

<u>Property Location</u>	904 Miller Ave Miller Historic District
<u>Applicant</u>	Nathan Vaughn
<u>Owner</u>	Jurassic Holdings LLC
<u>Request</u>	(HD 23-08) Consideration of the Certificate of Appropriateness request at 904 Miller Avenue for the following proposed work: <ul style="list-style-type: none">a. Demolition of house;b. Construction of a new house;c. Construction of a new garage apartment;d. Installation of new driveway and parking area;e. Installation of rear parking pad off alleyway.

Property History

Historical Information

2004 Miller Historic District Nomination Survey Information:

Ca. 1925. Colonial Revival. This contributing, two-story, vinyl-sided, single dwelling has a brick foundation and an asphalt-covered, clipped, side-gabled roof. The wood windows are vertical, five-over-one, hung and the wood door is slab with half sidelights. The entry porch is presently uncovered. Other exterior features include an interior, red brick, ridge chimney and a one-story extension on the south side. Decorative details include double windows and gable returns.

Sanborn Map Information

The historic house is shown in the same location and configuration on the 1944 Sanborn Insurance Map as present day. The 1944 Sanborn map also shows an accessory building indicated to be a dwelling unit in the rear yard off of Ferrill Street. Mrs. Mendros, who owned this property from 1972 to 2021, stated to staff that a fire had occurred in this structure sometime in the 1980s and the structure was destroyed. The 1988 and 2044 Historic Surveys do not indicate an accessory structure on the parcel.

Previous Actions

September 3, 2019 – A Certificate of Appropriateness request for the removal of the original wood windows and replacement with vinyl windows was denied.

November 21, 2019 – An appeal of the Historic District Commission's denial of a Certificate of Appropriateness for the removal of the original wood windows and replacement with vinyl windows was heard by the City Council. The Council denied the appeal. No further appeals were filed.

October 3, 2022 - Mr. Shumway, a prospective buyer of the property, sought feedback on the possibility of the demolition of the existing historic structure and replacement with new construction. The Commission indicated that this was possible but would need to see the design of the proposed structure to ensure it was compatible with the surrounding District. Mr. Shumway did not purchase property and therefore did not pursue a COA for demolition.

Zoning Designation: The property's current zoning designation is R-3, Multi-Family Dwelling District. This zoning allows for either a single family dwelling, single family dwelling with a garage apartment or a duplex. It should be noted that this lot is also located in the Central Norman Zoning Overlay District which limits bedroom count to three or less. Four or more bedrooms requires Special Use approval from City Council.

Overall Project Description: A prospective buyer, Nathan Vaughn, is interested in purchasing the property to demolish the current dilapidated historic structure and replace it with new construction. The new construction will consist of a single family house with a garage apartment in the rear yard, a new driveway with a parking area off Ferrill Street, and a new parking pad off the alleyway. Mr. Vaughn has made an offer for the property with a contingency based upon the Historic District Commission approval of his proposed work.

Request – a. Demolition of house;

Description

The applicant has submitted numerous pictures and a report from a structural engineer outlining the severe dilapidated nature of the structure. The applicant a home builder and has developed a list of potential costs for renovation of the house. He has found that rehabilitation of the property including the installation of custom wood windows as required by the Preservation Guidelines, would be cost prohibitive and is therefore requesting to demolish the structure and construct a new principal structure.

Reference - Historic District Ordinance

Section 429.3.8. Demolitions

(a) *General Provisions. No structure or resource within any Historic District shall be demolished and/or removed unless such demolition has been reviewed by the Historic District Commission and a Certificate of Appropriateness for such demolition and/or removal has been granted.*

(b) *Procedure and Postponement Orders*

- 1. The Historic District Commission shall hold a public hearing for the purpose of considering Certificates of Appropriateness for demolition or removal. After such hearing, the Historic District Commission may approve the Certificate of Appropriateness authorizing the demolition or may enter an order postponing demolition for up to ninety (90) days.*
- 2. At the conclusion of such period of postponement as specified in the Historic District Commission's order, the Commission shall within forty-five (45) days thereafter hold a second public hearing to consider whether or not to recommend to the City Council that additional postponement of demolition be ordered.*
- 3. In the event that the Historic District Commission recommends additional postponement to the City Council, the City Council shall hold a public hearing for the purpose of considering additional postponement of demolition.*
- 4. After such public hearing, the City Council may enter an order approving the demolition or may enter an order postponing demolition for an additional period not to exceed sixty (60) days from the date of such order. At the conclusion of this final postponement period, the City Council shall hold a public hearing and*

may either approve the requested demolition or may disapprove such requested demolition. In the event demolition is not approved, no demolition shall occur. For purposes of this Ordinance, the word "demolition" shall include "removal."

(c) Criteria for Review of Demolitions. The Historic District Commission and City Council shall be guided by the following criteria in considering Certificates of Appropriateness and authorizations for demolition or removal of structures or sites within the Historic District:

- 1. The purposes and intent of this Ordinance.*
- 2. The degree to which the proposed removal of the historical resource would damage or destroy the integrity and continuity of the Historic District of which it is a part.*
- 3. The nature of the resource as a representative type of style of architecture, a socioeconomic development, a historical association, or other element of the original designation criteria applicable to such structure or site.*
- 4. The condition of the resource from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.*
- 5. The alternatives available to the demolition applicant, including:*
 - [a] Donation of the subject structure or site to a public or benevolent agency.*
 - [b] Donation of a part of the value of the subject structure or site to a public or benevolent agency, including the conveyance of historical easements.*
 - [c] The possibility of sale of the structure or site, or any part thereof, to a prospective purchaser capable of preserving such structure or site.*
 - [d] The potential of such structure or site for renovation and its potential for continuing same.*
 - [e] The potential of the subject structure or site for rezoning in an effort to render such property more compatible with the physical potential of the structure.*
- 6. The ability of the subject structure or site to produce a reasonable economic return on investment to its owner; provided however, that it is specifically intended that this factor shall not have exclusive control and effect, but shall be considered along with all other criteria contained in this Section.*

Reference - Preservation Guidelines

5.4 Guidelines for Demolitions

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

- .1 A Certificate of Appropriateness.** *A Certificate of Appropriateness is required to be issued prior to demolition.*
- .2 Criteria for Demolition.** *Demolition requests must meet Zoning Ordinance Section 429.3.9(c), Criteria for Demolition.*
- .3 Procedures and Process for Demolitions.** *Demolitions must meet the Zoning Ordinance Section 429.3.9(b), Procedure and Postponement Orders.*
- .4 Site Plan Required.** *Applicants shall provide the Historic District Commission with detailed site plans for proposed site features of the new parcel, including information any structures, driveways, site lighting, and parking areas.*
- .5 Document Thoroughly.** *Document original context of the historic structure prior to demolition.*

Background Information

This property has been vacant since September 5, 2019 after the previous property owner, Mrs. Mendros, was denied an *ex post facto* Certificate of Appropriateness for the removal of the original wood windows and replacement with vinyl windows. Mrs. Mendros's appeal to City Council was denied on November 26, 2019. Mrs. Mendros did not pursue any further appeals.

During the world-wide pandemic of 2020-2021, the enforcement of the window violation slowed in progression and the property sat empty and for sale through 2020. However, in the spring of 2021, Mrs. Mendros was informed by staff that the historic district zoning violation would need to be addressed or enforcement of the violation would proceed. Mrs. Mendros sold the property in September of 2021. Shortly after purchasing the property, the new owners stated they were unaware of the zoning code violation regarding the removal of historic windows. The property switched owners during the fall of 2021 and has been for sale by the current owner since March of 2022.

As indicated earlier in this staff report, a prospective buyer, Mr. Shumway, came before the Commission last fall to receive feedback regarding the possibility of demolishing the dilapidated structure. At the feedback session, the Commission indicated that demolition would be possible with two caveats. First, evidence of a deteriorated state, such that it is not reasonable to renovate, must be provided. Secondly, the new structure design would need to be compatible with the surrounding neighborhood.

