

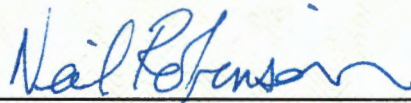
City of Norman, Oklahoma
Historic District Commission

Administrative Bypass for
Certificate of Appropriateness

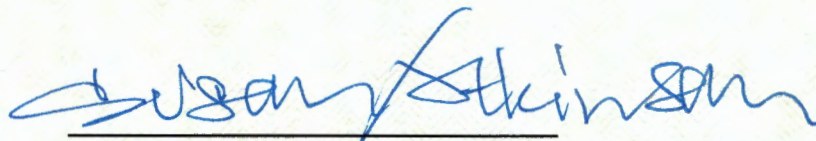
Granted to Jack Hooper
for the property located at
443 Chautauqua,
Norman, Oklahoma,
for
application as drawn with exception of removal.

Approved this 2nd day of April, 2012.

Effective date April 12th, 2012



Neil Robinson
Co-Chairperson



Attest

City of Norman Historic District Commission
APPLICATION for CERTIFICATE of APPROPRIATENESS (COA)
Revised and Adopted: March 2006

Applicant's Name JACK Hooper Hooper Rental LLC
Mailing Address 201 S. Crawford
Phone Number(s) 405 990 0604
Relationship of Applicant to Owner _____
Property Address 443 CHAUTAUGUA
Historic District CHAUTAUGUA

For assistance, call Susan Atkinson, Historic Preservation Officer, 366-5392

ADMIN USE ONLY:

Memo to Building Official:

Certificate of Appropriateness (COA) has been:

- ◇ **APPROVED.** Release building permit.
- ◇ **APPROVED WITH CONDITIONS.** Release building permit in accordance with conditions as specified and attached.
- ◇ **DENIED.** Do not release building permit or allow work to commence.

PROPOSED WORK

Please describe your proposed work simply and accurately. Attach extra sheets if necessary and supplemental materials as requested in the submittal checklist on page 2.

To recreate the front porch to a closer version of the original design.

Signature of Applicant: Jack Hooper

Date: 3/5/12

Signature of Owner: _____

(IF NOT APPLICANT)

Date: _____

APPLICATION DEADLINE

In order to be considered at the next Historic District Commission meeting (1st Monday of each month, 7:00 PM) COA application materials must be completed and submitted by 5:00 PM at least 24 calendar days in advance of the meeting. This form, along with any supporting documentation must be submitted by mail or in person to the City's Historic Preservation Officer or designee at Norman City Hall, Office of Planning & Community Development, 201 West Gray, Bldg. A, Norman, Oklahoma, 73069.

Use the enclosed submittal checklist as a guide to completing the application. Incomplete COA applications cannot be reviewed and will be returned to you for more information. Prior to submittal, applicants are strongly encouraged to contact the Historic Preservation Officer (405)366-5392 to discuss the application.

NO CHANGES ONCE COA IS ISSUED

It is understood that once a COA application has been approved, NO CHANGES OF ANY SORT SHALL BE MADE that would alter the exterior appearance from that of the plan as approved without first seeking approval from the Historic District Commission. Failure to abide by this restriction will result in a STOP WORK ORDER and may result in the City of Norman filing charges against the property owner in Municipal Court.

IF COA APPLICATION IS DENIED

In the event an application is denied, applicants have the right to appeal to the Norman City Council within 10 days of the Historic District Commission's decision. Applicants may initiate an appeal by filing a "Notice of Appeal" in the Office of the City Clerk. Such "Notice of Appeal" shall be docketed for placement on the City Council Agenda within 30 days of filing. Aggrieved persons must exhaust all administrative processes before any appeal is valid.

AFTER COA IS APPROVED, there is a 10-day appeal period before COA can be issued.

Date: Monday, March 5, 2012 5:08 PM

From: Jack Hooper <jhoops@cox.net>

To: jhoops@cox.net

Subject:



Something
closer
to this
home

Sent from my iPhone



Building Inspection Report



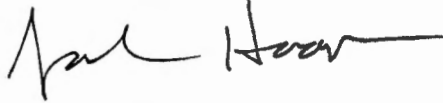
443 Chautauqua
Norman, Oklahoma 73069

Prepared for: Mike and Diane Mahon

Prepared by: Premier Building Inspections, Inc.
PO Box 6381
Norman, Oklahoma 73070
email—Garywallen@cox.net
www.360-5858.com

To whom it may concern:

443 Chautauqua is presently under contract with Jack Hooper (Hooper rentals).
Projected closing date is April 1, 2012.

A handwritten signature in black ink, appearing to read "Jack Hooper". The signature is fluid and cursive, with a long horizontal stroke at the end.

