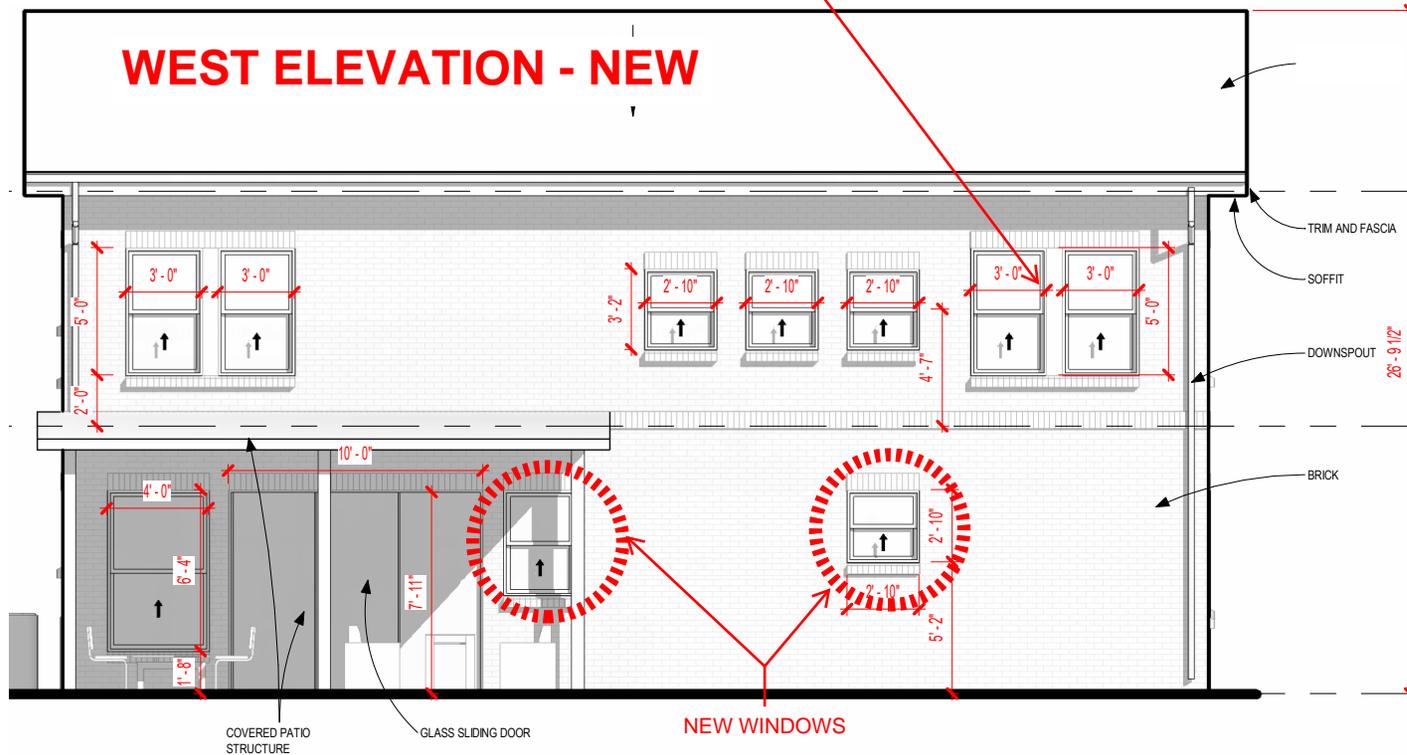
W.W. HOUSE  
1320 Oklahoma Av. Norman OK 73071  
**A104**  
ELEVATIONS  
Scale: 1/8" = 1'-0"  
3/12/2026 3:52:24 PM