Mr. Vaughn's assessment of the house has also lead him to believe that the property is so deteriorated that it is not reasonable to restore. He had found that essential

repairs alone would be cost prohibitive to perform given the sale price of the property. He has submitted pictures and a structural engineer's report to support this assertion that demolition is the only practical solution for improving this property.

Mr. Vaughn has also submitted an elevation drawing and site plan for a new house which he believes is compatible with the surrounding District.

Staff Comments

The Historic District Guidelines and Historic District Ordinance both encourage the preservation of the historic structures. However, the *Historic District Ordinance* does provide a set of criteria that the Commission is to utilize when considering a demolition request for a historic structure.

Below is a list of the criteria from Section 429.3.8. (c) of the *Historic District Ordinance* and pertinent staff comments.

Criteria #1: The purposes and intent of this Ordinance.

Section 429.3(g) declares the purpose of the *Historic District Ordinance* is 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".

This criteria clearly indicates that preservation of historic structures is the goal of the *Historic District Ordinance*.

However, the criteria also allows for modern day uses and conveniences indicating there is room for interpretation under certain circumstances. The Commission has utilized this Section 429.3 (g) of the *Historic District Ordinance* in the past when reviewing requests for modern day conveniences, such as additions, swimming pools and solar panels, as well as requests for removal of historic garages. It should be noted that the Commission has found dilapidated historic garage structures that cannot accommodate modern day vehicles to be eligible for demolition.

The Commission would need to determine whether the request for demolition of this dilapidated historic structure meets the purpose and intent of the *Historic District Ordinance*.

Criteria #2: The degree to which the proposed removal of the historical resource would damage or destroy the integrity and continuity of the Historic District of which it is a part.

This structure's original wood lap siding has been covered by either metal or vinyl siding since at least 1988, as indicated by the 1988 Architectural/Historical Survey of Norman. However, the original wood windows were retained on this structure until September of 2021, when a previous owner removed and replaced them with vinyl

windows without an approved Certificate of Appropriateness. It is also apparent that parts of the original porch area has been altered or removed as well. While the footprint of the structure appears to be the same as the original structure, other aspects of the exterior of this structure have been altered.

The removal of the original wood windows significantly impacted the historic integrity of this structure. Along with lack of maintenance and removal of other historic aspects of this structure, its contribution to the historic fabric of the District has been very limited for years. Appropriate wood windows would help restore the historic integrity of the structure. Given the sale price of this structure, it is very unlikely that a prospective buyer would find it economically feasible to install new appropriate custom wood windows as required by the Historic District Guidelines.

This structure in its current condition has been detrimental to the appearance of the neighborhood over the last several decades. The removal of its original windows several years ago has severely impacted its historic integrity and contribution to historic character of the Miller Historic District.

The Commission would need to determine if the demolition of this original historic structure would impact historic integrity and continuity of the Miller Historic District.

Criteria #3: The nature of the resource as a representative type of style of architecture, a socioeconomic development, a historical association, or other element of the original designation criteria applicable to such structure or site.

The 2004 Miller Historic District Nomination Survey Information indicates this structure was built in the Colonial Revival style, a typical style of architecture for the Miller District. However, as mentioned earlier in this report, this structure has had exterior alterations as well as its original windows removed. Without these features, the structure has little historic integrity left for which it was originally designated as a contributing structure.

The reinstallation of custom wood windows with the original five-over-one to lite configuration would be to help restore its historic integrity as a contributing structure. Other rehabilitation items would be needed as well to restore the historic integrity of the house. These items include the removal of the vinyl siding and restoration of the wood lap siding found underneath as well as the re-installation of the porch cover.

If the original windows and exterior walls of this structure were restored, this structure would be contributing due to its typical Colonial Revival architectural style found in the Miller Historic District. However, it appears that such restoration is not practical given the structural status of the house.

The Commission would need to determine if the architectural style of this property warrants restoration, no matter the extent of restoration needed or the cost, or if the unique circumstance surrounding the structural deterioration is to such an extent that demolition is allowable.

Criteria #4: The condition of the resource from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.

The property owner commissioned a licensed structural engineer to review the structure. While the engineer found that there were no signs of imminent structural failure, the engineer cited the following observations in their report:

- a. Shifting basement walls;
- b. Settling of the foundation likely;
- c. Leaning support walls, moist flooring;
- d. Cracks and displaced stem wall;
- e. Sagging ceilings and cracks, rusted light fixtures which all indicate moisture penetration;
- f. Many of the vinyl windows sagging or crooked, interior and exterior window trim uneven with vinyl windows;
- g. Sagging ceiling in stairwell indicating framing issues.

The prospective buyer, Mr. Vaughn, has supplied pictures of the structure to show the existing house dilapidated condition.

The Commission would need to determine if the structural issues are such that demolition is allowable in this set of unique circumstances.

Criteria #5: The alternatives available to the applicant.

This criteria is ensures that all alternatives available to demolition have been considered. Alternatives listed in this criteria include the relocation of all or part of the structure. Given the structural issues of the house, this does not seem to be a viable option.

Another option cited in this criteria includes the renovation of the structure and continuation of the same current use. The viability of renovating this structure has been discussed extensively in this report under other criteria. The Commission would need to determine if this is a viable option.

Lastly, this criteria asks if rezoning would allow for other opportunities for the structure beyond its current use, thereby providing a wider chance for rehabilitation. As noted earlier in the background information of this report, this property is designated R-3, Multi-Family District, which allows several options by right, including the uses of single family dwelling unit, duplex unit or single family dwelling with garage apartment.

Given this structure is in the middle of a residential neighborhood, the Comprehensive Plan does not indicate a path forward for rezoning to an office or commercial use. Additionally, if such a use was allowed for this structure, there would be additional building code burdens for the renovation of the structure, not less.

The Commission would need to determine if there is an opportunity for another option beyond demolition in order for this property to be retained.

Criteria # 6: The ability of the subject structure or site to produce a reasonable economic return on investment to its owner; provided however, that it is specifically intended that this factor shall not have exclusive control and effect, but shall be considered along with all other criteria contained in this Section.

The current historic district zoning code violation resulting from the removal of the historic original windows seriously hinders the economic return on the investment to the property owner. It should be noted that the current owner had no part of the removal of the historic windows and has stated to staff that he was not aware when he purchased the property that there was a zoning code violation.

Any prospective buyer would have difficulty purchasing this property at the current price and restoring the structure as required by the *Preservation* Guidelines in an economically viable way.

The Commission would need to determine if this historic structure has the ability to produce a reasonable economic return on investment for its owner and how important this criteria is in reviewing the demolition request.

Commission Action

**Approve or postpone the Certificate of Appropriateness (HD 23-08)
Consideration of the Certificate of Appropriateness request at 904 Miller Avenue
for the following proposed work:**

- a. **Demolition of house;**

The Commission would need to determine if the request for demolition meets the above six criteria, the *Preservation Guidelines for Demolitions* and is compatible with the District as whole.

The Commission has two options regarding the motion/vote for this request per *Historic District Ordinance*. The Commission may:

- a. Approve the Certificate of Appropriateness authorizing the demolition, or
- b. Enter an order postponing demolition for up to ninety (90) days.

Due to the unique governing ordinance for demolitions, the motion/vote regarding the demolition request must be separate from the approval of the new construction. Staff understands that the Commission has an interest in ensuring that the new replacement structure is compatible with the surrounding Historic District. Staff would suggest that the Commissioners may want to add a condition to the motion for demolition by making the approval of demolition contingent upon the approval of a site plan.