STAFF REPORT

Item 1 of 1

Property Location: 443 Chautauqua Avenue
Chautauqua Historic District

Applicant: Jack Hooper
201 S Crawford
Norman, OK 73069

Historic District: Chautauqua

Request: ☐ Remove porch enclosure and recreate front porch

Background: This contributing, bungalow structure was built around 1924. The one-story structure has a cross-gabled roof and concrete block foundation. The hung wood windows are 9-over-1. The partial porch was fully enclosed supported by with a single turned wood column at the resulting entry porch. Decorative details include double windows, gable returns and clipped or "jerkinhead" gables. The front porch was enclosed many years ago.

Guideline Reference: The *Historic Preservation Handbook* addresses these issues in the following sections:

3.6 Guidelines for Entrances, Porches and Balconies

.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.

Staff Comment: Note: The applicant has this property under contract and is set to close the sale within the next 30 days.

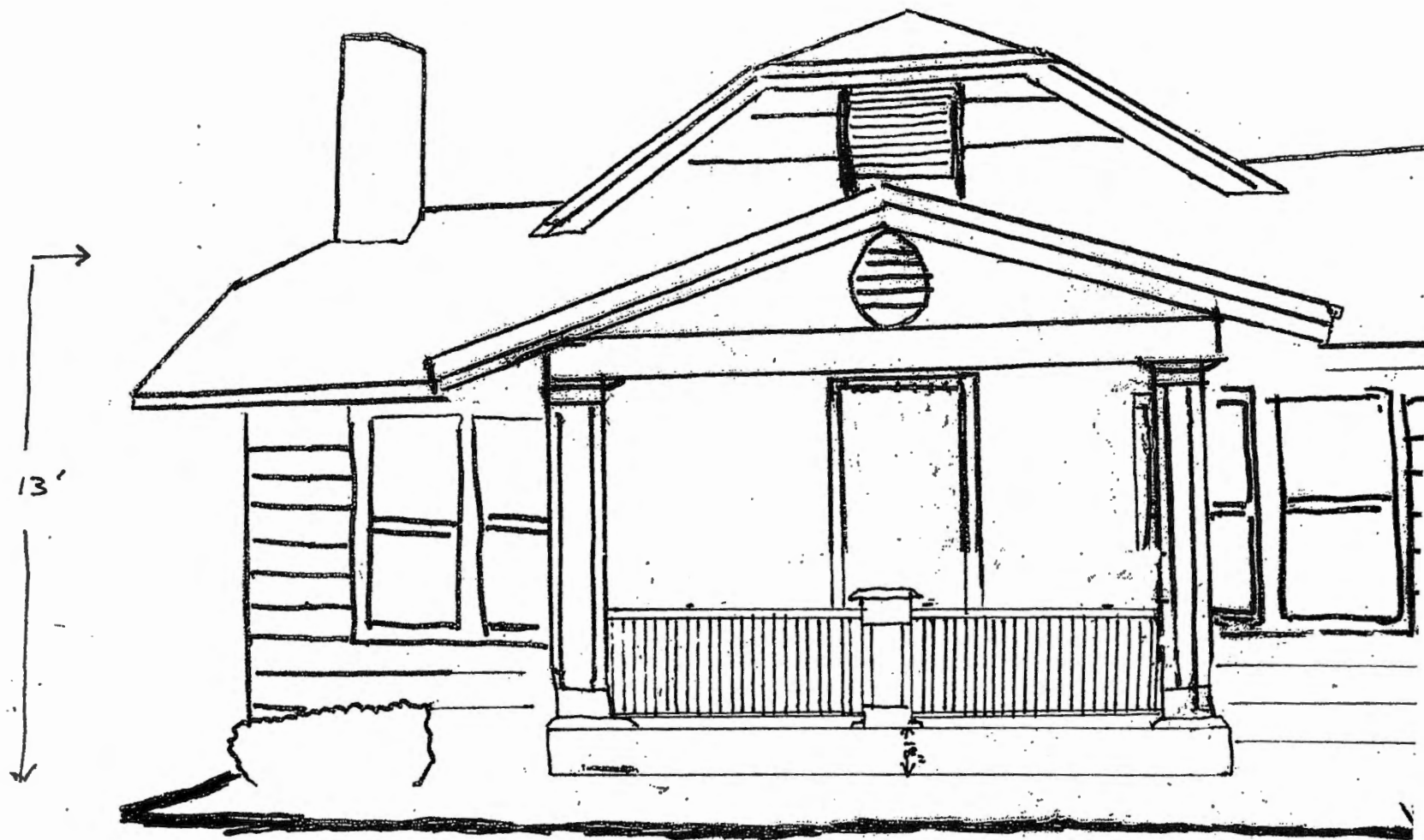
On a bungalow style structure, a front porch is a highly visible structural, functional and decorative element. Though the exact form of the original porch on this structure is not known for certain, all indicators suggest that the existing porch footprint is the original.

