

Sanborn Maps & Aerial Map

485 College Ave

HISTORIC PRESERVATION SURVEY INVENTORY FORM

----- TYPE ALL ENTRIES.

1. PROPERTY NAME: NORMAN, OKLAHOMA
2. RESOURCE NAME: _____
3. ADDRESS: 485 College
4. CITY: NORMAN
5. VICINITY: YES (yes or no)
6. COUNTY: CLEVELAND
7. BLOCK: 1
8. LOT: 15
9. PLAT NAME: Lincoln Addition
10. SECTION: N/A
11. TOWNSHIP: N/A
12. RANGE: N/A

-
13. RESOURCE TYPE: B Building
 14. HISTORIC FUNCTION: 01A Single dwelling
 15. CURRENT FUNCTION: Same
 16. AREA(S) OF SIGNIFICANCE: 030 Architecture
 17. SIGNIFICANCE: Contributing to the Chautauqua District

-
18. DOCUMENTATION SOURCES: Sanborn Insurance Maps, 1944

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19. NAME OF PREPARER: MEACHAM WEISIGER ASSOCIATES
709 Chautauqua, Norman, Ok. 73059
405 - 321 - 6221
 20. SURVEY PROJECT: CITY OF NORMAN, OKLAHOMA
 21. DATE OF PREPARATION: AUGUST, 1988
 22. PHOTOGRAPHS: YES YEAR 1988 (Only one view available)

BUILDING CONSTRUCTION DESCRIPTION:

23. ARCHITECT/BUILDER: _____
24. YEAR BUILT: Ca. 1935
25. ORIGINAL SITE? Yes DATE MOVED _____ FROM WHERE _____
26. ACCESSIBLE? Yes
27. ARCHITECTURAL STYLE: 50 Colonial Revival
28. FOUNDATION MATERIAL: Not visible
29. ROOF MATERIAL: 63 Asphalt shingle
30. WALL MATERIAL: 30 Brick
31. WINDOW TYPE: Double hung, 1/1
32. WINDOW MATERIAL: 20 Wood
33. DOOR TYPE: Plank/lite
34. DOOR MATERIAL: 20 Wood
35. EXTERIOR FEATURES: Gabled wing projects front; bay window north
36. INTERIOR FEATURES: N/A
37. DECORATIVE DETAILS: None
38. CONDITION OF RESOURCE: Fair
39. DESCRIPTION OF RESOURCE: Present and historic: Gabled roof;
two stories; brick chimney north end; no porch; no columns
- Alterations: Siding; entry hood replaced Post 1938
40. COMMENTS: _____
42. PLACEMENT: _____



HISTORIC PRESERVATION SURVEY INVENTORY FORM

TYPE ALL ENTRIES.

1. PROPERTY NAME: NORMAN, OKLAHOMA
2. RESOURCE NAME: _____
3. ADDRESS: 485½ College
4. CITY: NORMAN
5. VICINITY: YES (yes or no)
6. COUNTY: CLEVELAND
7. BLOCK: 1
8. LOT: 15
9. PLAT NAME: Lincoln Addition
10. SECTION: N/A
11. TOWNSHIP: N/A
12. RANGE: N/A
13. RESOURCE TYPE: B Building
14. HISTORIC FUNCTION: 01C Secondary structure (garage)
15. CURRENT FUNCTION: 01A Single dwelling
16. AREA(S) OF SIGNIFICANCE: None
17. SIGNIFICANCE: Non-contributing to the Chautauqua District
because of alterations
18. DOCUMENTATION SOURCES: Sanborn Insurance Maps, 1944
19. NAME OF PREPARER: MEACHAM WEISIGER ASSOCIATES
709 Chautauqua, Norman, Ok. 73069
405 - 321 - 6221
20. SURVEY PROJECT: CITY OF NORMAN, OKLAHOMA
21. DATE OF PREPARATION: AUGUST, 1988
22. PHOTOGRAPHS: YES YEAR 1988 (Only one view available)

BUILDING CONSTRUCTION DESCRIPTION:

23. ARCHITECT/BUILDER: _____
24. YEAR BUILT: Ca. 1935
25. ORIGINAL SITE? Yes DATE MOVED _____ FROM WHERE _____
26. ACCESSIBLE? Yes
27. ARCHITECTURAL STYLE: 01 None
28. FOUNDATION MATERIAL: Not visible
29. ROOF MATERIAL: 63 Asphalt shingle
30. WALL MATERIAL: 55 Aluminum
31. WINDOW TYPE: Single hung, 8/8
32. WINDOW MATERIAL: 50 Metal
33. DOOR TYPE: Panel
34. DOOR MATERIAL: 20 Wood
35. EXTERIOR FEATURES: None
36. INTERIOR FEATURES: N/A
37. DECORATIVE DETAILS: None
38. CONDITION OF RESOURCE: Good
39. DESCRIPTION OF RESOURCE: Present and historic: Gabled roof;
one story; no chimney; no porch; no columns
- Alterations: Siding; garage converted Post 1938
40. COMMENTS: _____
42. PLACEMENT: _____



485 College-1925

15

16

4x3

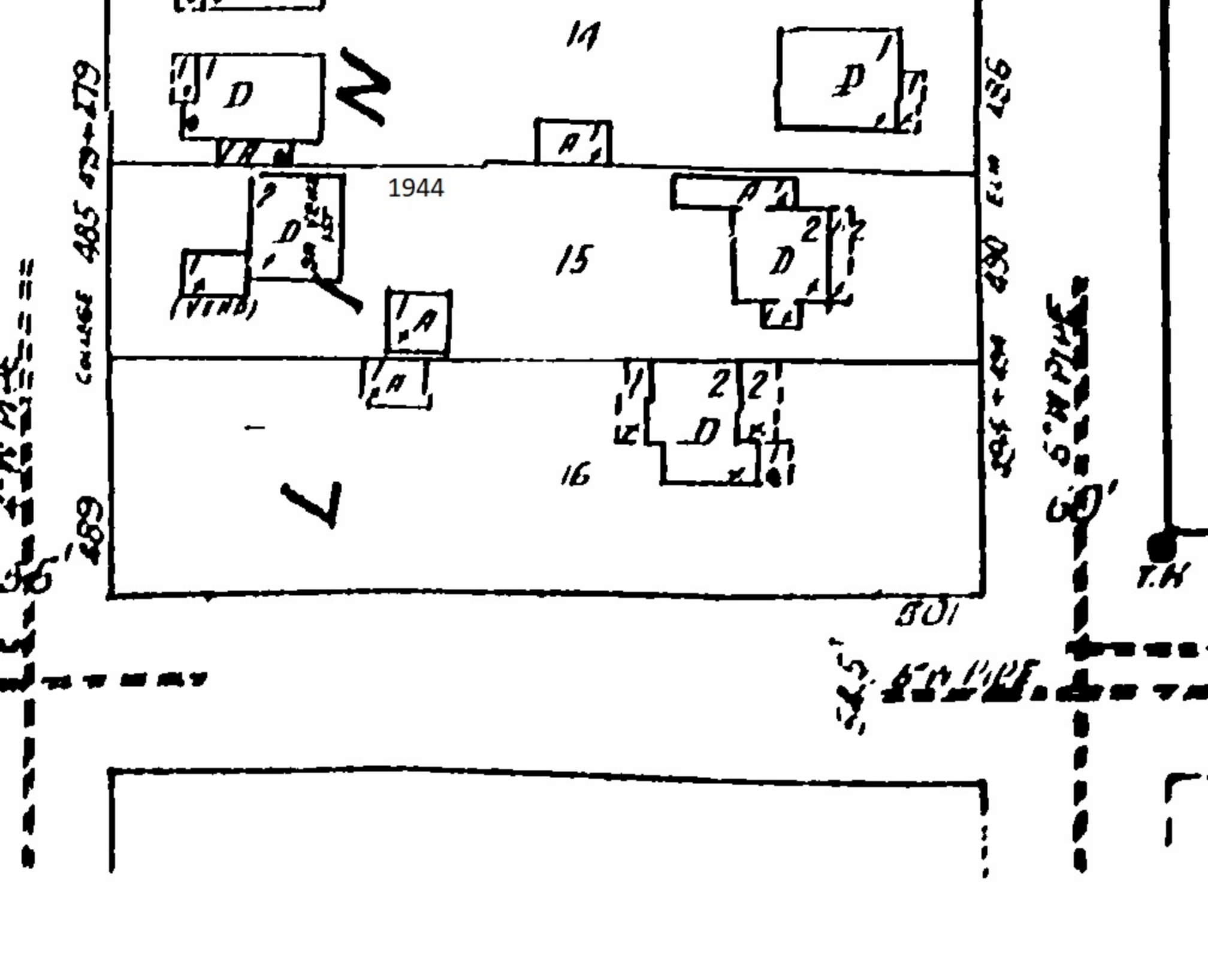
4x3

501

3" W. PIPE

6" W. PIPE

T.H.