Request - b. Construction of a new house;

Project Description

The applicant is proposing a modern day cement lap-sided structure of approximately 1,823 square feet. The structure will be similar to the two-story configuration found with the historic structure currently on the site. The applicant intends to use aluminum windows and wood doors throughout the structure. Tapered wood columns with brick bases are proposed for the porch columns, lending a craftsman bungalow style to the structure. Additionally, the windows will be four-over-one, a common lite configuration found in pre-1944 structures the Miller District. However, the applicant was cautioned by staff against creating a false sense of history with new construction and therefore the proposed new construction is not duplicative of a 1920's craftsman bungalow.

Reference - Preservation Guidelines

New Primary Structures

4.5 Guidelines

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

.1 Consider Historic Context. *Design new structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportions, finished floor elevation, size of door and window openings, roof shape, and setbacks. Proposals for new construction shall include streetscape elevation drawings that depict proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, floor elevations, proportions, setback and design.*

.2 Select Windows and Doors Carefully. *Select windows and doors for new buildings that are compatible in material, proportion, pattern, and detail with the windows and doors of historic buildings in the district. See Chapters 3.11 through 3.14.*

.3 Select Compatible Finishes. *Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in historic buildings in the district in terms of composition, scale, pattern, detail, texture, and finish.*

.4 Design. *Design new primary structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportion, finished floor elevation, size of door and window openings, and roof shape. Proposals for new primary structures shall include streetscape elevation drawings that depict proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, and design.*

.5 Location. *New primary structures shall align with the typical front and side setback on the block.*

.6 Evaluate Potential for Archaeological Resources. *Evaluate in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.*

.7 Avoid False Historical Appearance. *New structures shall be of their own time period and easily distinguishable from the historic structure.*

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):

.11 New Primary and Secondary Accessory Structures. *Windows in new construction are to be compatible with in adjacent historic structures in terms of size, profile, design, proportions, and material. Wood and aluminum clad windows are acceptable for use in new construction.*

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):

.11 New Primary and Secondary Accessory Structures. *Windows in new construction are to be compatible with adjacent historic structures in terms of size, profile, design, proportions, and material. Wood and aluminum clad windows are acceptable for use in new construction.*

3.14 Door Guidelines

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

.10 New Primary and Secondary Accessory Structures. *Doors in new construction shall be similar to those in adjacent historic structures in terms of size, profile, design, proportions, and material. Aluminum clad and fiberglass doors with limited or no visibility from the front façade can be considered on a case-by-case basis.*

Staff Comments

The applicant has provided a set of drawings including site plan, elevation drawings, floor plan, and roof plan. To help with review and as required by the *Historic District Ordinance*, the applicant has included a streetscape drawing showing the adjacent structure to the south for comparison. Ferrill Street is located along the north boundary of the property.

Staff is including a planimetric map of the Miller Historic District to help in reviewing massing and scale. Photos of the surrounding structures will be provided in the PowerPoint for reference as well. It should be noted that the proposed structure must comply with the required setbacks for an R-3 zoned property which includes 25' front

yard setback, 15' side setback from the north property line, 5' setback from the south property line, and 20' from the rear property line.

The *Preservation Guidelines* state that new construction shall be reviewed in terms of the elements listed below to ensure compatibility with surrounding historic structures in the Miller Historic District. Staff has provided comments under each element to aid in Commissioners review of the proposed structure.

a. Size

The current structure is two stories, with approximately 1,751 total square feet (1,370 square feet on the first floor and 381 square feet on the second floor). The applicant is proposing a new two-story structure with approximately 1,823 square feet (977 square feet on the first floor and 846 square feet on the second floor).

b. Scale

The Commission will need to visually review the submitted drawings to ascertain if the structure is in scale with the surrounding neighborhood. The roof height, finished floor elevation, porch elements, and window and door openings all play a role in ensuring compatible scale. The Commission should look to the surrounding houses in the District to help determine if the proposed structure is in scale with surrounding properties.

c. Height

The applicant is proposing both the house and the garage apartment will be 22'4" in height at the ridge of the structure. The applicant has estimated that the house to the south has a ridge height of approximately 17'6". While the proposed structure is taller than the adjacent structure to the south, it appears to be of similar height found in existing two-story houses in the Miller District.

Additionally, the applicant would like to construct a garage apartment which is two story. Having the new proposed house two-story helps ensures that the garage apartment is not overwhelming the principal structure.

d. Form

The applicant attempted to utilize the same form of the existing house. The proposed house will have a rectangular footprint and will be two-story with a second floor extending out over the first floor on the front of the house, similar to the existing historic structure currently located on the parcel. The existing house does have a one-story addition on the south side of the house, thereby breaking up the form of the existing historic structure.

While the existing structure is of a Colonial Revival style, the applicant's proposed structure will exhibit craftsman bungalow elements, which is a common architectural style seen in the Miller Historic District.

e. *Massing*

Given the submitted floor plan, square footages, and roof height, it appears that proposed structure will have a similar massing to the existing historic house.

f. *Proportions*

The proposed structures have similar window-to-wall proportions on the front façade as seen in surrounding historic structures. The side and rear facades have window-to-wall proportions more typically seen in modern-day structures.

g. *Finished floor elevation*

The applicant is proposing a 12-inch finished floor elevation. This is not a typical finished floor elevation seen in the Miller District. However, the applicant wishes to build a modern day structure with a lower finished floor elevation closer to that found in the existing historic house. Adjacent structures range from two to five steps to the finished floor.

h. *Size of door and window openings*

The applicant intends to use a typical size window and door opening found in the District on the front façade. The sides and rear of the house have smaller window openings to accommodate internal programming such as bathrooms.

i. *Roof shape*

The applicant is proposing a gable roof with a 4:12 pitch. This roof pitch is a little steeper than the adjacent property, but a typical roof pitch found in the District.

j. *Setbacks*

The existing house sets back 15' from the north property line and approximately 25' from the front property line, and 5' from the south property line.. The proposed new construction will set back approximately 17' from the north property line and 25' from the front property line and 5' from the south property line.

k. *Windows and Doors*

The applicant is proposing aluminum-clad wood windows with simulated-divided lites. The windows will be four-over-one windows, which is a configuration similar to the existing historic house and is a common pane configuration in the Miller District.

The applicant wishes to use wood doors in the style illustrated on the elevation drawings. The front door will have six windows while the rear doors will be solid for security and privacy reasons.

The *Preservation Guidelines* allow for the use of aluminum-clad wood windows and wood doors in new construction.

I. Exterior wall material

For durability reasons, the applicant wishes to use cement lap siding for the majority of the exterior walls along with cement fiber for the trim. To add architectural interest, he is proposing cement fiber shakes on the section of the second floor that extends over of the first floor.

The *Preservation Guidelines* preference is for wood siding and shakes but allows for the use of cement fiber products in new construction.

The Commission would need to determine if the proposed new structure is compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportions, finished floor elevation, size of door and window openings, roof shape, materials, and setbacks. Additionally, the Commission would need to determine if the use of alternative materials is compatible in the new construction.

Commission Action

Approve, deny, amend or postpone the Certificate of Appropriateness (HD 23-08) Consideration of the Certificate of Appropriateness request at 904 Miller Avenue for the following proposed work:

- b. Construction of a new house;

Request – c. Construction of a new garage apartment;

Project Description

This property is zoned R-3 which does allow for a single family house with a garage apartment.

The applicant is proposing a simple 575 square foot gabled roof structure which will house a two-car garage on the first level and a two-bedroom dwelling unit on the second floor.

The exterior materials and finishes will be the same as the proposed new house with cement fiber siding, aluminum-clad wood windows, and wood doors. The apartment will have a gabled roof with the same roof pitch as the proposed new house.

Reference - Preservation Guidelines

2.7 Guidelines for Secondary Structures.

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.*

.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.*

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):

.11 New Primary and Secondary Accessory Structures. *Windows in new construction are to be compatible with adjacent historic structures in terms of size, profile, design, proportions, and material. Wood and aluminum clad windows are acceptable for use in new construction.*

3.14 Door Guidelines

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

.10 New Primary and Secondary Accessory Structures. *Doors in new construction shall be similar to those in adjacent historic structures in terms of size, profile, design, proportions, and material. Aluminum clad and fiberglass doors with limited or no visibility from the front façade can be considered on a case-by-case basis.*

Garages

2.3 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 Garage Door Replacement.