STAFF REPORT

The buyer of the house seeks to return the porch to a more stylistically appropriate form using wood as the primary building material.

The existing porch roof structure with a louvered vent in the gable would be utilized and the porch footprint and concrete foundation wall would remain the same. The original front door opening would remain where it is now centered in the wall but the porch would continue to be accessed from the south side with a concrete step.

The proposed porch supports would be wood with decorative trim applied as shown in a picture from another structure in the Chautauqua district. A short column in the middle would bisect the handrail and baluster assembly and add stability as well as detail. Clearance of the bottom rail of the assembly would be no more than 4 inches off the porch floor. Proposed porch columns are 11 x 11 inch square, with a height of 7 foot 9 inches (same as ceiling height).



width: 5' 6"

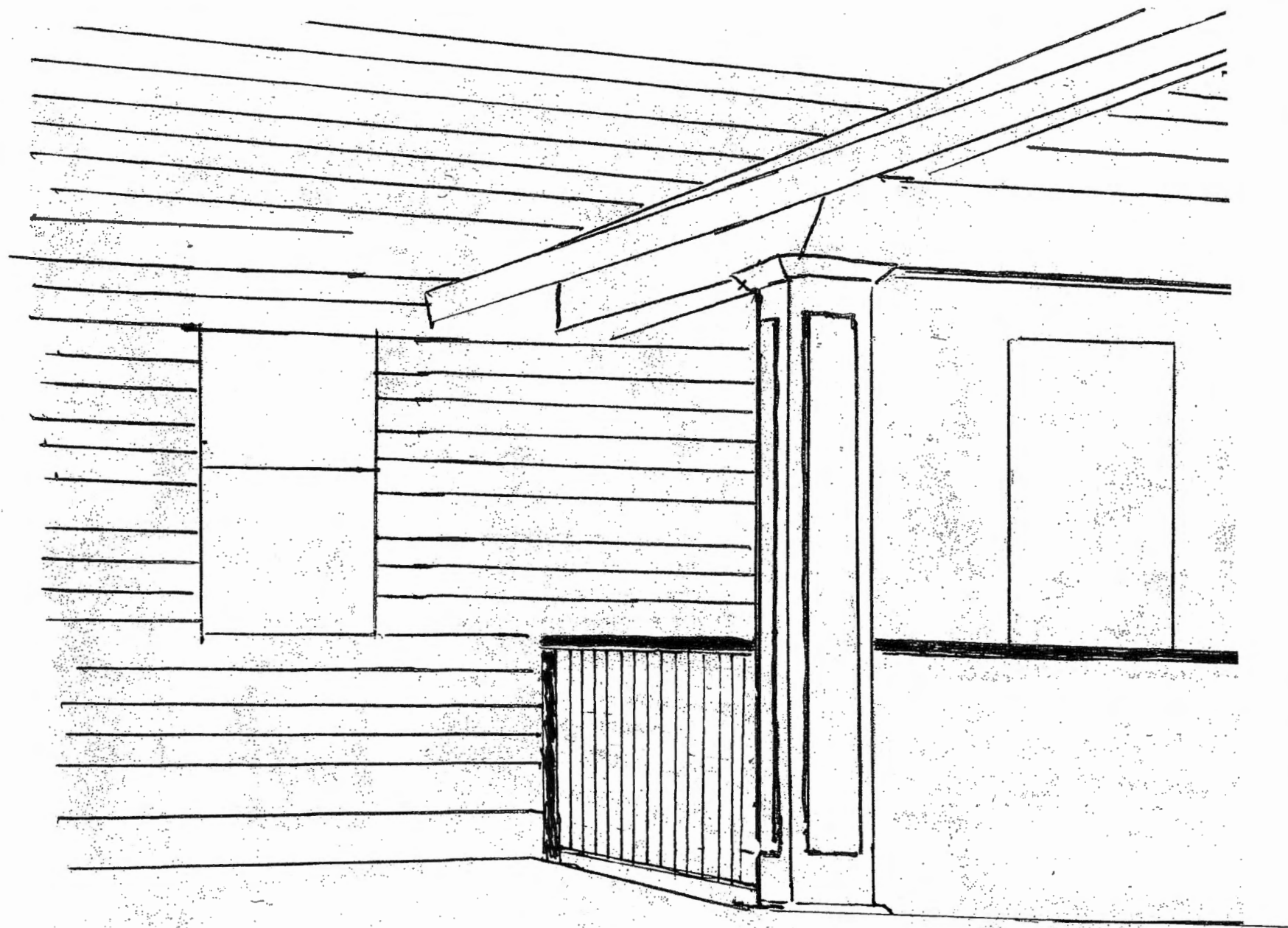
ceiling height: 7' 9"