City of Norman WebMap



3/25/2024, 9:28:38 AM

1:271

Core Area

Community Separator 2025

Ten Mile Flats 2025

Easement

Conservation Easements

Lot Line

Parcel

Address Number

OU

Park

Lake Thunderbird

Railroad

Streets

Centerline Labels (10,000+)

AerialPhoto2021 Red: Band_1

AerialPhoto2021 Green: Band_2

AerialPhoto2021 Blue: Band_3

AerialPhoto2019 Red: Band_1

AerialPhoto2019 Green: Band_2

AerialPhoto2019 Blue: Band_3

AerialPhoto2015 Red: Band_1

AerialPhoto2015 Green: Band_2

AerialPhoto2015 Blue: Band_3

AerialPhoto2010 Red: Band_1

AerialPhoto2010 Green: Band_2

AerialPhoto2010 Blue: Band_3

AerialPhoto2007 Red: Band_1

AerialPhoto2007 Green: Band_2

AerialPhoto2007 Blue: Band_3

AerialPhoto2005 Red: Band_1

AerialPhoto2005 Green: Band_2

AerialPhoto2005 Blue: Band_3

AerialPhoto2017 Red: Band_1

AerialPhoto2017 Green: Band_2

AerialPhoto2017 Blue: Band_3

AerialPhoto2013 Red: Band_1

AerialPhoto2013 Green: Band_2

AerialPhoto2013 Blue: Band_3

AerialPhoto2001 255

AerialPhoto2001 0

AerialPhoto1997 255

AerialPhoto1997 0

0 0.01 0.01 0.02 km

0 0.01 0.01 0.01 mi

City of Norman, GIS Services Division, Merrick

City of Norman, Interactive Map

The City of Norman assumes no responsibility of errors or omissions in the information presented.

Historic District Commission Meeting Minutes

March 7, 2022 Feedback

485 College Ave

Item No. 6, being: HD (22-12) Commission review and feedback regarding the proposed demolition of existing structures and the installation of a 3-car garage, driveway, swimming pool, greenhouse, carport and masonry fence for the property located at 485 College Avenue.

Anaïs Starr presented the staff report:

Mr. Teel was granted a review/feedback session for his proposal for the demolition of structures on 485 College Ave. The house is a contributing, Colonial-revival, two-story circa 1935 structure. The wing on the front is original to the house and can be seen on the Sanborn insurance map. There was also a historic accessory structure, which has been removed, but there is another non-contributing accessory structure that was added to the parcel post 1944. The owner is interested in demolishing all of the structures on this property to allow for the addition to the primary residence on Elm street, adjacent to this lot. Owner wishes to expand his back yard and construct a swimming pool, cabana, greenhouse, driveway and 3-car garage. Pictures of the properties and drawings of proposals are submitted to the Commission. Staff mentions that owner will seek a lot-line adjustment to combine both lots. There would need to be some rezoning as well. The owner's proposal has not yet been reviewed by Planning or Public Works; may need to address allowed impervious surface ratio. Staff is happy to answer any questions.

- Mitch Baroff questions whether demolitions are allowed in the Historic Districts. Anaïs explains the demolition process, which requires City Council approval and public hearings. It is a lengthy process.

Stephen Teel, the applicant, discussed the project:

Main objective is the addition of a library to house his extensive book collection. The lot behind the main structure would be needed to comply with zoning regulations requiring impervious surface coverage, etc. Mr. Teel wants to bulldoze the structures to allow for his proposed projects. Owner is willing to do away with pool plans, or other elements of his proposal, to allow for the library addition.

Commission discussed consisted of:

- Zoning clarification. Non-conforming lot at 485 College Ave. Zoning was changed within the last 5 years.
- Chautauqua Historic District designation in 2018; Mr. Teel was not supportive of his properties being included in the Historic District.
- Commissioner Joan Koos is not supportive of the project proposal as this would disrupt the character of the neighborhood.
- Commissioner Brent Swift refers to the Missing Middle Housing Model as similar to missing a tooth, which would have a big impact on the neighborhood structure. This does not fit well with the neighborhood layout.
- Overall Commission feedback is not in favor. The proposal would disrupt the neighborhood rhythm/flow/feel in negative way and would undermine the character of the Historic District.

- Easements will need to be addressed as well; proposal drawings do not account for this.
- Formal request would be required for demolition. Unlikely to receive support from the HD Commission.
- Mitch Baroff expects the issue of the easements will need to be addressed; does not think demolition of the contributing Historic District house will be supported. Mr. Teel does not think the drawing is accurate and the easements have been/will be avoided.
- Brent Swift thinks Mr. Teel will have more luck having his proposal approved if he maintains the original contributing historic structure on college.
- Anaïs invites Mr. Teel to come back in a formal setting and discuss his proposed plans with planning and public works. Teel remembers meeting with Norman City staff a while back, at which time the process seemed easier. Anaïs explains that she was not included in that meeting, which took place in 2020, so the Historic District significance was not addressed at that time.

Public comments consisted of:

- Neighbor Loretta Bass of 440 College comments on proposal: Spoke with Nikki, neighbor directly next door to 485 College, and explains current problems with drainage runoff from the 485 College property. Does not support further development on this lot.
- Leah Kaplan of 475 College voices that she is unsupportive of this proposal as it would disrupt the neighborhood feel of the neighborhood. She does not want more parking lots.
- John Kmetz from 440 College is unsupportive of this proposal. He explains that the Commission is here to protect the neighbors from developments such as this one being proposed for 485 College. Removal of the structures would be detrimental to the nature of the neighborhood.

Item No. 7, being: Staff report on active Certificates of Appropriateness and Administrative Bypass issued since February 7, 2022 and consideration of approval, rejection, amendment and/or postponement of six-month extension requests for expiring COAs.

Progress of active COA's:

- 904 Miller—The house is again up for sale. It was recently purchased by a group out of California; claims they didn't know about the pending violation regarding windows. Staff anticipates this property to have an ongoing compliance issue for the foreseeable future. Consider future demolition support, if indicated. Structure is in poor and possibly unsafe conditions. It is not known whether the code violation was disclosed to current owner upon purchase of the property.
- 518 Chautauqua—Work continues; still waiting on windows.
- 1320 Classen—Work is finished. Still have the outstanding issue with caps on the columns.
- 620 Miller—Work has not started on the shutters.

- 518 S. Lahoma—Non-original addition and greenhouse have been removed. New addition has not started.
- 549 S. Lahoma—Applicant’s BOA appeal heard; postponed again to March.
- 503 Tulsa—Building permit issued. Work has begun.
- 506 S. Lahoma—Work has not started; no building permit yet.
- 428 Chautauqua—Building permit issued. Work has not yet started.
- 904 Classen—No progress yet.
- 514 Miller—Building permit issued. Vinyl siding has been removed.
- 521 Miller—No building permit issued yet.
- 627 E. Boyd St—Building permit issued, work not yet started.

Administrative Bypasses Issued:

- 514 Shawnee—Above-ground storm shelter directly behind the house; not visible from the front right-of-way.
- 406 College—removal of non-original siding and restoration of wood siding.

Six-month extension requests: None.

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Item No. 8, being: Discussion of progress report regarding the FY 2021-2022 CLG Grant Projects.

Anaïs Starr presented the following updates:

- Staff will not be attending the San Diego conference being held this Spring, which will result in additional CLG fund to be expended.
- Excess funds leftover from cost savings on other CLG projects allowed for second postcard mailing: Postcards were sent out recently, notifying residents of the newly-adopted Historic Preservation Guidelines. So far, only two residents have requested hard copies of the Guidelines.

*

Item No. 9, being: Discussion and recommendation of application for funds for the FY 2022-2023 CLG Program with the Oklahoma State Historic Preservation Office.

Commission and staff discussion consisted of:

- Staff hours will be limited in coming year due to anticipated city-wide projects. Projects that are time consuming would be difficult to manage.
- Next year would recommend historic surveys.
- Walking tour app will cost roughly \$5,000.
- SHPO was supportive of quarterly mailers.
- Brent inquires about pricing of a survey; Anaïs believes it is about \$120 per property/lot.

Appendix A – Preservation Guidelines References
For
485 College Avenue

Appendix A – Preservation Guidelines References

2.0 Site Features

2.2 Guidelines

.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.*

2.9 Guidelines Sidewalks, Driveways, and Off-Street Parking

.1 Front Driveway Location. Preserve and retain historic front driveways locations. New or expanded front driveways shall be perpendicular to the street, except in individual cases where there is historical documentation of an alternate configuration. Unless there is historic documentation otherwise, driveways shall be located along the property line on one side of the house.

.2 Driveway Width. Driveways shall be one car width, not to exceed 10 feet wide, unless there is historic documentation of an alternate configuration. Driveway width may vary as it approaches a garage in order to correspond to the width of the door opening.

.3 New Driveway Composition. Driveways shall be constructed from material allowed by the City Code. Existing gravel driveways may remain in place subject to other provisions in the City Code.

.5 Driveway Approaches. Maintain the rhythm of existing approaches when introducing new driveways. Driveway approaches may be a maximum of 16 feet wide at the curb, narrowing to 10 feet at the sidewalk or property line.

.8 Sidewalk Location. Sidewalks on private property shall be maintained in their traditional location, usually *perpendicular to the street, unless there is historical documentation of another location.*

2.11 Fences and Masonry Walls

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

.2 Materials. Retain and preserve historic wall and fence materials that contribute to the overall historic character of a building. Acceptable materials for new fences and walls are wood, brick, stone, cast iron, iron, twisted wire, and painted aluminum that mimics the appearance of cast iron or iron fences. Vinyl is prohibited. A 4 foot chain link in the side or rear yards will be considered on a case-by-case basis.

.3 Front Yard Fences. Front yard fences taller than 4 feet are prohibited by the *Norman Zoning Ordinance*.

.4 Side Yard Fences. Side yard fences of up to 4 feet in height may be approved by Administrative Bypass. Side yard fences taller than 4 feet require a COA. Side yard fences taller than 6 feet are prohibited.

.5 Rear Yard Fences. Rear yard fences of a contemporary design or of non-traditional materials or of height greater than 8 feet will be considered on a case-by-case basis. Such fences will be review for their impact to the historic structure and the District as a whole. The Norman Zoning Ordinance prohibits rear yard fences taller than 8 feet.

.7 Fence and Wall Materials. Fences or walls shall be constructed of wood, brick, stone, iron or cast or forged metal, stucco, or a combination of these materials. Stone or brick used in walls shall be compatible in size, scale, and style to that used elsewhere in the historic district, or typical of residential structures of this type, age, and location. No vinyl, cinder block, concrete block, or corrugated metal, may be used for fences or walls in historic districts. Chain link in the rear yard will be considered on a case-by-case basis.