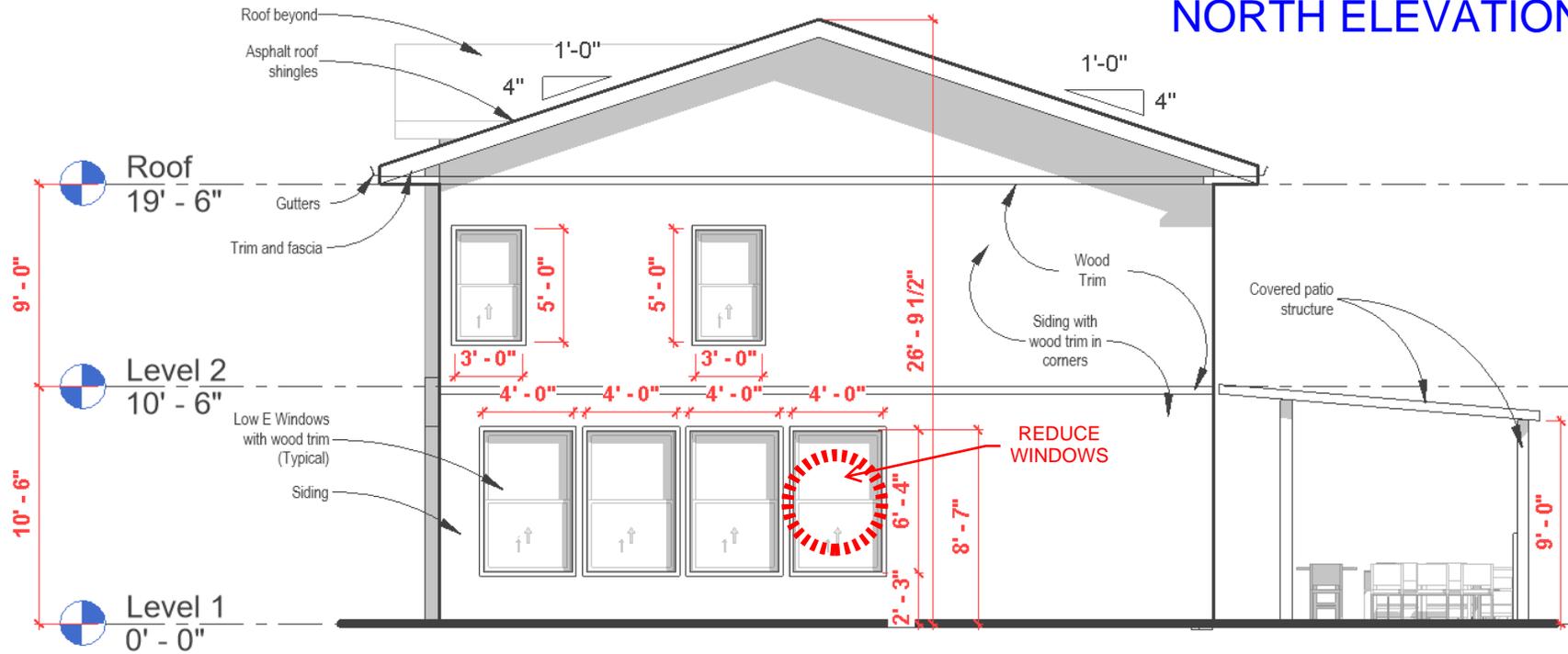
# WEST ELEVATION - OLD



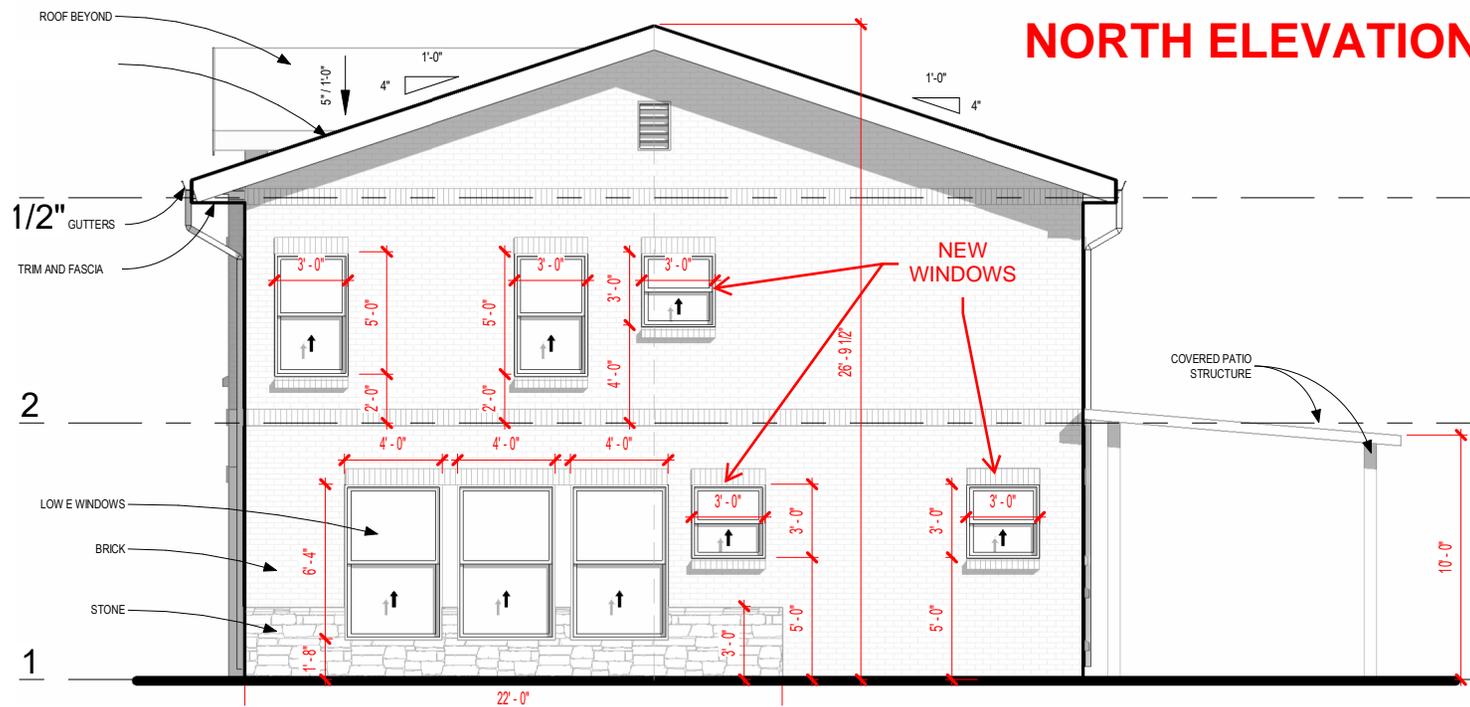
# WEST ELEVATION - NEW



# NORTH ELEVATION - OLD

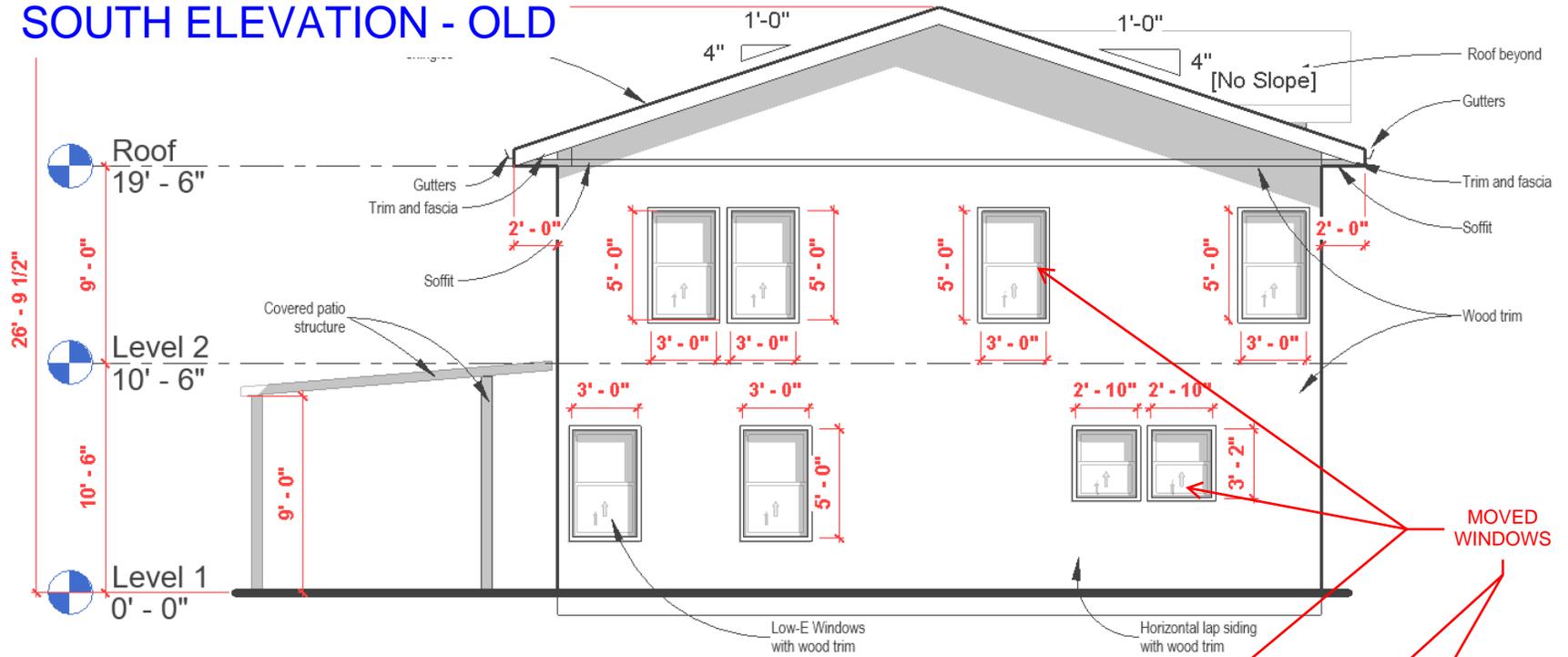


# NORTH ELEVATION - NEW

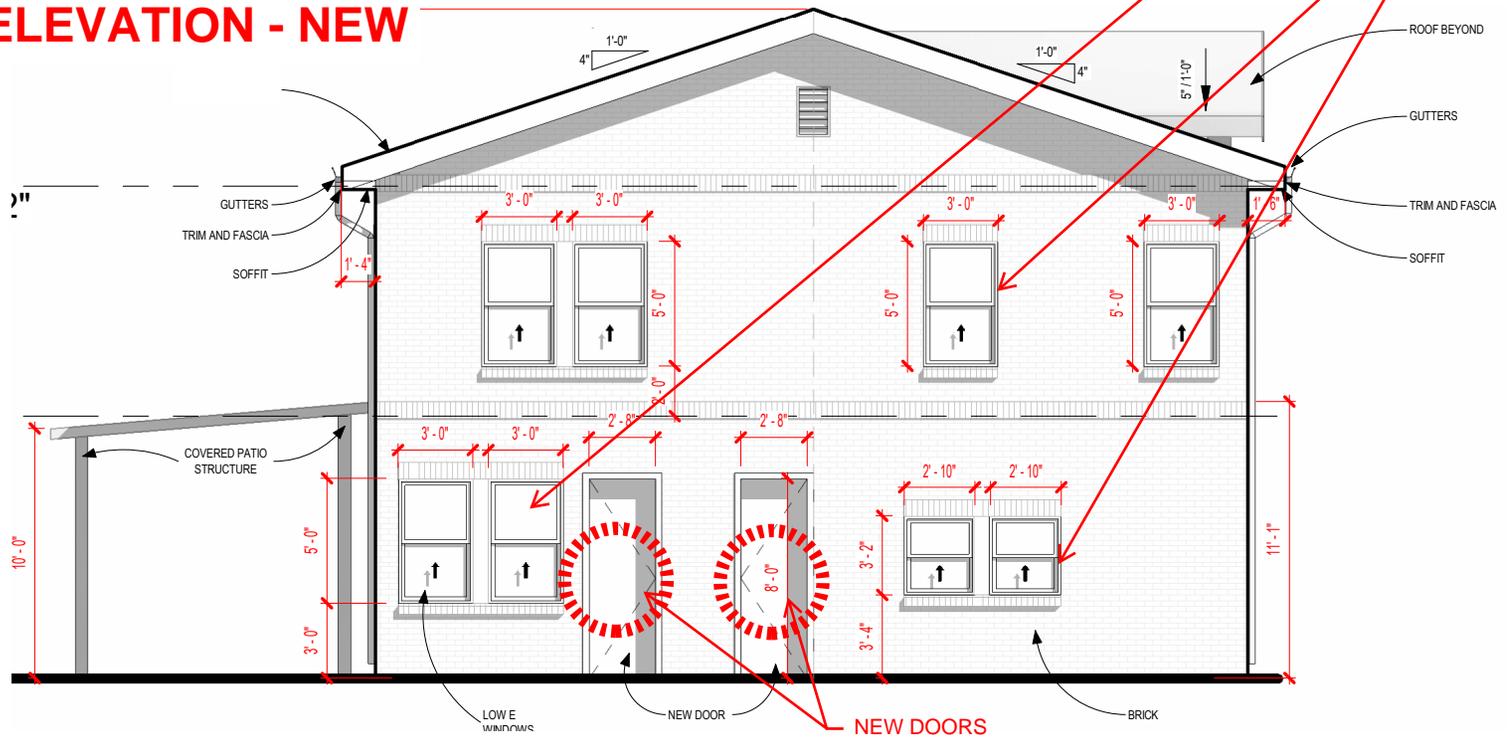