stem wall for porch floor 18"

hand rail height 36"

ballist 2" on 4" o.c.

post size 11" square





The City of NORMAN

201 West Gray • P.O. Box 370
Norman, Oklahoma • 73070

HISTORIC DISTRICT COMMISSION
(405) 366-5332

April 2, 2012

KSJ Investments LLC
446 College
Norman, Oklahoma 73070

RE: request for Certificate of Appropriateness at 443 Chautauqua Avenue

Dear Property Owner:

Please note: Due to staff oversight, we neglected send these notifications out in advance. The Historic District Commission during which this proposal will be reviewed is tonight. We sincerely apologize for any inconvenience this may cause.

This notification is to let you know that the prospective owner of 443 Chautauqua Avenue, a structure located in the Chautauqua Historic District, seeks a COA to make the following changes to the exterior of his property:

- ☐ Remove porch enclosure and recreate front porch

By City ordinance, immediately adjacent property owners, whether the neighboring property is in a historic district or not, shall be notified of an application for COA. The entire application is on file and available for viewing at the address listed below.

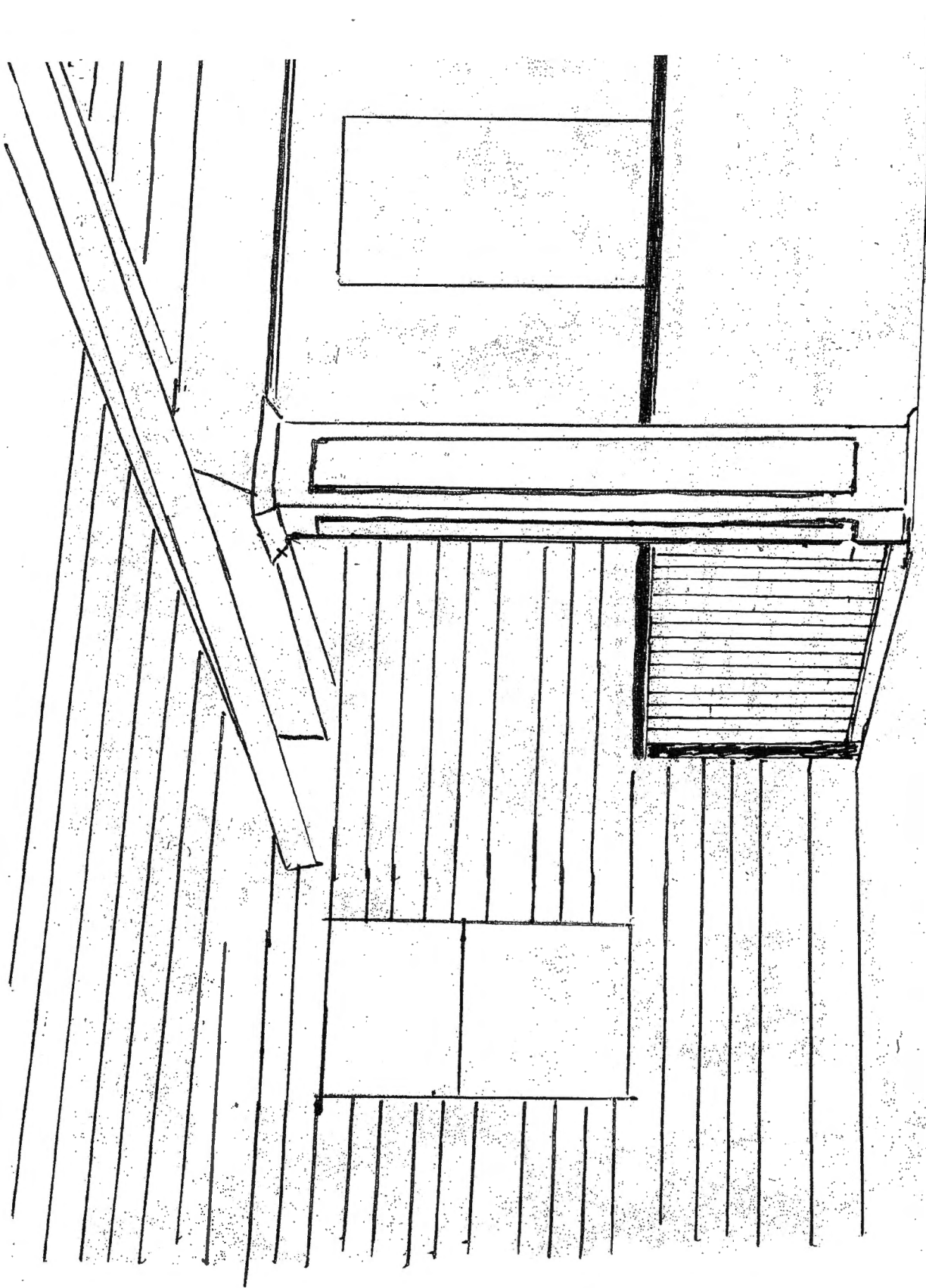
This application will be considered at a meeting of the Norman Historic District Commission on **Monday, April 2, 2012 at 7:00 p.m.** in the conference room of Building A, 201 W. Gray Street. If you desire, you may address the Commission at that time.