For non-historic garages that face the alleyway or that are not visible from the right-of-way, the following is allowed:

- a. Wood, wood composite or a raised metal panel garage door.*
- b. The original size, height and width of doors must be maintained.*
- c. Designs must match the style of the original garage door and/or garage.*

.8 New Garage Materials. *The following may be considered on a case-by-case basis for new garages:*

- a. Acceptable materials include wood, brick and stone masonry, and stucco. Fiber cement products for new garage construction located off an alleyway or if setback behind the rear of the house will be considered on a case-by-case basis. It should be noted that wood siding does not have "wood grain." Only smooth cement board is permitted. The use of vinyl, Masonite, aluminum or other metal sidings is prohibited.*
- b. Aluminum clad doors and windows are allowed for garages located off an alleyway or behind the rear elevation of the house, with no or limited visibility from the front right-of-way.*
- c. Wood, wood composite or metal overhead garage doors with wood/wood composite trim are allowed.*
- d. Garage doors shall be a single width. Double width garage doors will be considered on a case-by-case basis.*

Staff Comments

Like the principal structure, the garage apartment is to be reviewed for compatibility with the surrounding Miller District using the elements listed below. While the proposed garage apartment is located off of the alleyway, it does have the north façade facing Ferrill Street. Corner lots are considered to have two front façades.

a. Size

The applicant is proposing a two-story garage apartment with a 575 square foot footprint. This meets the size requirement found in the *Preservation Guidelines for Secondary Structures*.

b. Scale

The Commission will need to visually review the submitted drawings to ascertain if the structure is in scale with the surrounding neighborhood. As with the proposed new house, the roof height, finished floor elevation, porch elements, window and door openings, of the garage apartment all play a role in ensuring compatible scale with the surrounding District. The Commission should look to the garage apartments in the Miller District to help determine if the proposed structure is in scale with the District.

c. Height

The applicant is proposing both the house and the garage apartment will be 22'4" at the ridge of the structure. The applicant has estimated that the house to the south has a ridge height of approximately 17'6". The garage will be taller than the house to the south, however, garage apartments are typically two-story structures. With its smaller footprint, its impact to the adjacent property is lessened. It should be noted that there are a number of two-story garage apartments in the Miller Historic District.

d. Form

The applicant will be using a similar form found in the new proposed house. The proposed garage will have a simple rectangular footprint and a gabled roof. This form is typical of two-story garage apartments seen in the Miller District.

e. Massing

Given the small footprint and that the roof height will be similar to the proposed house, it appears that the massing will not overwhelm the principal structure or the surrounding properties.

f. Proportions

The garage apartment has similar window-to-wall proportions on the north and west façades as seen in a typical two-story garage apartment in the Miller District. The east and south side elevations of the new garage apartment, do not have any window openings.

g. Finished floor elevation

The applicant is proposing an at-grade finished floor elevation since the first floor will be a garage.

h. Size of door and window openings

The applicant intends to use a typical size window and door opening found in the District on the north and west facing façades. The east and south side of the garage apartment will not have windows. Garage apartments in the Miller District have similar sized window and door openings.

The applicant plans to use a single overhead metal garage door with composite trim for the two-car garage, which is allowed for new construction facing an alleyway. The *Preservation Guidelines* for Garages states a preference for a single width garage door but does allow for double width garage doors on a case-by-case basis. Given that this is facing the alleyway, it may be appropriate.

i. Roof shape

The applicant is proposing a gable roof with a 4:12 pitch. This roof pitch is a little steeper than the roof pitch of the adjacent property, but this is a typical roof pitch found in the District.

j. Setbacks

Currently there is not accessory structure on this parcel for comparison. The applicant proposes a setback of 20' from the rear alleyway, 5' from the south property line and 17' from the north property line. This places the structure behind the house, thereby limiting its visibility from Miller Avenue.

k. Windows and Doors

The applicant is proposing aluminum-clad wood windows with simulated-divided lites. The windows will be four-over-one windows, which is a configuration found in the Miller District.

The applicant wishes to use wood doors in the style illustrated on the elevation drawings. The doors will be solid without window lites for reasons of security and privacy reasons.

The *Historic Preservation Guidelines* allow for the use of aluminum-clad wood windows and wood doors in new construction.

l. Exterior wall material

For durability reasons, the applicant wishes to use cement lap siding along with cement fiber for the trim.

The *Preservation Guidelines* preference is for wood siding but allows for the use of cement fiber products in new construction.

The Commission would need to determine if the proposed new structure is compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportions, finished floor elevation, size of door and window openings, roof shape, and setbacks. Additionally the Commission would need to determine if the use of alternative materials is compatible in the new construction.

Commission Action

Approve, deny, amend or postpone the Certificate of Appropriateness (HD 23-08) Consideration of the Certificate of Appropriateness request at 904 Miller Avenue for the following proposed work:

- c. Construction of a garage apartment.

Request – d. Installation of new driveway and parking area;

Project Description

Applicant is proposing a new concrete 10' wide driveway off of Ferrill Street which will access a parking area between the rear of the house and the garage apartment.

Reference - Preservation Guidelines

Sidewalks, Driveways, and Off-Street Parking

2.9 Guidelines

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

.1 Front Driveway Location. *Preserve and retain historic front driveway 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.*

.4 Ribbon Driveways. *Ribbon driveways are permitted to remain or may be newly installed in historic districts. The minimum width of ribbon paving is 18 inches.*

.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.*

.6 Circular Drives. *Drives connecting to the street by two or more curb cut openings are not permitted in front yards or corner side yards unless demonstrated as historically present on the specific property in question.*

.7 Shared Driveways. *Historic driveways shared by two adjacent properties may be retained and preserved.*

.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.*

.9 Sidewalks and Curbs. *Public sidewalks and curbs on the street shall be constructed of finished concrete. Sidewalks and curbs on private property may be constructed of finished concrete, brick, or stone.*

.10 New Paved Areas. *New paved areas should not directly abut the principal site structure, significantly alter the site topography, or overwhelm in area the residential, landscaped character of a rear or side yard. Care must be taken that paved areas do not injure nearby trees by intruding onto their root areas. They shall be designed to be compatible in location, patterns, spacing, configurations, dimensions, and materials with existing walkways and driveways. Paved areas shall not overwhelm the principal structure.*

.11 Rear Yard Area. *New parking areas are permitted off alleyway with no visibility or limited visibility from the front right-of-way(s). Corner lots are considered to have two front elevations. Rear yard parking must meet Norman City Codes.*

.12 Side Yard Parking Area. *The establishment of parking areas adjacent to the side of historic structures is not allowed.*

.13 Front Yard Parking Area. *Parking areas in the front yard of the property are prohibited except within an existing driveway.*

Staff Comments

The applicant is proposing 10' wide driveway which meets the *Preservation Guidelines*.

The parking area at the end of the driveway between the house and garage apartment meets the *Preservation Guidelines* for location since it is not located in the front yard or side yard. Currently, the parking area is proposed to extend to the south property line. Staff suggests a 5' setback from the south property line for the parking area in order to not impact the property to the south.

There will not be any trees removed in order to install the drive or parking area.

The Commission would need to assess whether the parking area overwhelms the parcel or principal structure.

The Commission would need to determine if the driveway and the parking area meets the *Preservation Guidelines* and if this is compatible with the surrounding Miller Historic District.

Commission Action

Approve, deny, amend or postpone the Certificate of Appropriateness (HD 23-08) request at 904 Miller Avenue for the following proposed work:

- d. Installation of new driveway and parking area;

Request – e. Installation of parking pad off the alleyway;

Project Description

The applicant is proposing a concrete parking pad slightly larger than 400 square feet off the alleyway between the proposed new garage and alleyway.