**NEW**

# SOUTH ELEVATION - OLD

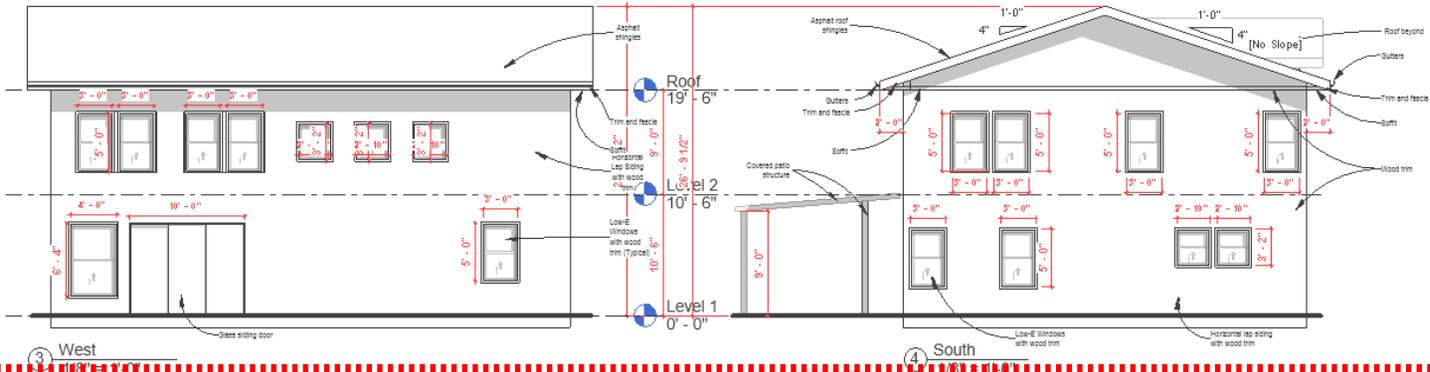
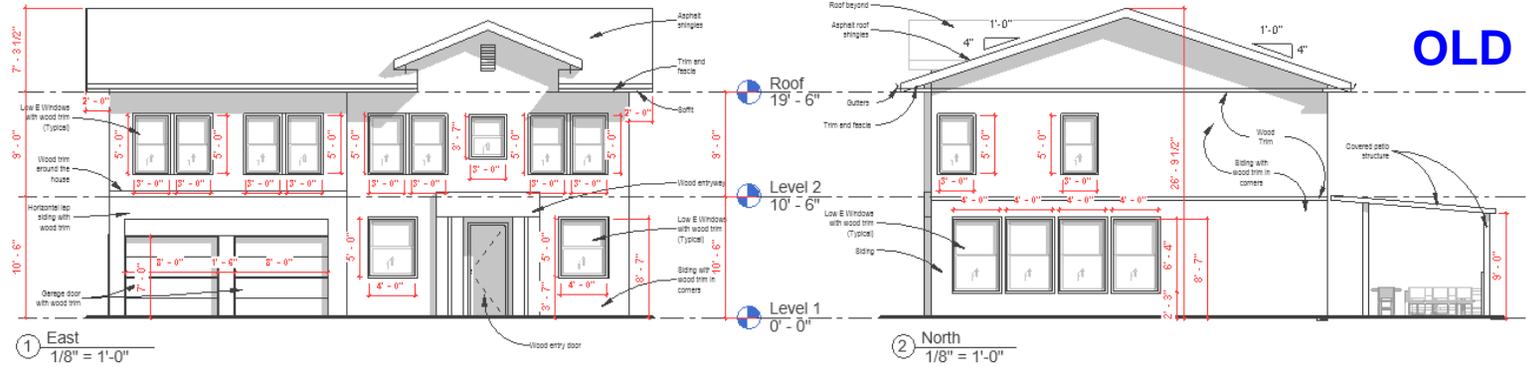