If you have objections to this proposal or require more time before commenting, please let me know ASAP at 366-5392 or email me at susan.atkinson@normanok.gov. If there are objections, the commission will postpone reviewing the project until the May meeting. If we do not hear from you we will assume you have no objections to the proposal. Again, we sincerely apologize for the short notice.

Kind regards,

Susan Atkinson, AICP
Historic Preservation Officer

Attachments: agenda, application packet including staff report



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Norman, Oklahoma 73069

Prepared for: Mike and Diane Mahon

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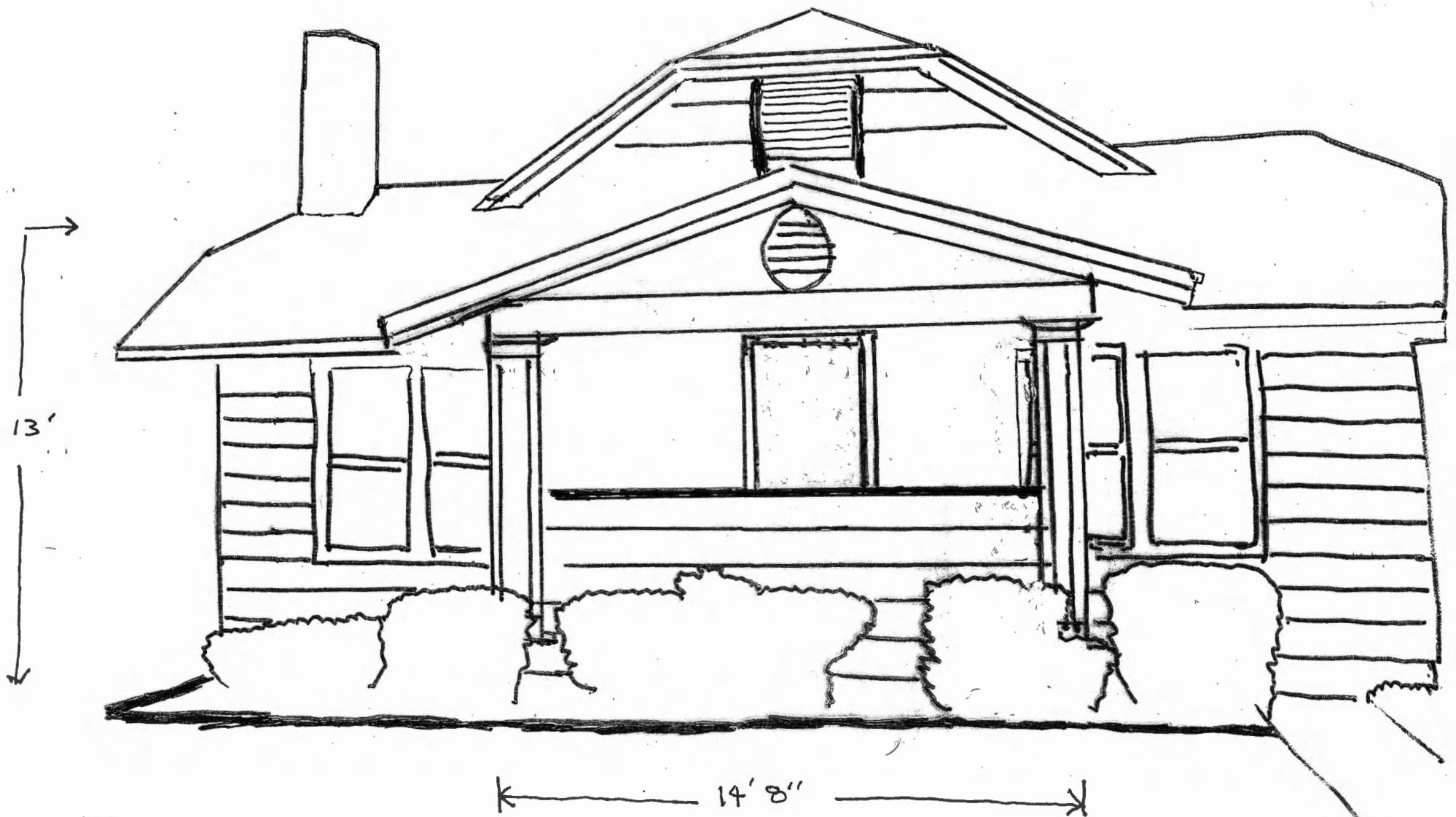
STAFF REPORT