Reference - Preservation Guidelines

Sidewalks, Driveways, and Off-Street Parking

2.8 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 Driveways. *Widening of an existing driveway or the installation of a new driveway to a maximum width of 10 feet. Driveways are to be constructed from materials allowed by city codes. Approaches can be widen to a maximum of 16 feet.*

.2 Concrete Areas. *Concrete patios/areas 300 square feet or less and not visible from the front right-of-way (s). Corner lots are considered to have two front elevations.*

.3 Parking pads. *Parking pads 400 square feet or less are allowed if located off alley and vehicles parked on the parking pad not visible from the front right-of-way (s). Corner lots are considered to have two front elevations.*

Staff Comments

Since this parking pad is slightly larger than 400 square feet and does have visibility from Ferrill Street, it requires the review of the Commission. However, the parking pad is proposed in the rear yard off the alleyway which has the least visibility possible.

The Commission would need to determine if parking pad off the alleyway meets the *Preservation Guidelines* and if this is compatible with the surrounding Miller Historic District.

Commission Action

Approve, deny, amend or postpone the Certificate of Appropriateness (HD 23-08) request at 904 Miller Avenue for the following proposed work:

- e. Installation of parking pad off the alleyway.

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

Staff Only Use

HD Case #:

Date:

Received by:

Note: Any relevant building permits must be applied for and paid for separately in the Planning and Community Development Office. 405-366-5311

Address of Proposed Work:

Applicant's Contact Information:

Applicant's Name: Harrison Kennedy Homes LLC

Applicant's Phone Number(s): 405-657-8987

Applicant's E-mail address: nathan@myhkhomes.com

Applicant's Address: 4801 Gaillardia Parkway Suite 200, Oklahoma City, OK 73142

Applicant's relationship to owner: ☒ Contractor ☐ Engineer ☐ Architect

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

Owner's Name: Nathan Vaughn

Owner's Phone Number(s): 405-657-8987

Owner's E-mail: nathan@myhkhomes.com

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

- 1) Demo existing structure and flatwork
- 2) Erect new single family home with garage apartment
- 3) Installation of a new driveway off Ferrill St with additional parking behind rear of house
- 4) Installation of new parking pad off rear alleyway.

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: 2/8/2023

☒ (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: NATHAN VAUGHN

Authorized Representative's Signature:

Date: 2/8/2023

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

Application Submittal Steps:

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

COA Application Review Process:

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

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

Supporting Documents

The purpose of supporting documentation is to illustrate existing conditions and proposed work as installed. Photos, site plan, elevation drawings, and specification sheets all need to clearly illustrate both the existing status as well as the proposed changes. It is recommended that you meet with the Historic Preservation Officer prior to submitting your COA application request to ensure you have a complete application by deadline. Incomplete applications will not be forwarded for review by the Historic District Commission. Please contact staff to discuss project before submitting application (405)366-5392.

☒ **A. Documentation of Existing Conditions** – Pictures of the appearance, condition and dimensions of any existing materials to be replaced or altered must be submitted.

☒ **B. Site Plan** – Show existing structures and site elements as well as proposed structures and site elements. The following elements should be included on a site plan drawn to scale:

- ☒ Buildings, garages, sheds
- ☒ Fences, walls
- ☒ Sidewalks, driveways, parking pads
- ☒ Patios, decks, Swimming pools, etc.
- ☒ Trees (see F Tree Preservation Plan)

Note: Additions and New Structures need to show adjacent property structures and site elements on the site plan.

☒ **C. Illustration of the proposed materials and design** - Photos, drawings and/or samples must be provided to illustrate the design, materials, and finishes of the proposed work.

☒ **D. Elevation drawings and floor plans indicating existing and proposed features:**

- | | |
|--|--|
| <input checked="" type="checkbox"/> Exterior materials | <input checked="" type="checkbox"/> Architectural Elements |
| <input checked="" type="checkbox"/> Doors | <input checked="" type="checkbox"/> Windows |
| <input checked="" type="checkbox"/> Foundation materials, dimensions | <input checked="" type="checkbox"/> Porches, stoops, gutters |
| <input checked="" type="checkbox"/> Roof, ridgeline, chimneys | <input checked="" type="checkbox"/> Steps, ramps, railings |

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

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Streetscape elevation of existing structure and adjacent structures | <input checked="" type="checkbox"/> Floor height of proposed house addition, comparison to adjacent properties |
| <input checked="" type="checkbox"/> Color Photos of site - front, side and rear | <input checked="" type="checkbox"/> Total height of proposed house or addition, comparison to neighboring structures |
| <input checked="" type="checkbox"/> Site Plan to include structures, pavement, trees of subject property and adjacent properties | <input checked="" type="checkbox"/> Elevation drawings of each façade of proposed house or addition |
| <input checked="" type="checkbox"/> Topographical information if proposing to change grades of site | <input checked="" type="checkbox"/> Floor Plans |

NK

THE CLASSEN-MILLER HOUSE

904 MILLER AVENUE
NORMAN, OK



DESIGNED BY:



(405)820-9670

briantjaggers@gmail.com

www.jaggershomedesign.com

SHEET INDEX

- G.101 - COVER SHEET
- C.101 - SITE PLAN
- A.101 - FLOOR PLANS
- A.201 - EXTERIOR ELEVATIONS
- A.202 - GARAGE PLANS
- A.203 - ROOF PLANS

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COVER SHEET

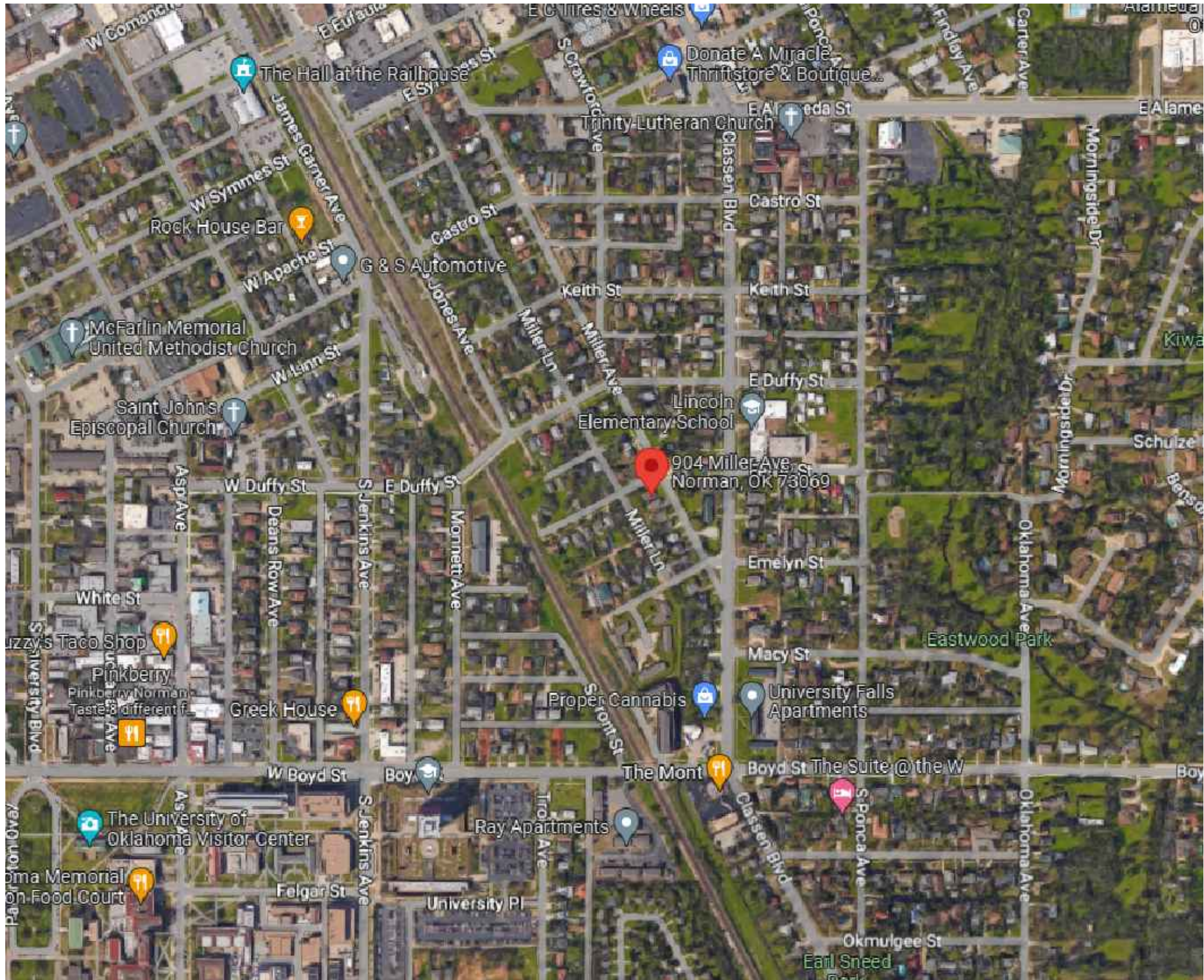
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PROJECT NUMBER
JHD-3122