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

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

.10 Setback and Adjacent Property Tie-In. A fence 4 feet or less in height shall be set back a minimum of 1 foot from the inner edge of a public sidewalk. Where no sidewalk exists, fences shall be set back a minimum of 6 feet from the back of curb or edge of pavement. If a fence exists on an adjacent property, the corner side yard fence shall tie into the existing fence.

2.14 Non-Contributing Resources

2.14 Guidelines

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.

3.0 Exterior Walls

3.1 Standards for Administrative Bypass

The following items can receive a Certificate of Appropriateness (COA) through the Administrative Bypass process if they meet the criteria listed. If they do not meet the criteria, the application will be forwarded to the Historic District Commission for a full review.

.1 Removal of wall materials. Removal of non-original or contemporary synthetic materials to reveal existing historic materials is permitted. If existing historic siding material underneath the non-original or contemporary synthetic materials has been removed, the reinstallation of appropriate/compatible material requires review by the Historic District Commission.

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.

3.9 Roofs

3.9 Standards for Administrative Bypass

The following items can receive a Certificate of Appropriateness (COA) through the Administrative Bypass process if they meet the criteria listed. If they do not meet the criteria, the application will be forwarded to the Historic District Commission for a full review.

.2 Gutters. Replacement or and installation of non-historic gutters and downspouts in-kind is not subject to review and does not require a Certificate of Appropriateness.

3.10 Guidelines for Roofs

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

.4 Replace Missing Features. Replace missing roof features based on accurate documentation of the missing original or a new design compatible in scale, size, and material with the style, period, and design of the historic building and the district as a whole.

.5 Built-In Gutters. Retain and preserve built-in gutter systems.

.7 Retain the Original Roof Form and Details. If attic space is converted into living space and dormers are added, retain the original roof pitch to avoid a “pop-up” appearance, especially on the front façade. Avoid adding details that did not exist originally.

.8 Existing Dormers. Original dormers shall be preserved and only elements beyond repair may be replaced. If a replacement is needed, original size and shape shall be maintained.

.9 New Dormers. New dormers must be functional, to allow light in or to add more living space, they should not be merely decorative and should be in keeping with the style of the historic house. They shall be located on the rear and inset from first-floor side wall below it. Set new dormers back from eave and do not extend above the ridge of roof.

3.12 Window Guidelines

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.

.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.

.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.

3.15 Entrances, Porches, and Balconies

3.16 Guidelines

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

- .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.*

4.4 Additions to Historic Buildings

4.4 Guidelines

A review by the Historic District Commission will use the following criteria for the issuance

of a Certificate of Appropriateness (COA):

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

.2 Locate Addition Inconspicuously. Locate a new addition on an inconspicuous façade of the historic building, usually the rear one. Additions that alter the front façade 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.

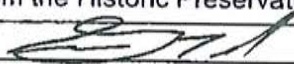
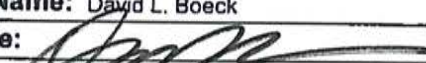
.4 Preserve the Site. Design new additions so that the overall character of the site, character-defining site features, and trees, are retained.

.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.

485 College Ave

COA Request

Submittal Items

The City of Norman Historic District Commission APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)		Staff Only Use: HD Case # _____ Date _____ Received by: _____
<i>Note: Any relevant building permits must be applied for and paid for separately in the Planning and Community Development Office 405-366-5311.</i>		
Address of Proposed Work:		485 College, Norman, Okla 73069
Applicant's Contact Information:		
	Applicant's Name: David L. Boeck	
	Applicant's Phone Number(s): 405-325-2266	
	Applicant's E-mail address: DLB@OU.EDU	
	Applicant's Address: 830 Van Vleet Oval, Room 162	
	Applicant's relationship to owner: <input type="checkbox"/> Contractor <input type="checkbox"/> Engineer <input checked="" type="checkbox"/> Architect	
Owner's Contact Information: (if different than applicant)		
	Owner's Name: Stephen Teel	
	Owner's Phone Number(s): 405-409-4347	
	Owner's E-mail: stephenteel@yahoo.com	
Project(s) proposed: (List each item of work proposed. Work not listed here cannot be reviewed.)		
1) Replace or add Fence and Siding		
2) New Roof, New Eaves, New Gutters, New Porch		
3) New Windows and Door, Add Doormer		
4) Add Sunroom and pool to back.		
Supporting documents such as project descriptions, drawings and pictures are required see checklist page for requirements.		
Authorization: I hereby certify that all statements contained within this application, attached documents and transmitted exhibits are true to the best of my knowledge and belief. In the event this proposal is approved and begun, I agree to complete the changes in accordance with the approved plans and to follow all City of Norman regulations for such construction. I authorize the City of Norman to enter the property for the purpose of observing and photographing the project for the presentations and to ensure consistency between the approved proposal and the completed project. I understand that no changes to approved plans are permitted without prior approval from the Historic Preservation Commission or Historic Preservation Officer		
Property Owner's Signature: 		Date: 3/6/2024
<input checked="" type="checkbox"/> (If applicable): I authorize my representative to speak in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.		
Authorized Representative's Printed Name: David L. Boeck		
Authorized Representative's Signature: 		Date: 3/6/2024

Certificate of Appropriateness request for the property located at 485 College Avenue for the following modifications:

- a) Installation of 4' wrought iron fence with brick columns in front yard;**
- b) Installation of 8' solid metal fence with brick columns along the side property lines;**
- c) Installation of 8' solid metal fence with brick columns along the rear property lines;**
- d) Installation of wrought iron gates over driveway;**
- e) Removal of front yard parking and reconfiguration of driveway;**
- f) Install new concrete walkways in side and rear yards;**
- g) Repair and replace existing siding on house with wood siding matching existing;**
- h) Repair and replace existing siding on accessory structure with wood siding matching existing;**
- i) Install galvanized gutters on house;**
- j) Install galvanized gutters on accessory structure;**
- k) Replace existing vinyl windows on house with alternative material windows;**
- l) Replace existing vinyl windows on accessory structure with alternative material windows;**
- m) Add dormers to second floor windows of the house;**
- n) Add porch to front façade of the house;**
- o) Add porch to front façade of the accessory structure;**
- p) Add a metal and glass sunroom to rear of structure;**
- q) Install a swimming pool and associated decking in side yard;**



GREEN HOUSE DETAIL
NO SCALE

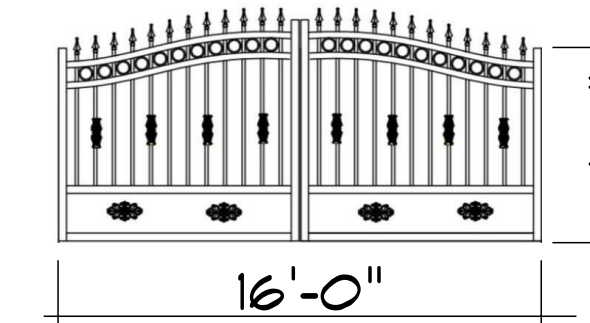
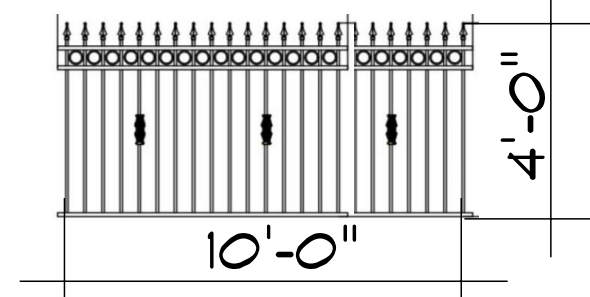
SITE COVERAGE INFORMATION

SITE:	7,637.5 SQUARE FEET
HOUSE, GREENHOUSE AND SHED:	1,988.0 SQUARE FEET
PAVING:	1,774.5 SQUARE FEET
PERCENTAGE OF COVERAGE	49.3 %

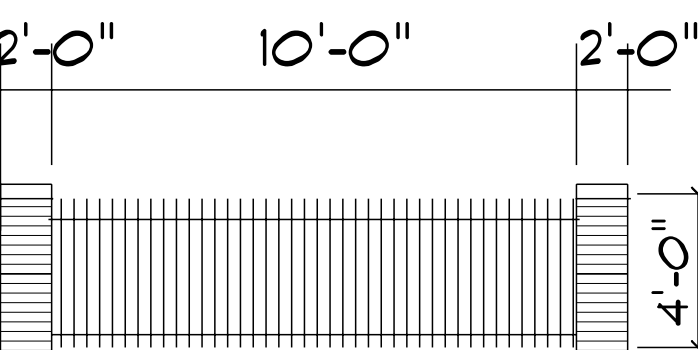


8'-0"

SOLID FENCE DETAIL
NO SCALE

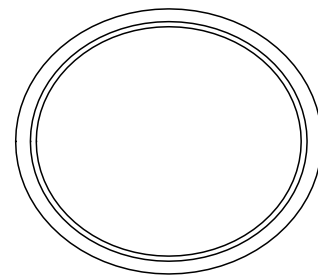


WROUGHT IRON FENCE
DETAIL
NO SCALE



WROUGHT IRON FENCE DETAIL
NO SCALE

DLBARCHITECTSPC
922 SCHULZE DRIVE
NORMAN, OKLAHOMA 73071
Phone (405) 918-8322
DLB@DLBPC.COM



HISTORIC RESIDENCE EXTERIOR REMODEL
FOR STEPHEN TEEL
485 SOUTH COLLEGE
NORMAN, OKLAHOMA 73069

REVISIONS		DATE
NO.	DESCRIPTION	

SHEET NUMBER
A 1.0

LIGHT IRON FENCE
K COLUMNS

POOL SHOWN ON THIS SITE PLAN
ANY SPECIFIC DETAILS.
LOCATION PURPOSES ONLY.
MIT SITE DESIGN DRAWINGS
YAL SEPERATELY Thursday, June 20, 2024 WITH THAT