# SOUTH ELEVATION - NEW

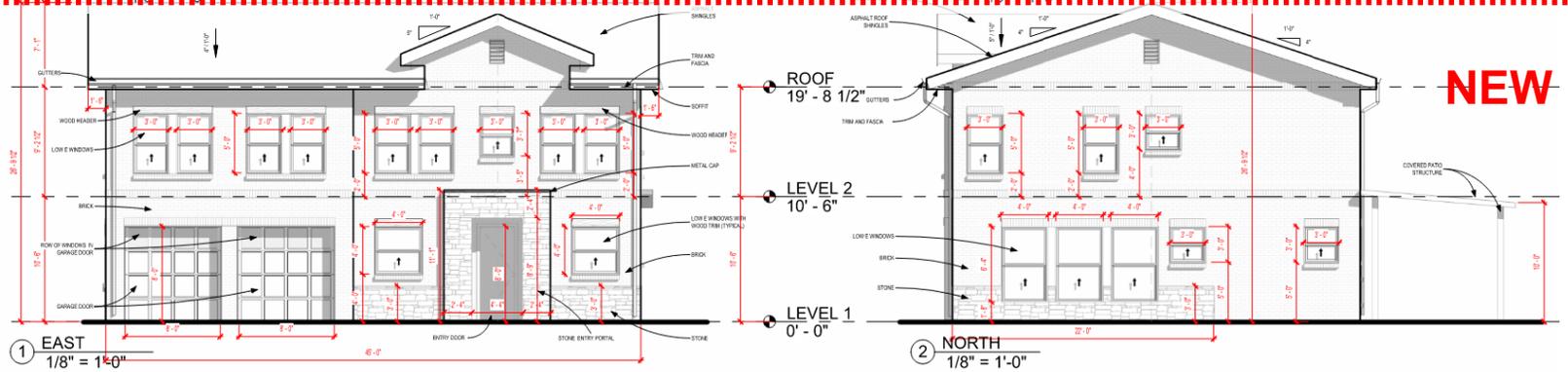


**NEW**

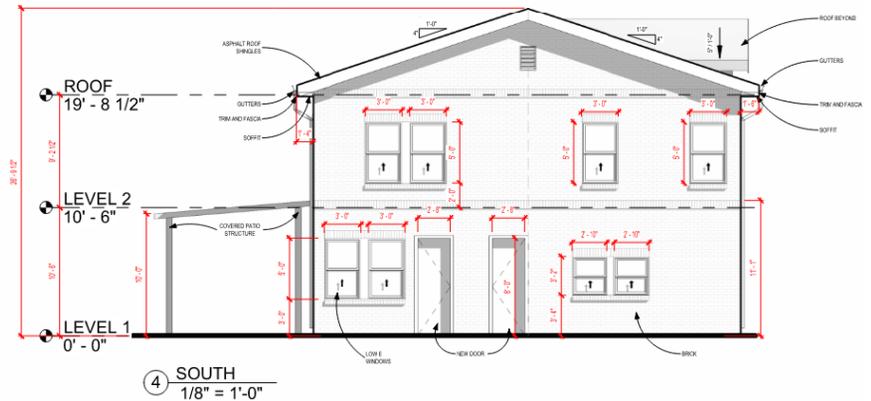
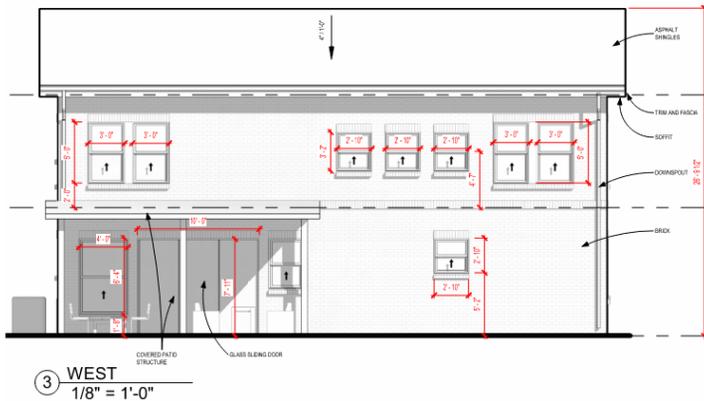
**OLD**