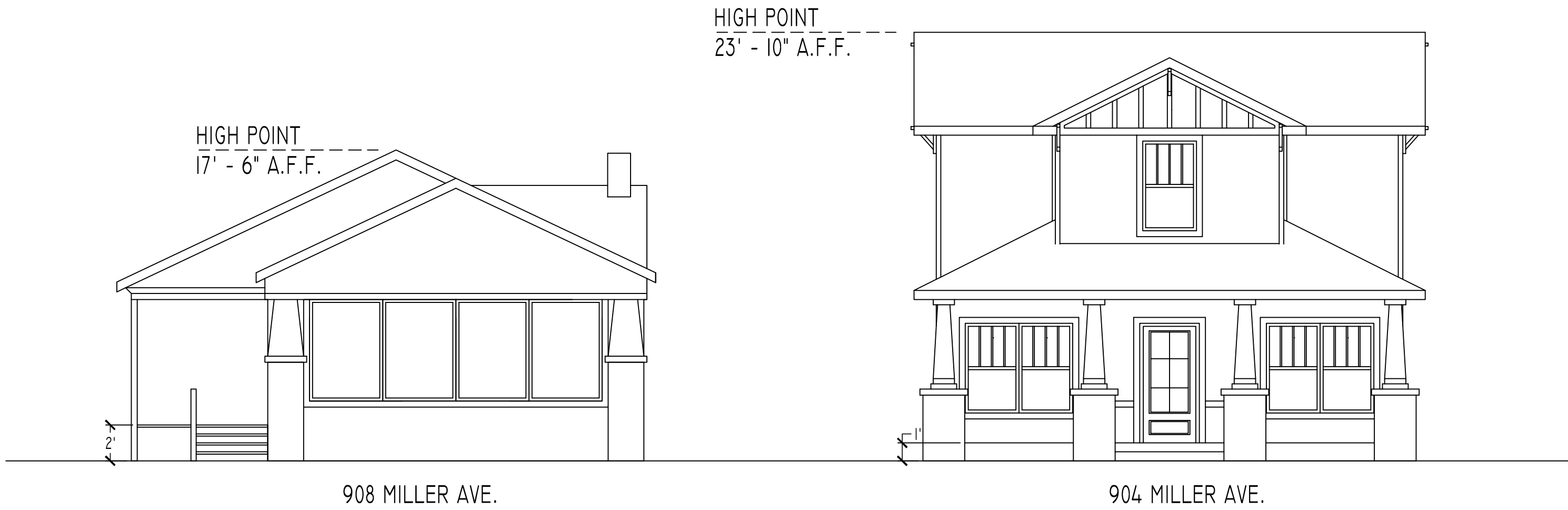
Sheet No.

G.101

1 of 6 Sheets
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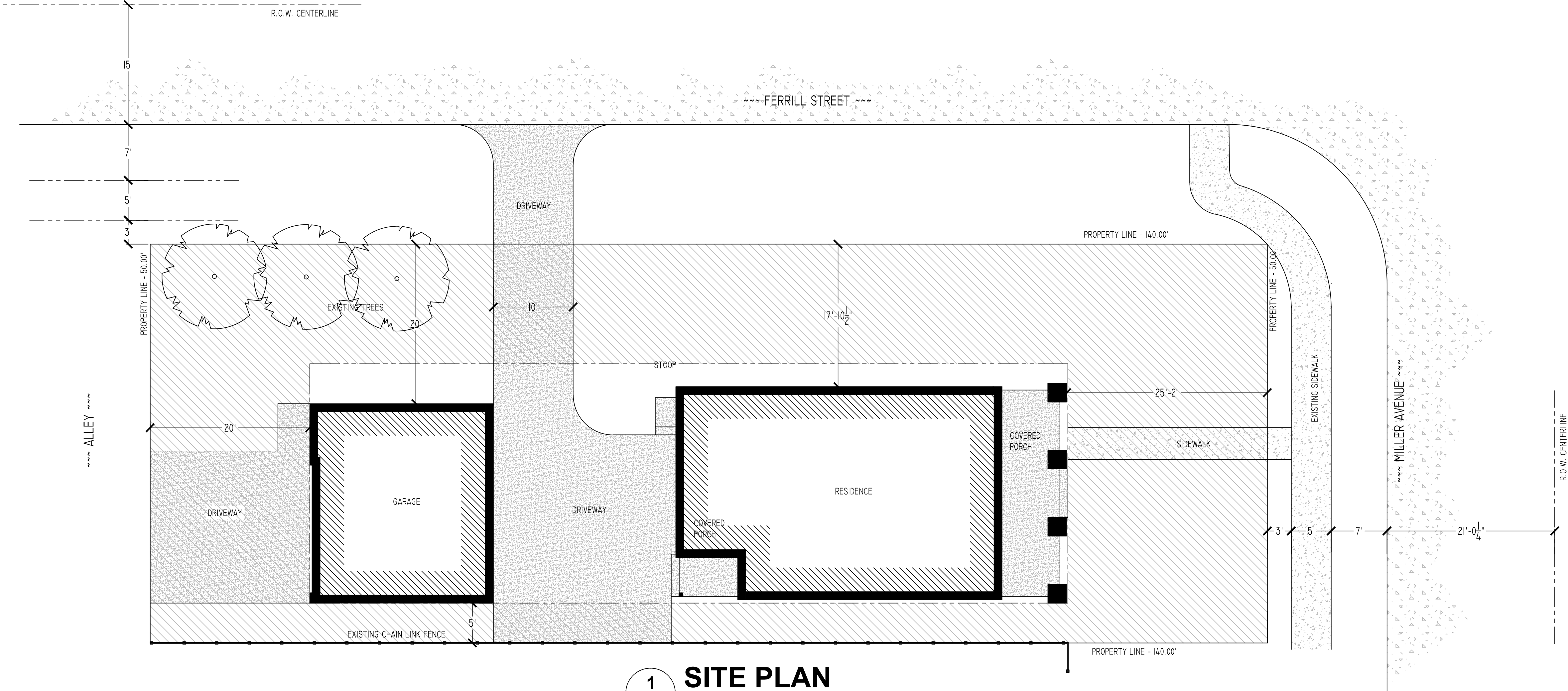
LOCATION MAP



GENERAL NOTES:

- DIMENSIONS GIVEN FOR REFERENCE ONLY. FOR FOOTING AND STEM WALL DIMENSIONS, REFER TO SHEET S.101.
- IT IS RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY LOCATION OF HOUSE PRIOR TO CONSTRUCTION.
- SITE PLAN IS DRAWN AS ACCURATE AS POSSIBLE. IT IS RECOMMENDED THAT A CIVIL ENGINEER VERIFY LOT DIMENSIONS AND HOUSE LOCATION.
- JAGGERS HOME DESIGN ASSUMES NO RESPONSIBILITY FOR ACCURACY OR VARIANCES IN SITE DIMENSIONS. GENERAL CONTRACTOR MUST REVIEW CERTIFIED PLAT PLAN TO VERIFY ACCURACY.
- BUILDER SHALL INSPECT LOT BEFORE CONSTRUCTION BEGINS FOR CONDITIONS WHICH MAY AFFECT POSITIONING OF STRUCTURE ON LOT. CONDITIONS MAY INCLUDE BUT NOT LIMITED TO CURB DRAINS, MAN HOLES, LIGHT POLE, ELECTRICAL BOXES, HYDRANTS, TREES, ETC.