EXISTING CONC. WALK

SITE PLAN
1" = 5.0'
NEW DRIVE- REF. TO PAVING
DETAIL ON THIS SHEET

EXISTING HOUSE

NEW GREEN HOUSE

NOTE
POOL DETAILS TO BE PART
OF LANDSCAPE PLAN

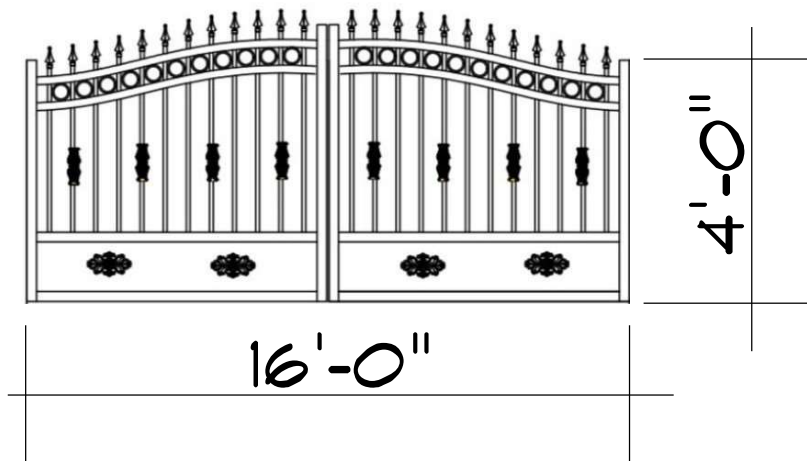
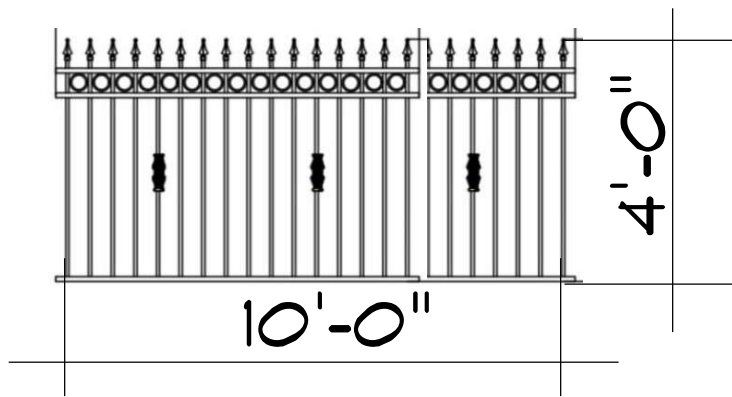
NEW POOL