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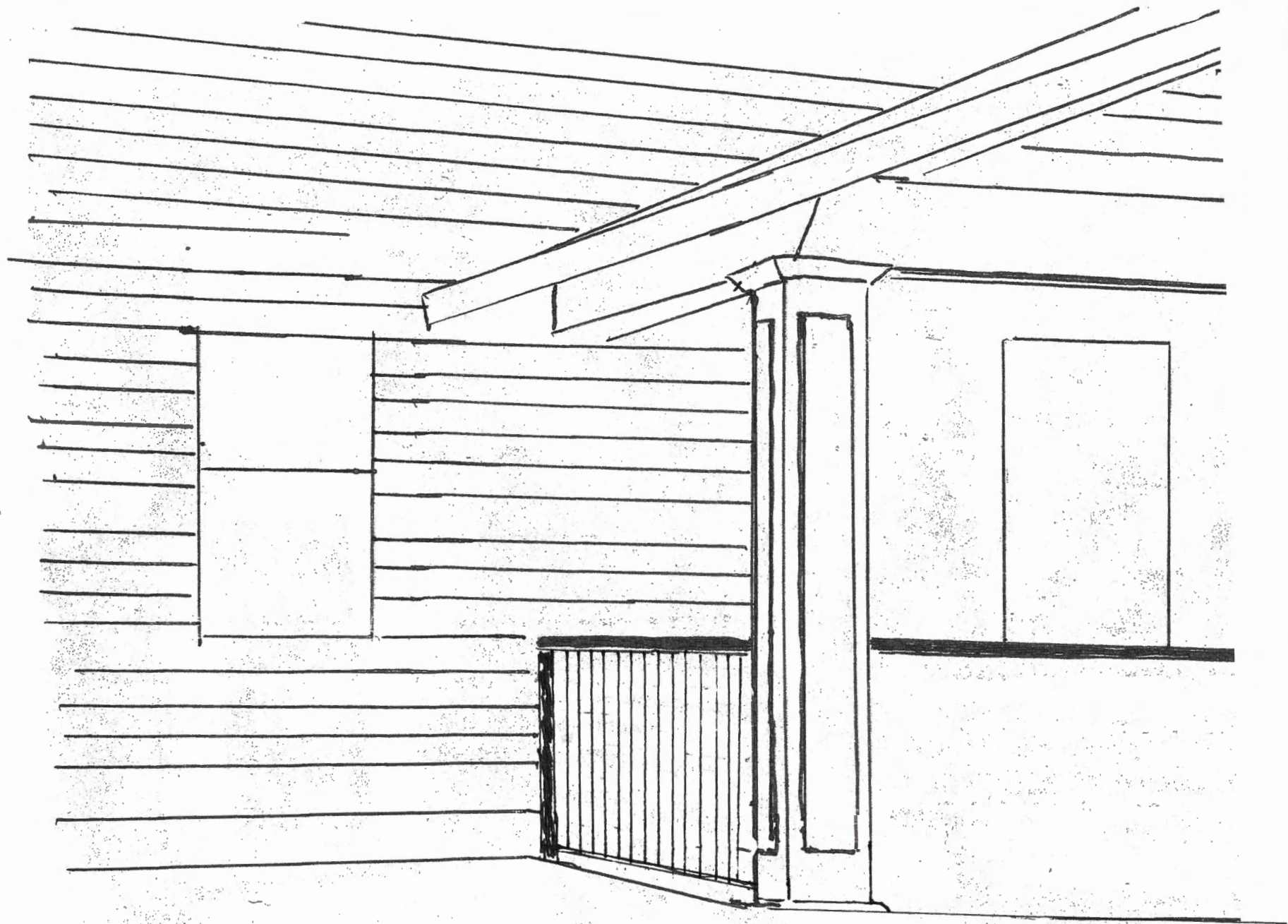
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width: 5'
ceiling height: 7'9"