LOT COVERAGE
STRUCTURES = 1882 sq. ft.
CONCRETE =1846 sq. ft.
TOTAL = 3728 sq. ft.



1 SITE PLAN
C.101 SCALE: 1/8" = 1' - 0"



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SITE
PLAN

Date: 2-23-2023
PROJECT NUMBER
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Sheet No.

C.101

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**FLOOR PLAN
1ST FLOOR**

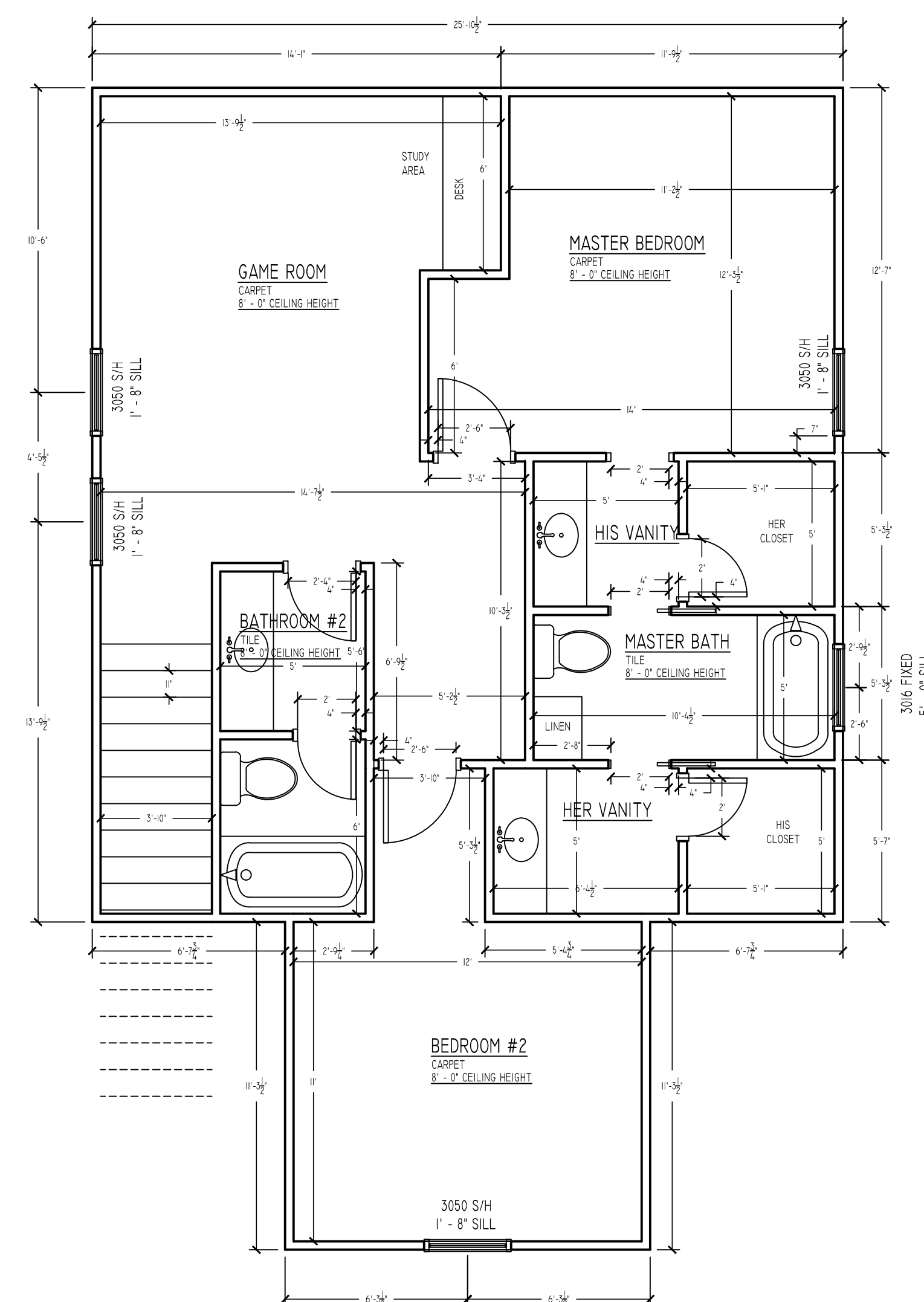
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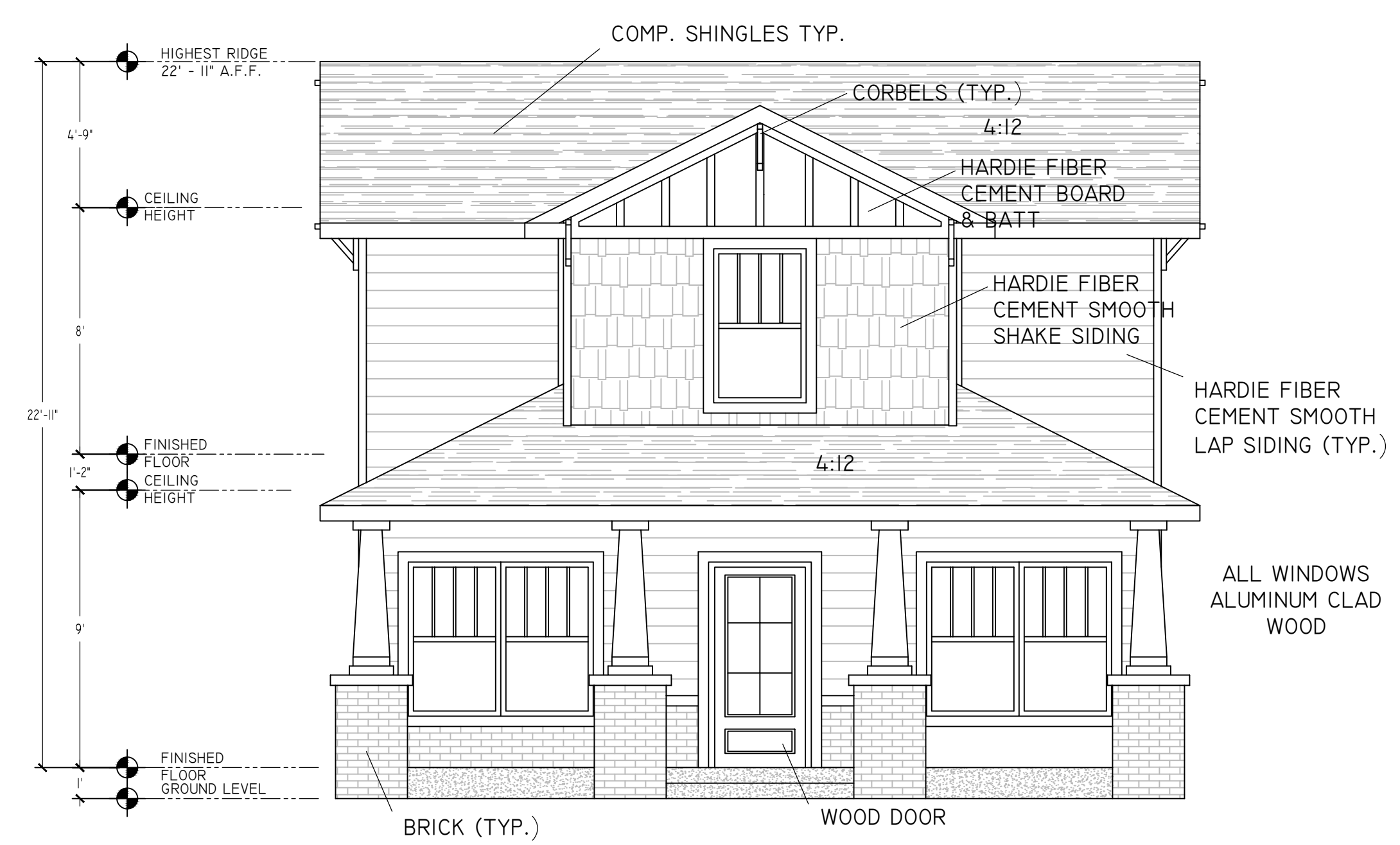
A.101