NEW WALK SYSTEM
REF TO THE PAVING DETAIL
ON THIS SHEET

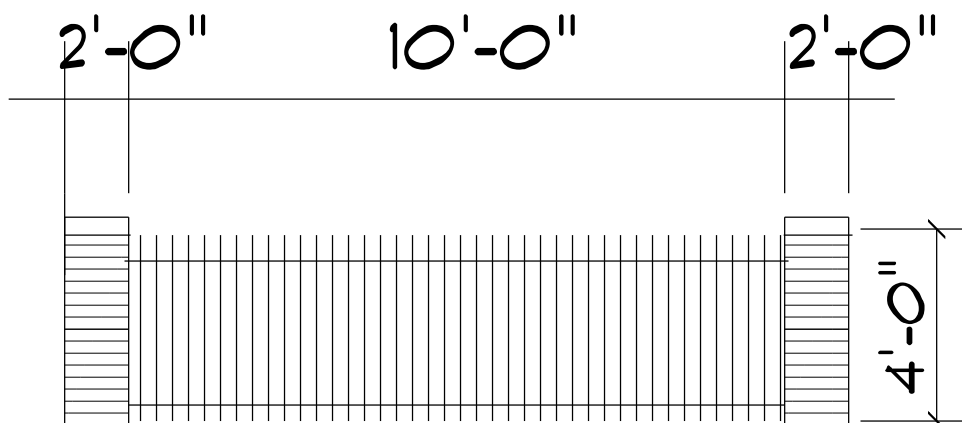
EXISTING
SHED

NEW 8' SOLID ALUM. FENCE SYSTEM
W/ 16"X16" BRICK COLUMNS EQUALLY SPACED

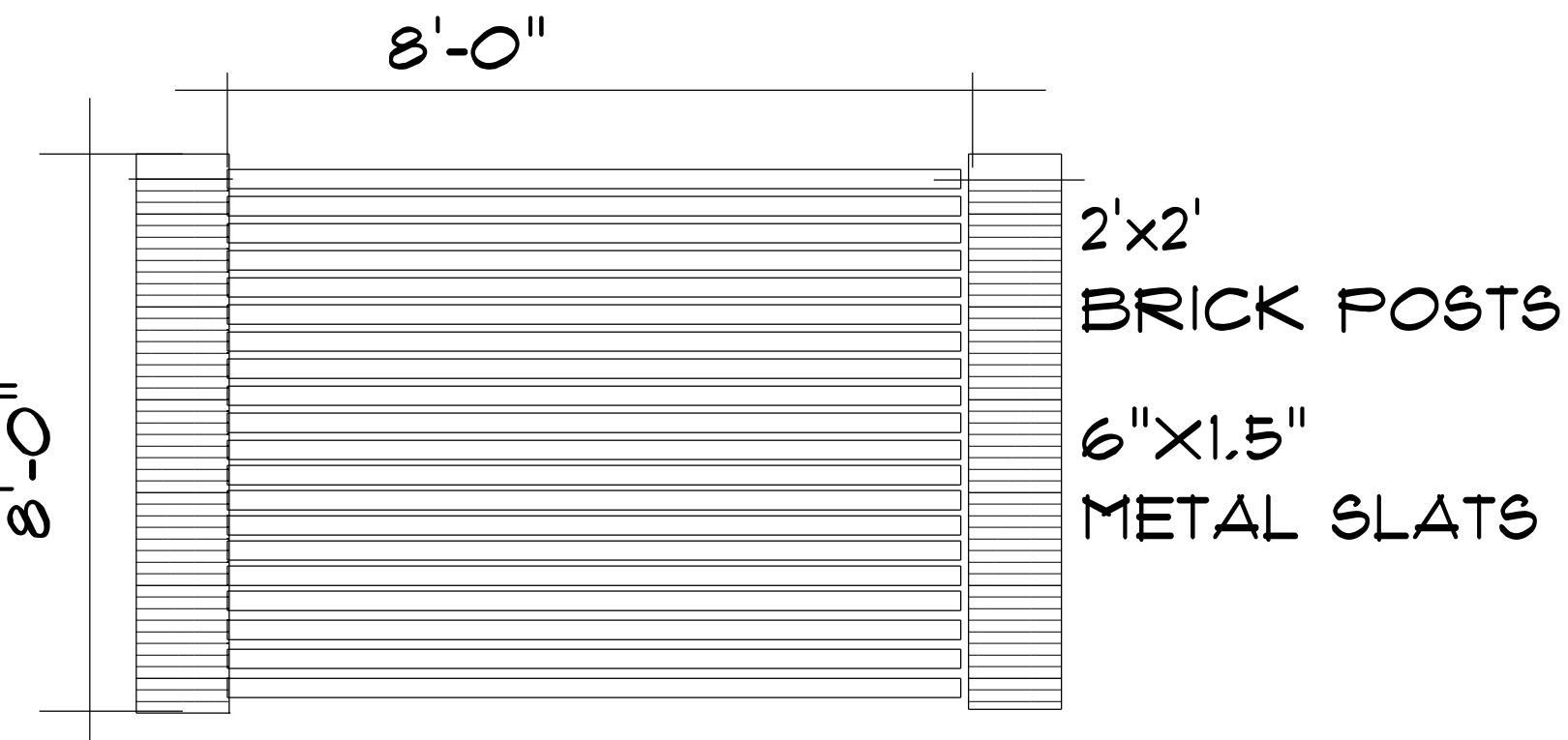
NEW 4' TALL WROUGHT IRON FENCE
W/ 16" X 16" BRICK COLUMNS



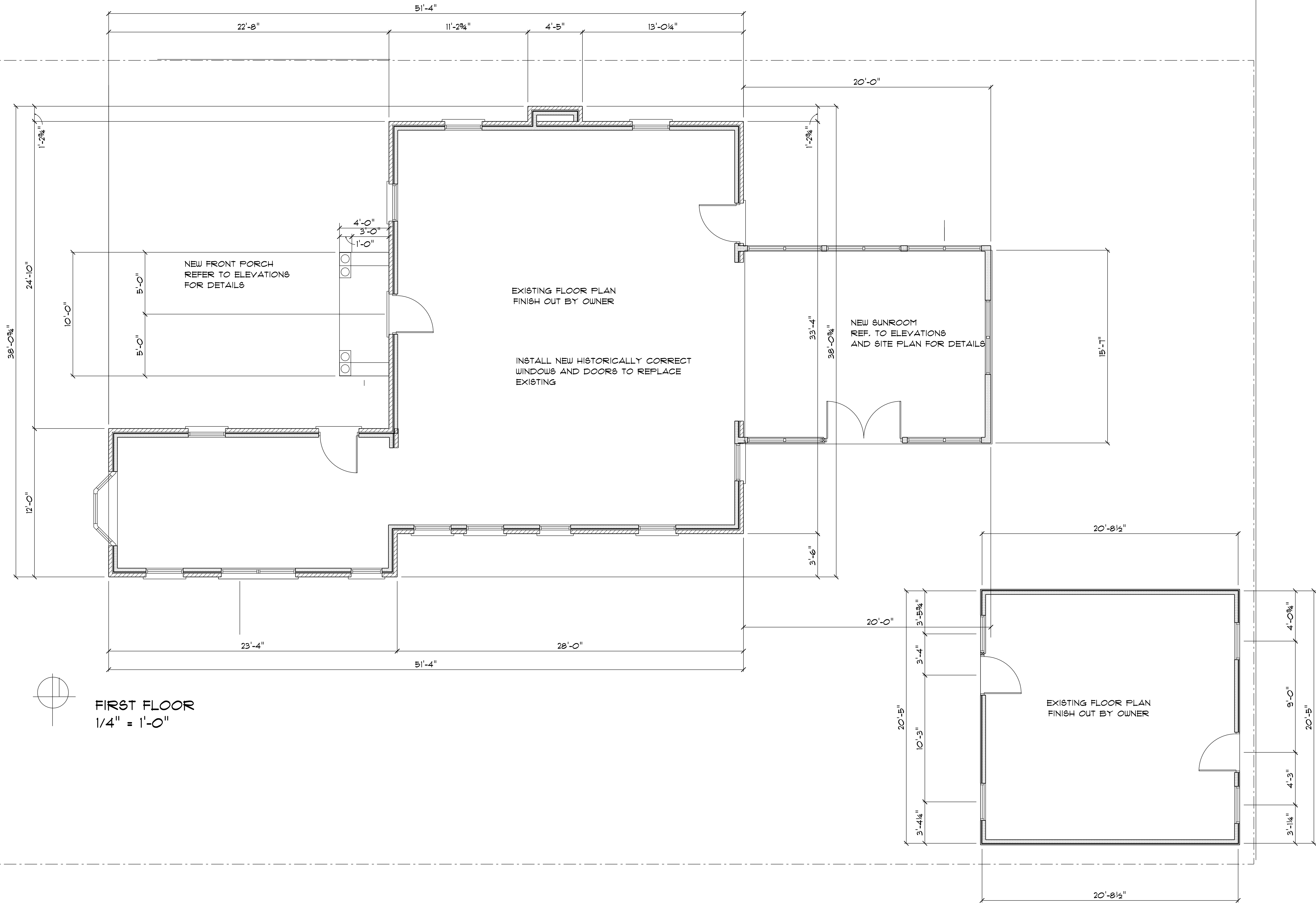
WROUGHT IRON FENCE
DETAIL
NO SCALE



WROUGHT IRON FENCE DETAIL
NO SCALE



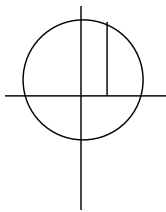
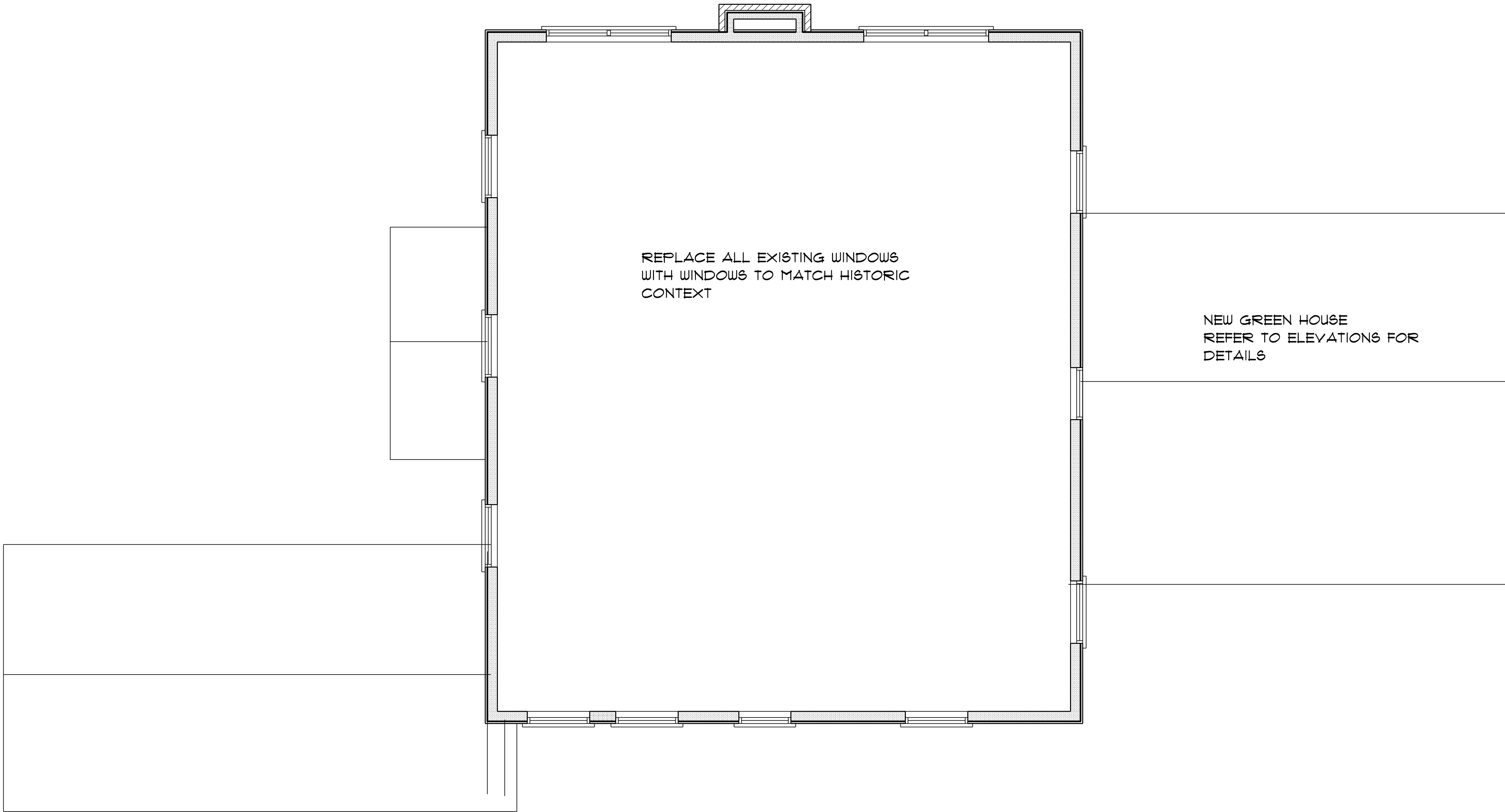
SOLID FENCE DETAIL
NO SCALE



FIRST FLOOR
1/4" = 1'-0"



REVISIONS		NO.	DESCRIPTION	DATE
Proj. No. 21-071				
Date: 07-08-2021				
Scale: (Horizontal) 1/4" = 1'-0"				
(Vertical) N/A				
Drawn By: GAD				
Checked By: PKD				
Approved By: PKD				



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

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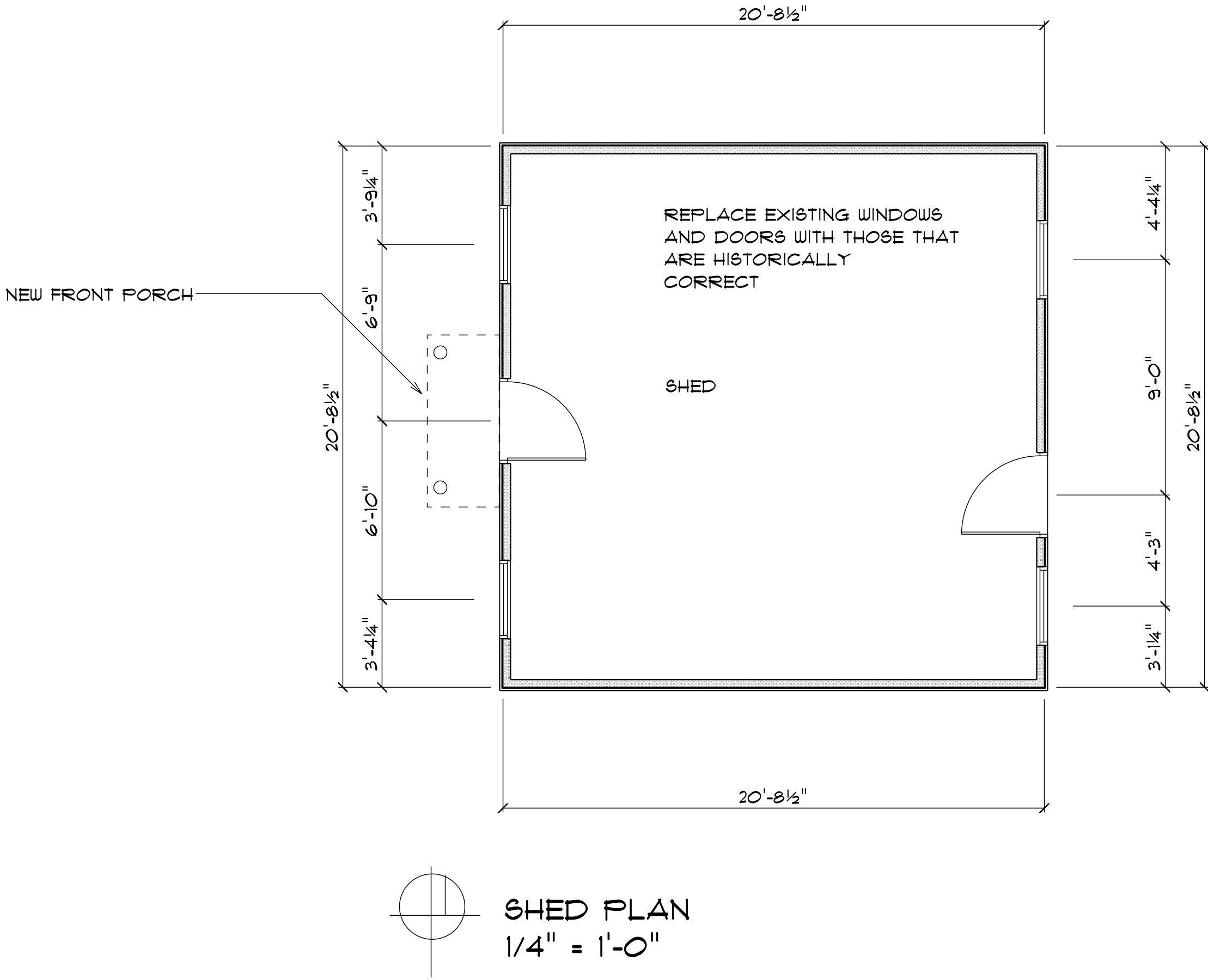
REVISIONS				
		NO.	DESCRIPTION	DATE
Proj.: No. 21-0711				
Date: 01-08-2021				
Scale: Horiz 1"=60'				
Sheet: (Sheet 1 of 1)				
Drawn By: J. J. J.				
Checked By: J. J. J.				
Approved By: J. J. J.				
Approved By: J. J. J.				