width: 5' 6"

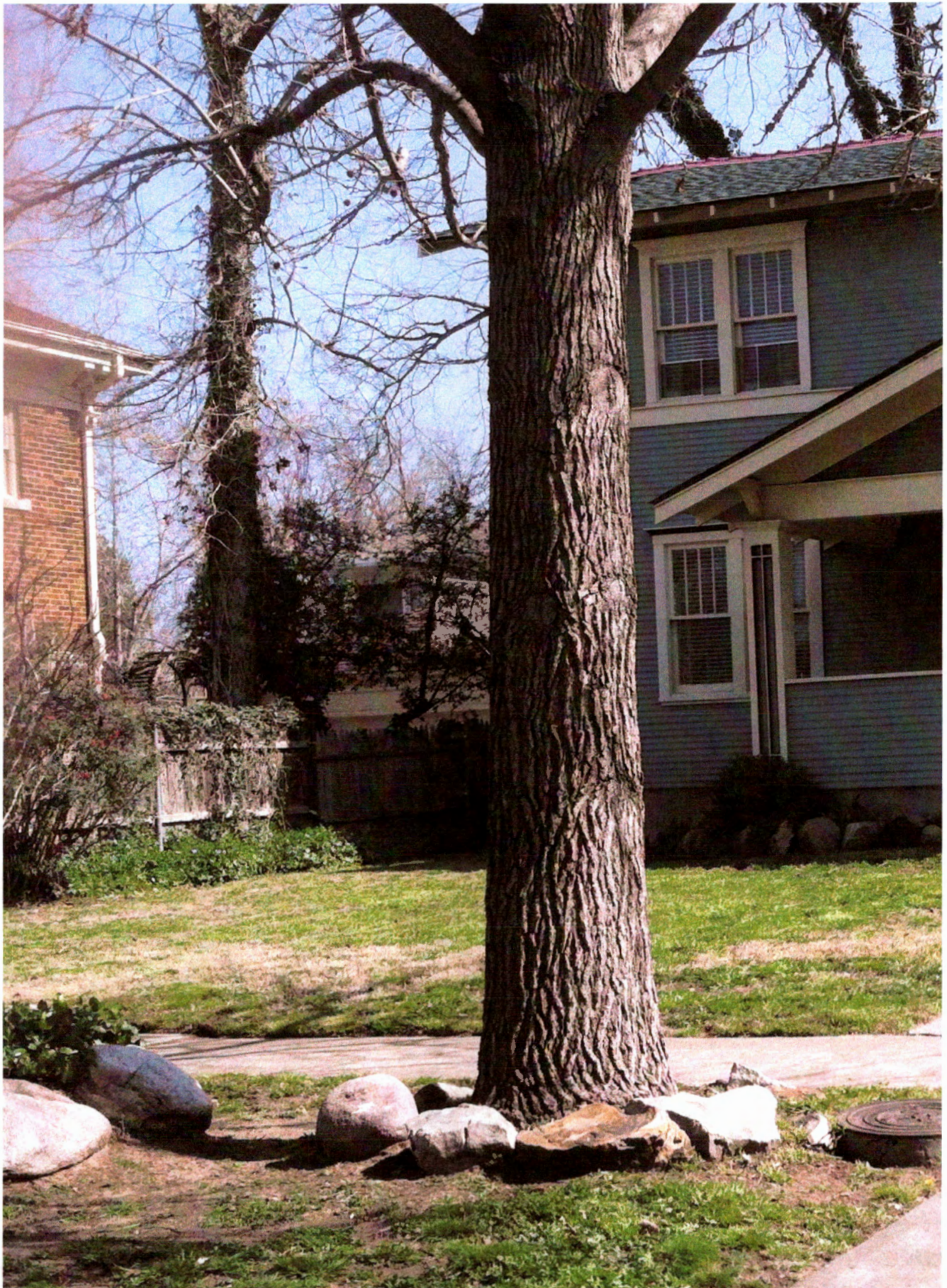
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stem wall for porch floor 18"

handrail height 36"

ballist 2" on 4" o.c.