**NEW**



**NEW**



# 8- Removal of ADU

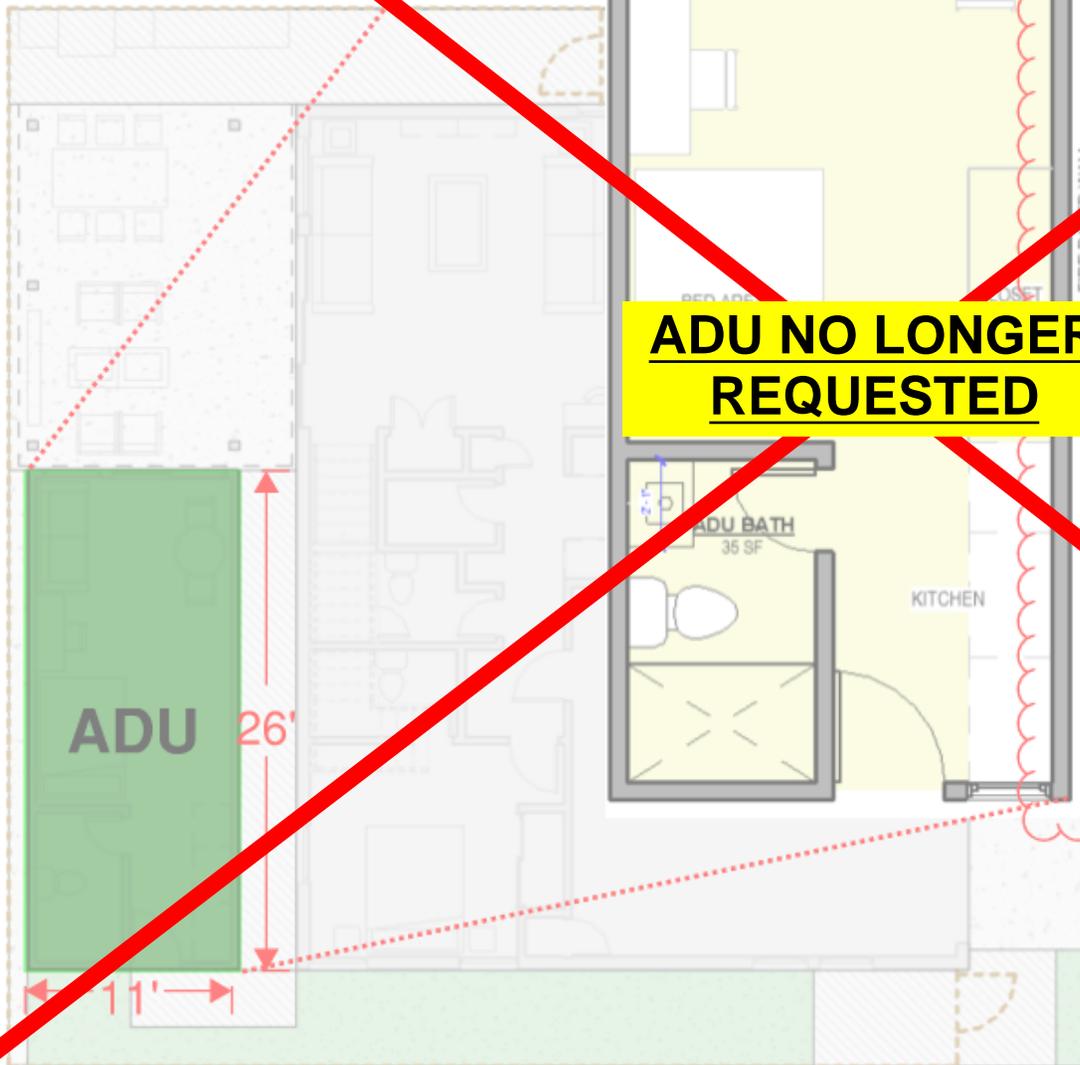
+ NO ADU AT THIS TIME

8

# 8- Removal of ADU



Site | ADU

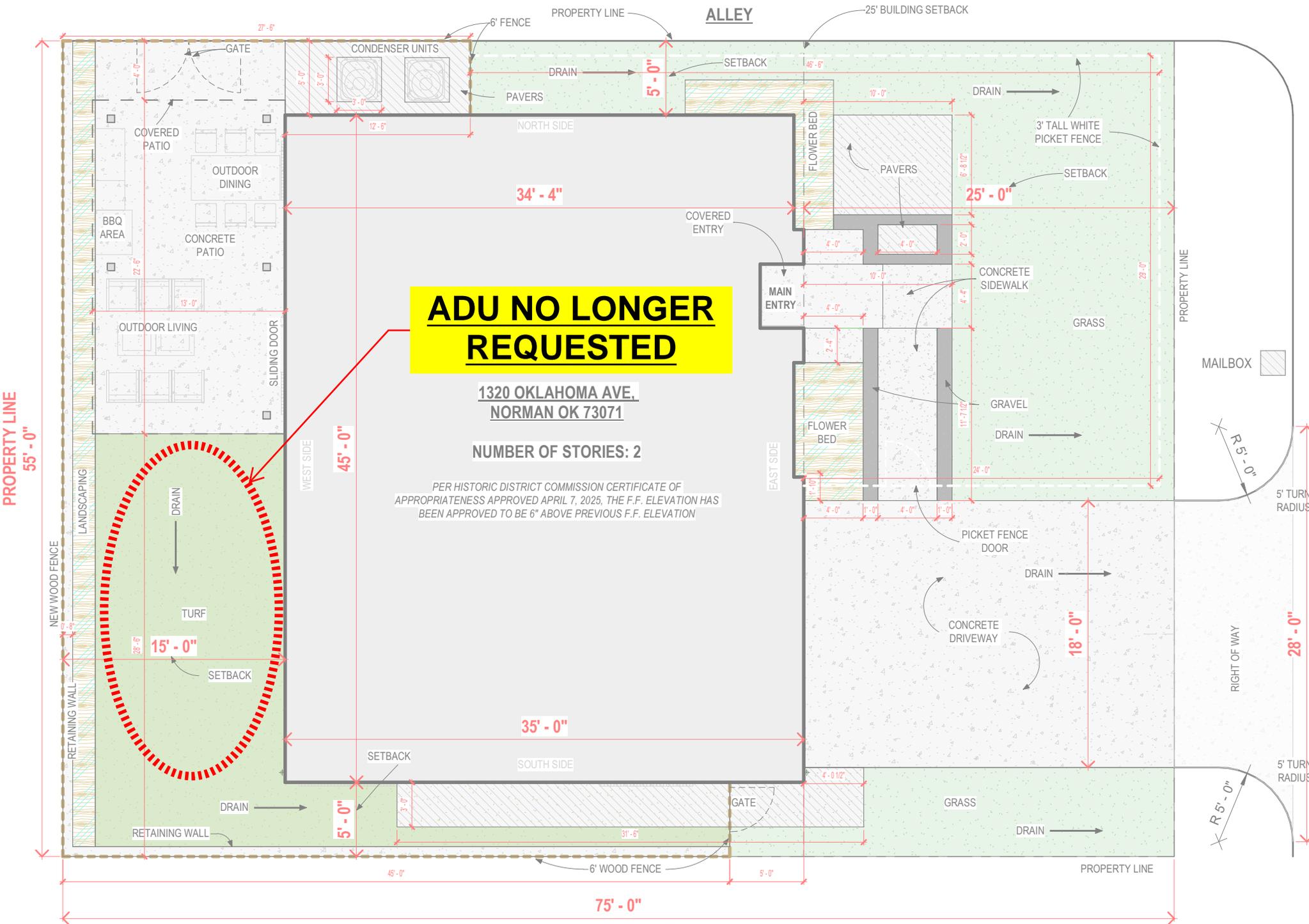


FIRE RATED WALL

**ADU NO LONGER REQUESTED**

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

# 8- Removal of ADU



# 9- Request new picket fence

+ NEW FENCE SIMILAR TO WHAT WAS PREVIOUSLY

9

## 9- Request new picket fence

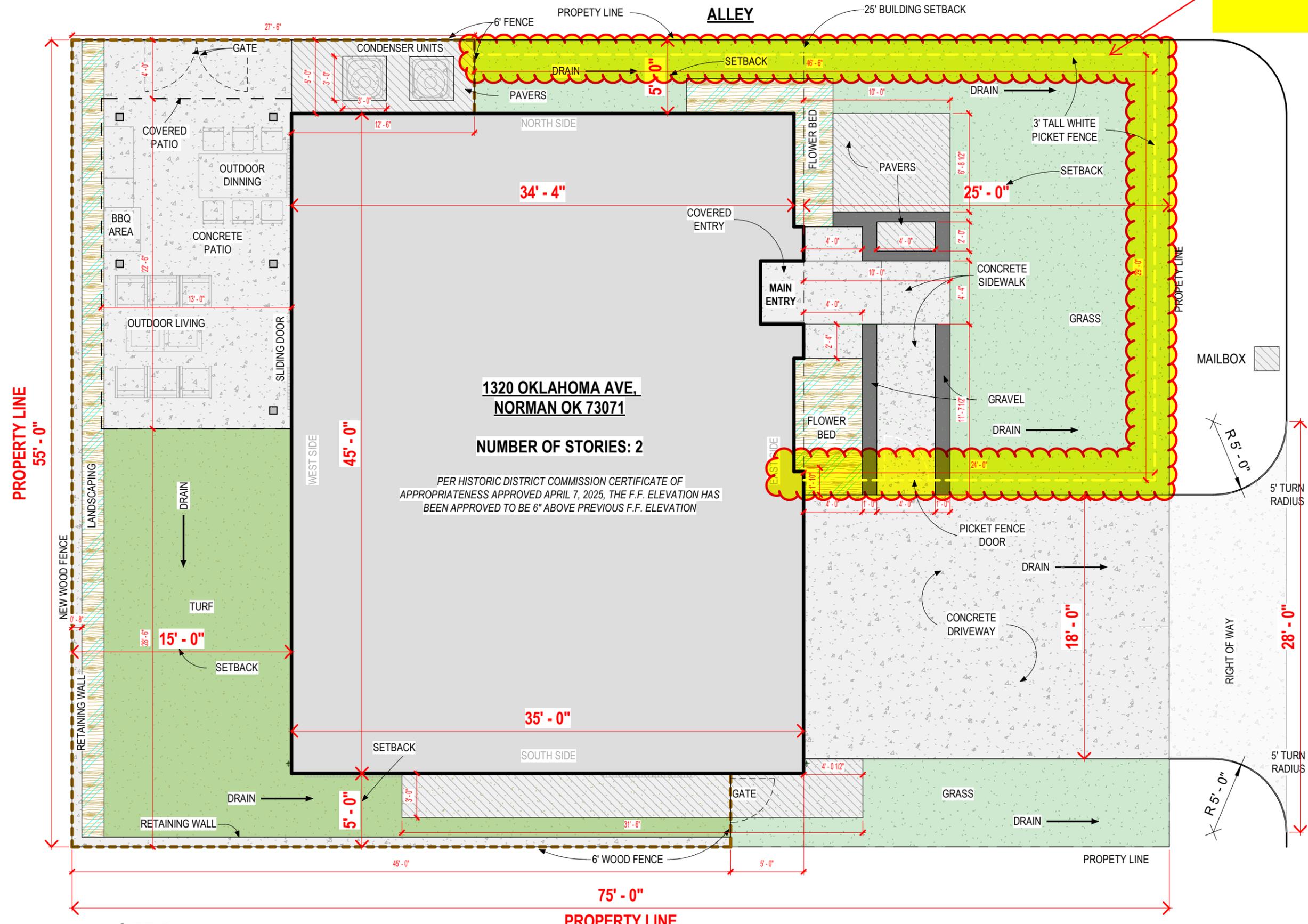


**Total Length= 99'-6**

**Total Height= 3'-0"**

# NEW WHITE PICKET FENCE

## L = 99'-6"



**GENERAL INFO**

ADDRESS: 1320 OKLAHOMA AVE. NORMAN, OK 73071  
 BLDG TYPE: RESIDENTIAL SINGLE FAMILY HOME  
 BEDROOM COUNT: 5  
 BATHROOM COUNT: 5

**AREAS**

LOT SIZE: 4,125.00 SF  
 FOOTPRINT: 1,551.00 SF  