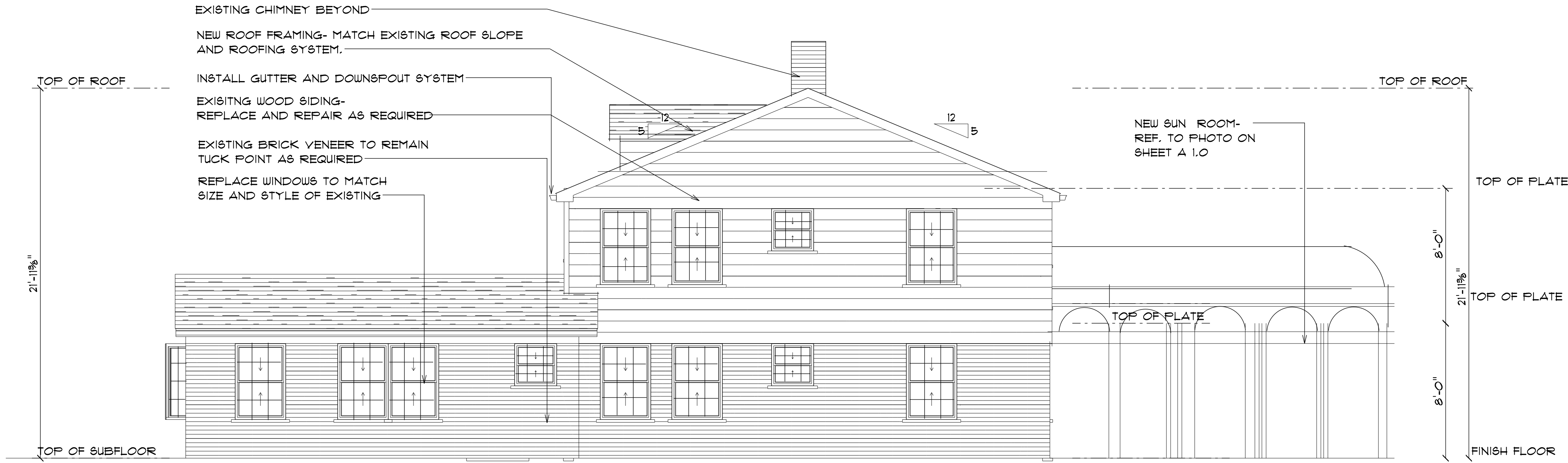
REVISIONS		NO.		DESCRIPTION	DATE
Proj. No. 21-071					
Date: 02-08-2021					
Scale: (HORIZ) 1/4" = 1'-0"					
Drawn By: JLD					
Checked By: JLD					
Approved By: DKD					

HISTORIC RESIDENCE EXTERIOR REMODEL
FOR STEPHEN TEEL
485 SOUTH COLLEGE
NORMAN, OKLAHOMA 73069

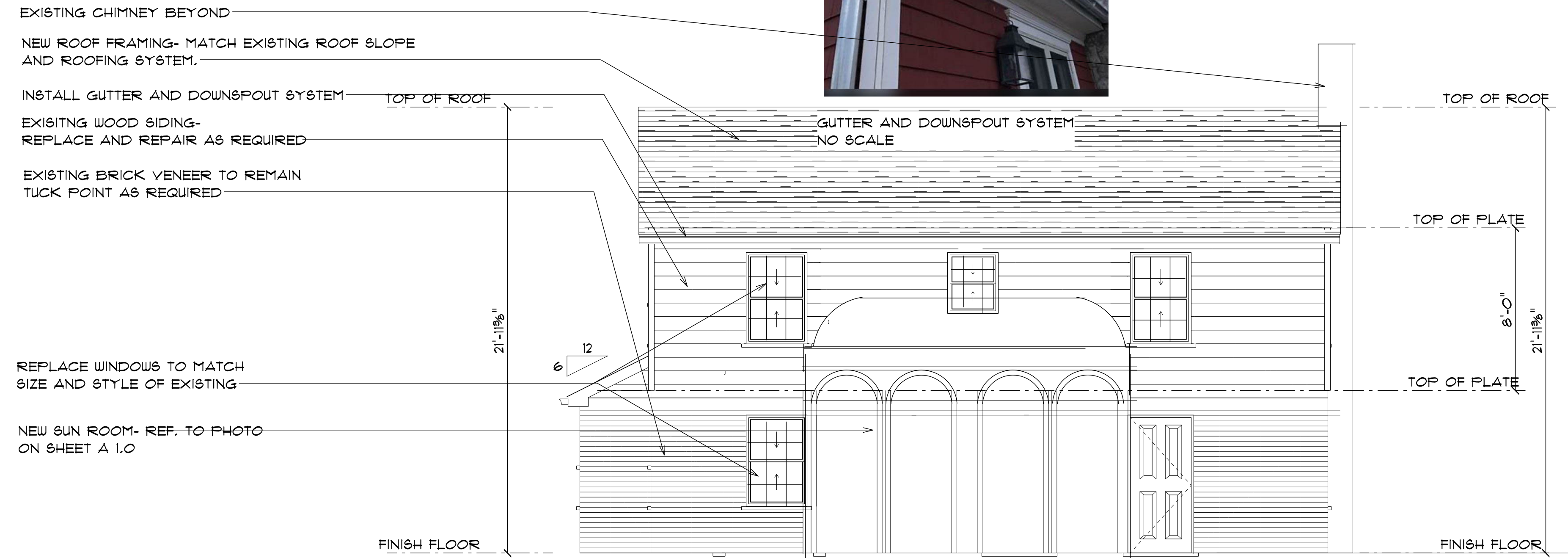


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SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

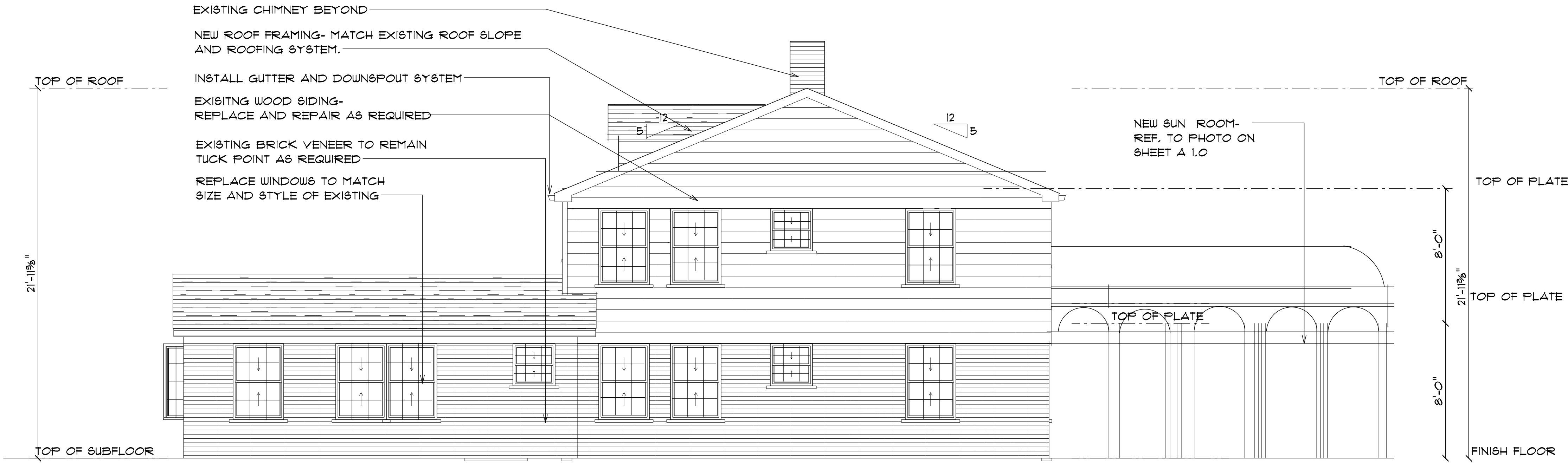
DLBARCHITECTSPC
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NORMAN, OKLAHOMA 73071
Phone (405) 919-8242
dlb@ou.edu