Post size 11" square

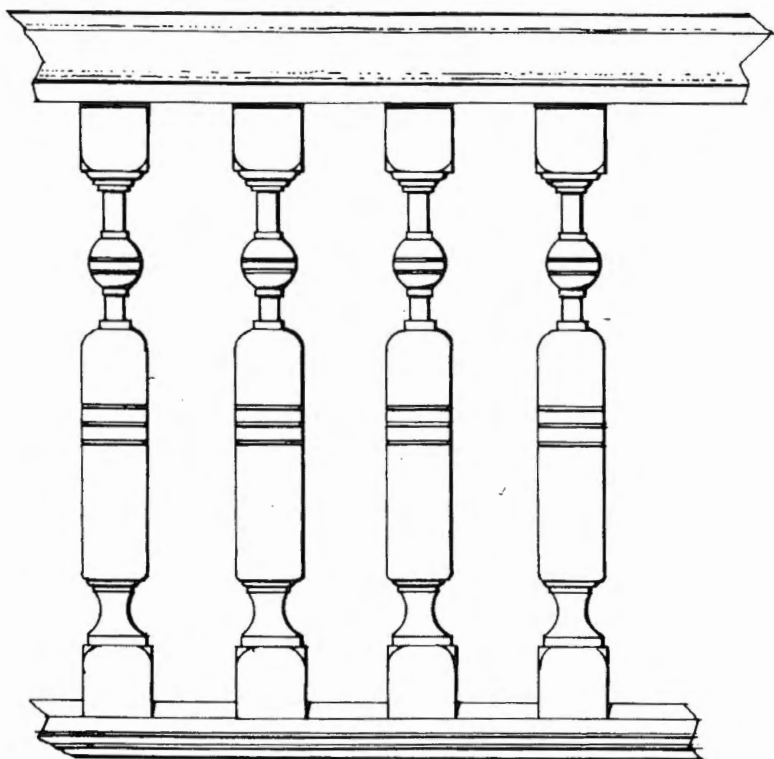


Porches

Yes!

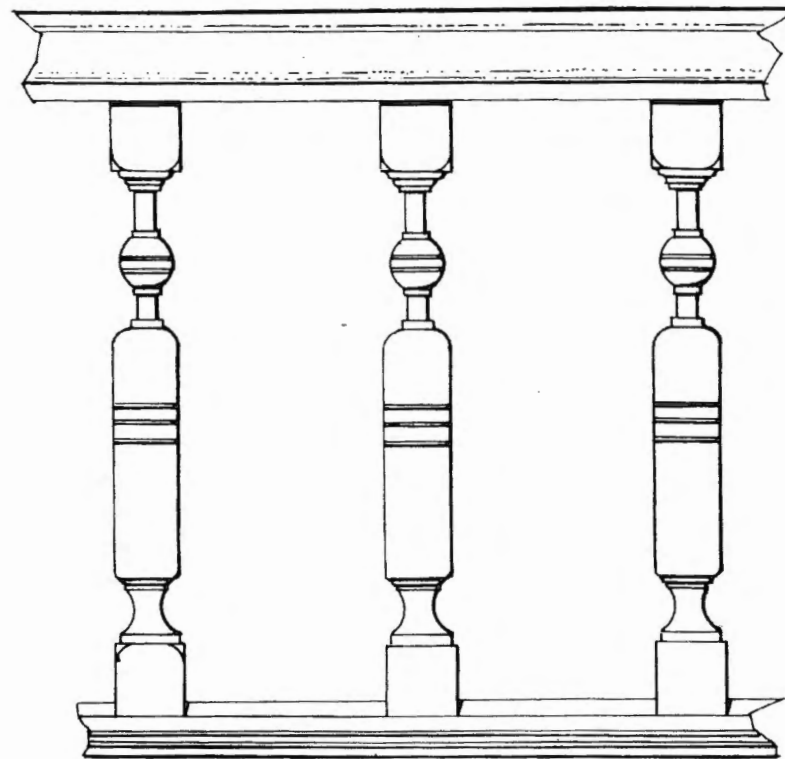


Baluster Spacing



Balusters that are two inches or less in diameter should typically be spaced a maximum of 3-1/2 inches apart.

No!



Balusters that are spaced too far apart will make the railing look flimsy and cheap.