 GROSS AREA: 3,111.00 SF  
 CONDITIONED AREA: 2,423.00 SF

SIDEWALK: 121.03 SF  
 DRIVEWAY: 450.00 SF  
 PATIO: 339.64 SF  
 RET. WALL: 66.22 SF  
 CONDENSER PADS: 18.00 SF  
 TOTAL IMPERVIOUS SF: 2,545.89 SF  
 TOTAL IMPERVIOUS %: .61.72% (MAX. 65%)

**STRUCTURAL**

FOOTING: 18" WIDE x 24" DEEP WITH 4 #5 REBAR  
 FRAMING: EXTERIOR WALL 6" WOOD STUD  
 EXTERIOR: BRICK, STONE AND WOOD ACCENTS  
 FINISHED FLOOR: 6" ABOVE PREVIOUS F.F.

**TRACT DESCRIPTION**

THE NORTH 55 FEET OF LOTS TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24), IN BLOCK ONE (1), OF SOUTHRIDGE ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

**HISTORICAL DISTRICT:**

REQUESTING THE FOLLOWING AMENDMENTS TO THE PREVIOUSLY APPROVED COA 24-08 AND 25-04:

THE F.F. ELEVATION HAS BEEN APPROVED TO BE 6" ABOVE PREVIOUS F.F. ELEVATION

**OTHER:**

STRUCTURES: NO STRUCTURES ON SITE  
 TREES: NO TREES ON SITE  
 FLOOD: LOT NOT IN FLOOD AREA - SEE A106

**OKLAHOMA AVE**  
50' TOTAL R.O.W.

1 SITE PLAN  
1 : 80

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

**A100**  
SITE PLAN  
Scale: As indicated

3/12/2026 12:36:37 PM

## 9- Request new picket fence



### What's Included



## Nantucket Vinyl Picket Gate



This classic picket vinyl gate will make a great entrance into your yard and provide curb appeal.

### Features and Benefits



**WamBam Fence Store**  
**3ft H x 6ft W (1 Panel + 1 Post) No Dig WamBam Newport Fence Kit, White Vinyl Picket Fences, Easy Install Outdoor Fencing for Backyard or Patio, DIY Decorative Border, ZP19002**