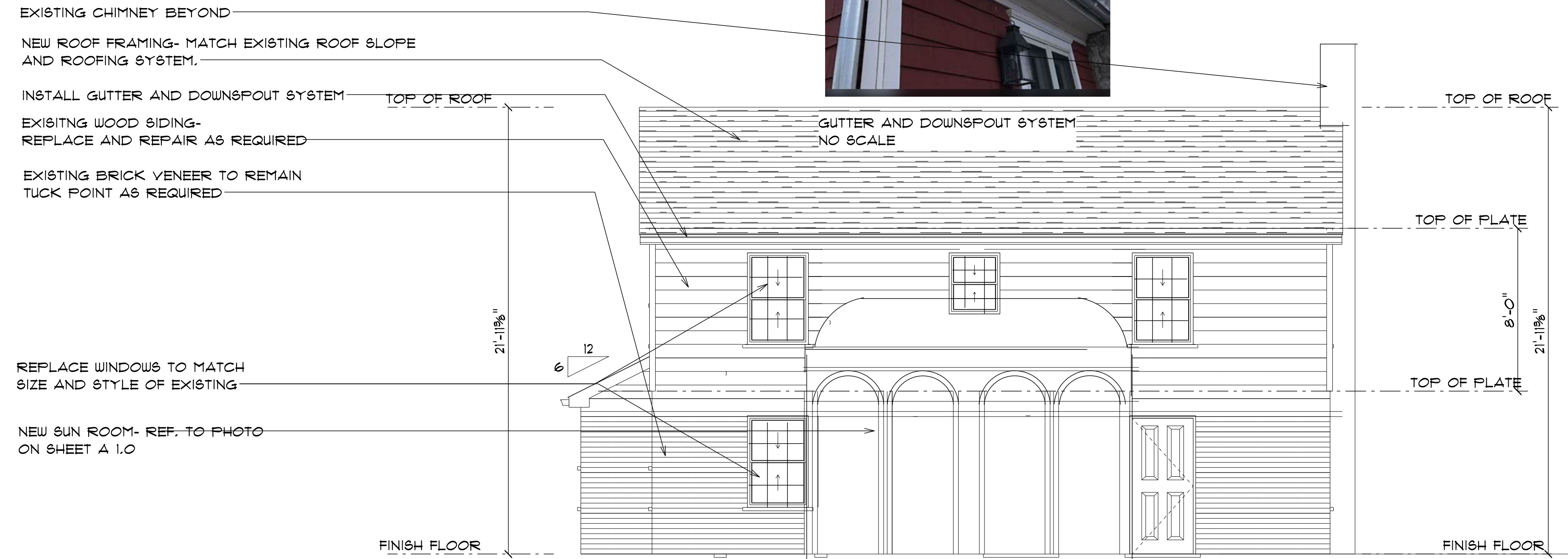
HISTORIC RESIDENCE EXTERIOR REMODEL
FOR STEPHEN TEEL
485 SOUTH COLLEGE
NORMAN, OKLAHOMA 73069

REVISIONS		NO.	DESCRIPTION	DATE
Proj. No. 21-0711				
Date: 07-08-2023				
Scale: 1/4" = 1'-0"				
Drawn By: N.A.				
Checked By: GAD				
Approved By: DCD				

SHEET NUMBER
A 3.0



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



EAST ELEVATION
1/4" = 1'-0"

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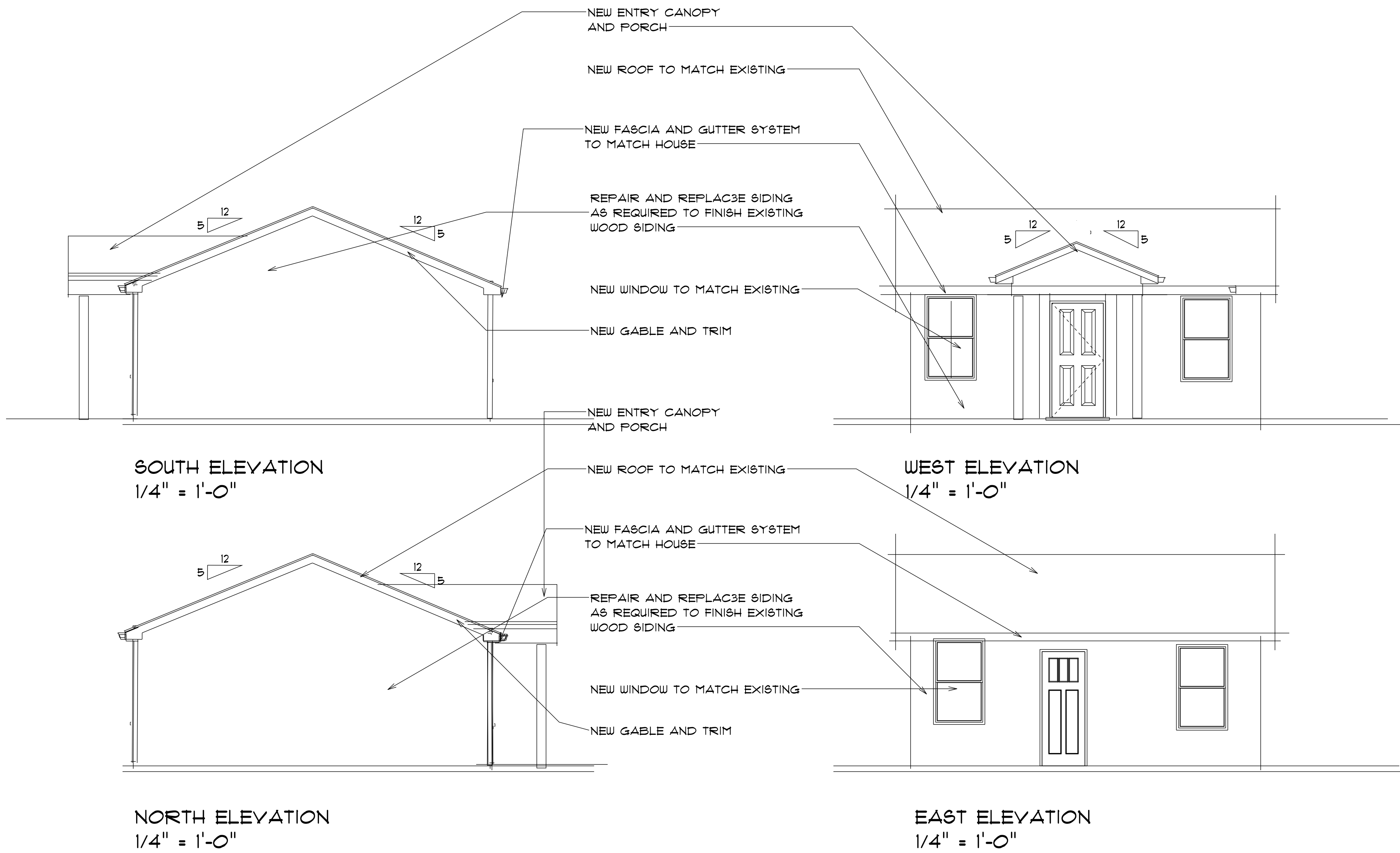


HISTORIC RESIDENCE EXTERIOR REMODEL
FOR STEPHEN TEEL
485 SOUTH COLLEGE
NORMAN, OKLAHOMA 73069

REVISIONS		NO.	DESCRIPTION	DATE
Proj. No. 21-0711 Date: 07-08-2023 Scale: 1/4" = 1'-0" Drawn By: JNA Checked By: JGD Approved By: DCD				

SHEET NUMBER

A 3.0



REVISIONS		NO.	DESCRIPTION	DATE
</				

Proj. No. 24-071
Date: 02-08-2024
Scale: 1/4" = 1'-0"
(Ver.) NAD
Drawn By: GAD
Checked By: BLS
Approved By: DCD

SHEET NUMBER
A 3.2



HISTORIC RESIDENCE EXTERIOR REMODEL
FOR STEPHEN TEEL
485 SOUTH COLLEGE
NORMAN, OKLAHOMA 73069

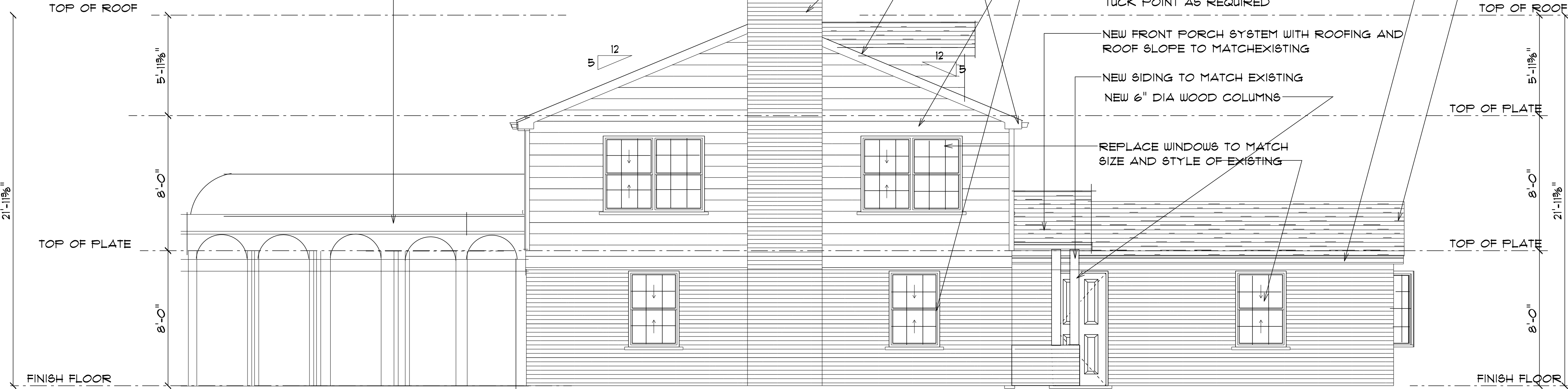
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- EXISTING CHIMNEY BEYOND
- NEW ROOF FRAMING- MATCH EXISTING ROOF SLOPE AND ROOFING SYSTEM.
- INSTALL GUTTER AND DOWNSPOUT SYSTEM
- EXISTING WOOD SIDING- REPLACE AND REPAIR AS REQUIRED
- EXISTING BRICK VENEER TO REMAIN TUCK POINT AS REQUIRED
- REPLACE WINDOWS TO MATCH SIZE AND STYLE OF EXISTING
- NEW FRONT PORCH SYSTEM WITH ROOFING AND ROOF SLOPE TO MATCH EXISTING
- NEW SIDING TO MATCH EXISTING
- NEW BRICK TO MATCH EXISTING
- 6" DIA WOOD COLUMNS
- REUSE EXISTING FRONT DOOR



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

- NEW SUN ROOM SYSTEM- REF. TO SHEET A 1.0 FOR PHOTO



NORTH ELEVATION
1/4" = 1'-0"

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HISTORIC RESIDENCE EXTERIOR REMODEL
FOR STEPHEN TEEL
485 SOUTH COLLEGE
NORMAN, OKLAHOMA 73069

REVISIONS		DATE
NO.	DESCRIPTION	

Proj. No. 21-071

Date: 07-05-2021

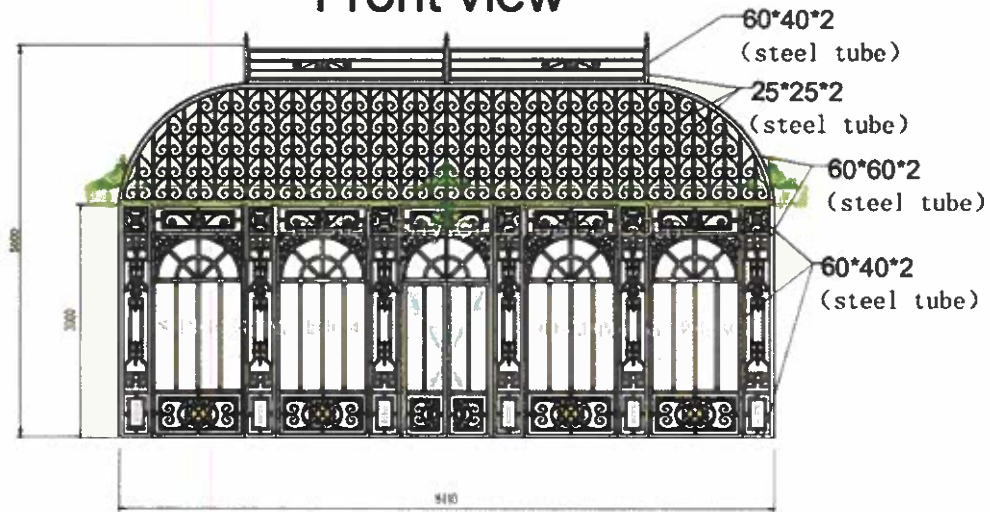
Scale: Horiz. 1/4" = 1'-0"

Drawn By: JLD

Checked By: JLD

Approved By: JLD

Front view



Left(Right) view







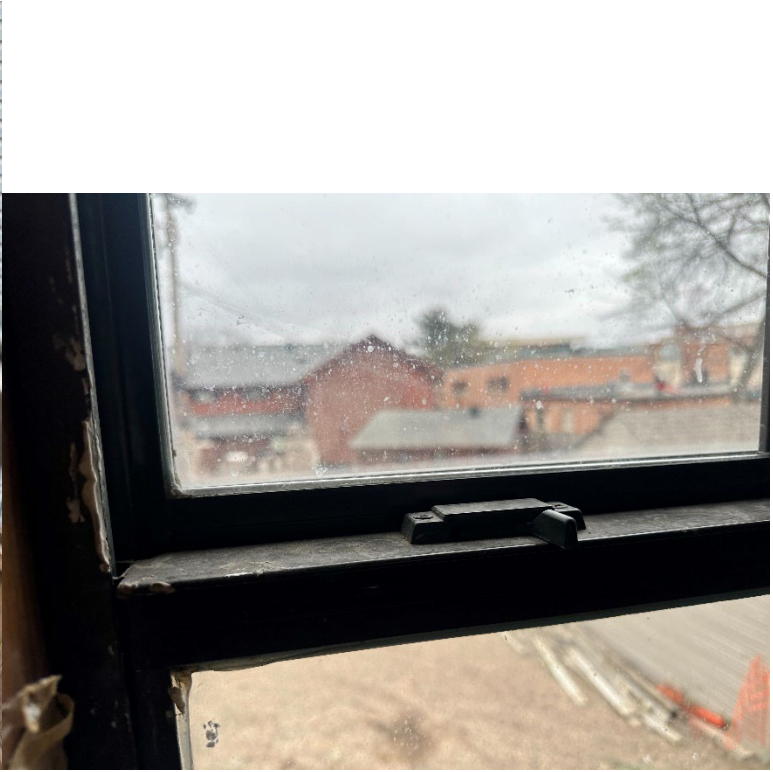














Mr Gutter

5701 SE 70th, ATTN: Mr Gutter
Oklahoma City, OK 73135

ESTIMATE	#21513-5
ESTIMATE DATE	Nov 01, 2021
SCHEDULED DATE	Fri Oct 29, 2021 4:00pm
TOTAL	\$12,221.66

Stephen Teel
490 Elm Ave
Norman, OK 73069

CONTACT US

(405) 602-1609
support@mrgutterok.com

(405) 409-4347
stephenteel@yahoo.com

ESTIMATE

Services	qty	unit price	amount
Colors - S/GS/ABC - Dark Bronze			
Potentially need a lift for run in between garages, not included in price, will discuss with homeowner when ready for installation			
will need 6 - 3" outlets for half round			
Half Round Gutter - 6.5" HR Gutter Aluminum 6" Half Round Gutter 11 7/8"x.027" Alum 3500 Bear Claw Series Hanger W/ Screw #10 2" Black Ruspert Screw W/ Washer Wedges For Slant / Straight Fascia	421.0	\$12.00	\$5,052.00
Half Round Gutter - 6.5" HR Gutter End Caps Half Round Aluminum Gutter Left & Right End Caps	28.0	\$7.00	\$196.00
Half Round Gutter - Corners Inside 90- 4 Outside 90- Inside Bay- Outside Bay-	4.0	\$16.00	\$64.00
Half Round Gutter - 4" Half Round Gutter Outlet Round Downspout Outlets (1 Per Downspout H/R Gutter Only)	8.0	\$5.51	\$44.08
Half Round Gutter - 4xRx10 Round Smooth Downspouts	11.0	\$90.00	\$990.00
Half Round Gutter - 4xRxE Round Elbows	24.0	\$9.00	\$216.00
Half Round Gutter - 6.5" HR Gutter AquaDUCT™ Screen Hanger System	421.0	\$18.90	\$7,956.00

- Durable filtration system composed of a louvered cover with an integrated stainless steel mesh screen to capture the rain and repel the leaves for Clog-Free® gutters.
- The screen doubles as the hanger providing uniform support of the system. Designed to lock into the patented lip of the gutter for the strongest connection to hold both the gutter and the cover in place.
- Maintenance is faster and easier. Frequency depends on your surroundings. Just clean as needed to make sure screen stays clear of debris and buildup.

Half Round Gutter - AquaDUCT™ Screen Corners	4.0	\$18.90	\$75.60
High-flow Inside / Outside Aqueduct Corners			
Misc Items - Height Up-Charge	325.0	\$2.10	\$682.50
Up charge for installations over 13'			
Warranties - Gutter Guarantee			
5 Year Guarantee On Labor And Materials			

Subtotal	\$15,277.08
Previous Customer	- \$3,055.42
Total	\$12,221.66

Thank you for choosing Mr Gutter Services.
If you have any questions about your service please call us and let us know
Office- 405-602-1609

Specification	
Product Name	Wrought iron gazebo
Material	Galvanized Steel Tube; Flat Bar; Steel Sheet Top; Tempered Glass
Size (LxWxH)	5.24*3.72*4.5 m, 6.84*5.32*4.5 m, 7.64*5.32*4.5m 8.44*5.32*4.5m, 10.04*8.52*4.5m, 11.64*6.92*4.5 m
Surface Treatment	Hot dip galvanized with green Powder Coated
Color	Green, Black or Customized
Top	Metal Steel Sheet
Connection	By Bolt
Usage	Garden Decoration, Flower House, Meeting House, Toolhouse, etc.
	(connecting circuits is available)
MOQ	1 Set
Supply Ability	20 Sets per Month.

Finished products



TAFCO WINDOWS

32 in. x 36 in. Double Hung Aluminum Window with Low-E Glass, Grids and Screen, Brown

Details

Exterior Color/ Finish	Brown	Exterior Color/Finish Family	Brown
Features	Insect Screen	Frame Material	Aluminum
Frame Type	Standard Frame	Glass Type	Energy Efficient Glass
Glazing Type	Double-Pane	Grid Pattern	Equal Light
Grille Type	Grille Between Glass	Hardware Color/Finish Family	Brown
Included	Grid, Hardware, Screen	Interior Color/Finish Family	Brown
Lock Type	Cam Action	Number of Grids	3 Wide 4 High
Number of Locks	1	Product Weight (lb.)	48 lb
Returnable	90-Day	Solar Heat Gain Coefficient	0.35
U-Factor	0.50	Window Type	Other
Window Use Type	New Construction, Replacement		

32 in. x 36 in. Double Hung Aluminum Window with Low-E Glass, Grids and Screen, Brown

★★★★★ (6) [Questions & Answers \(18\)](#)



Hover Image to Zoom