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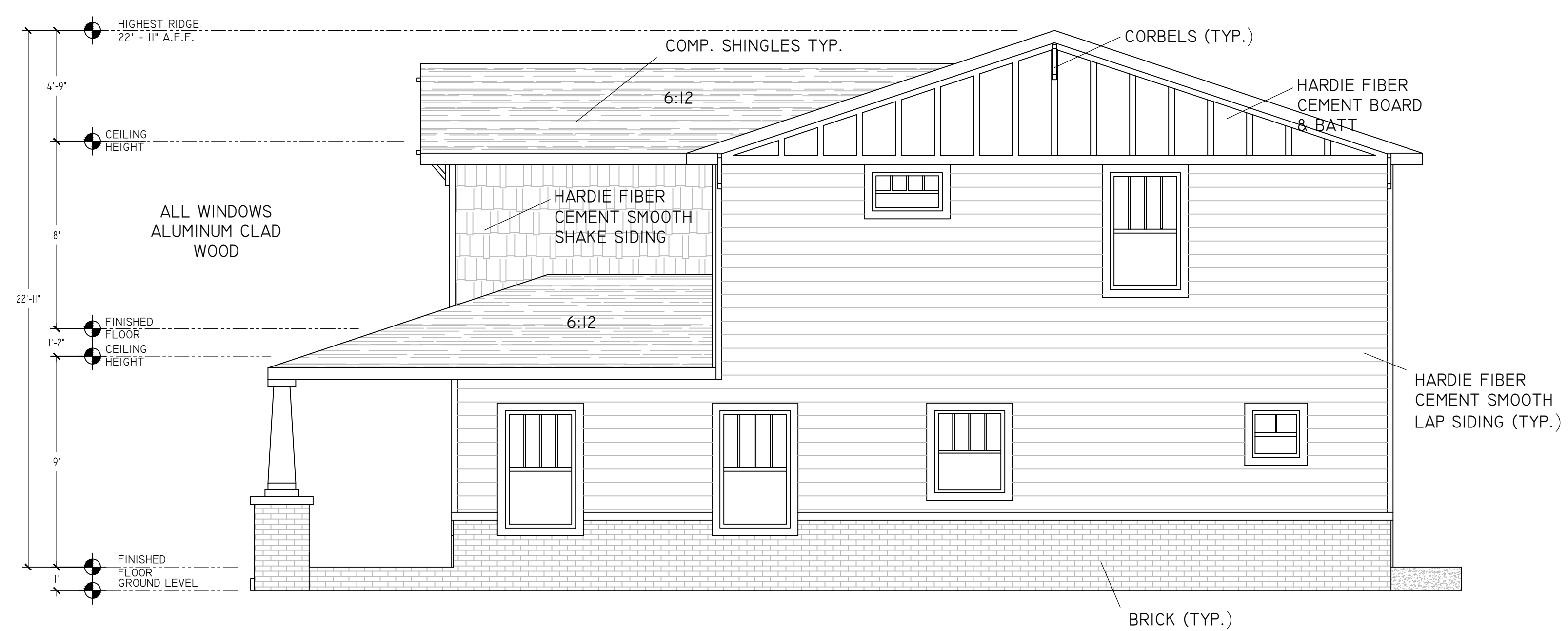


2ND FLOOR PLAN
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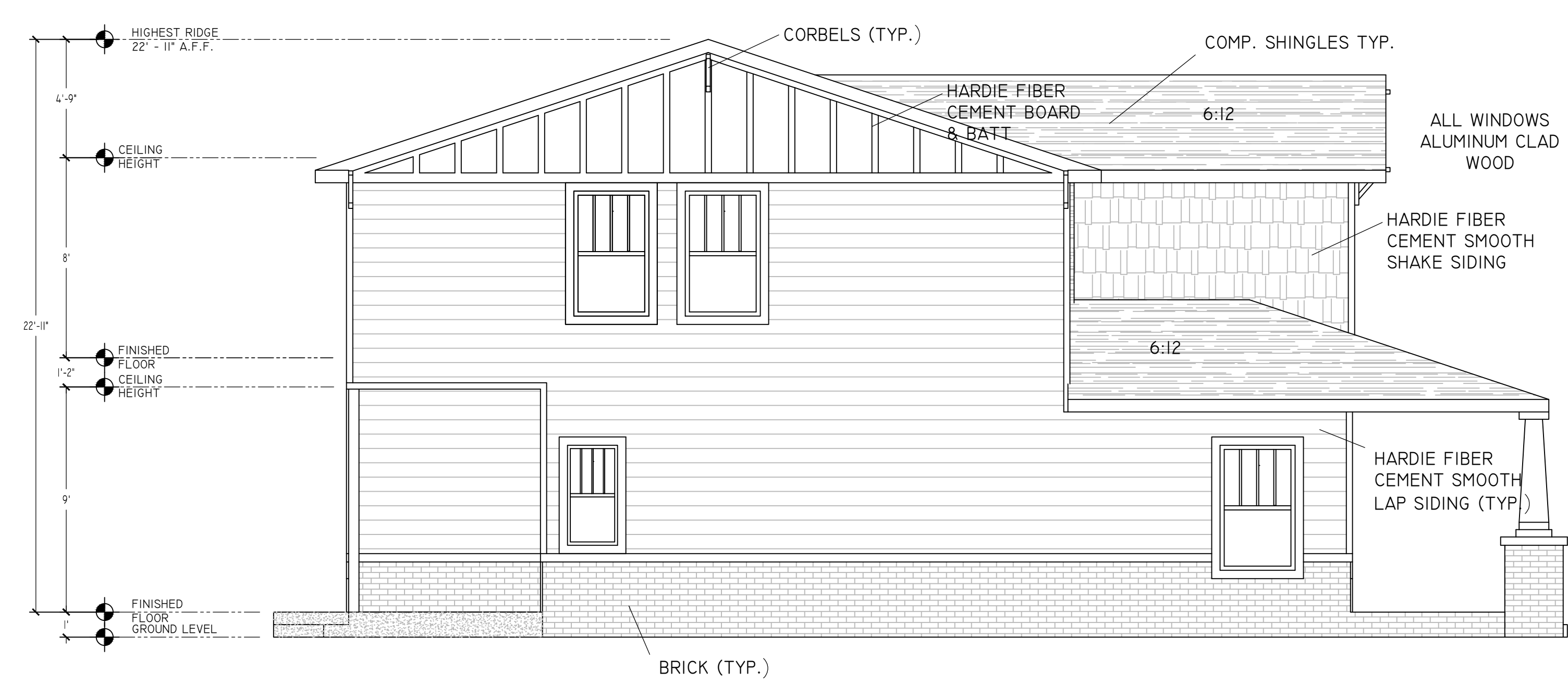




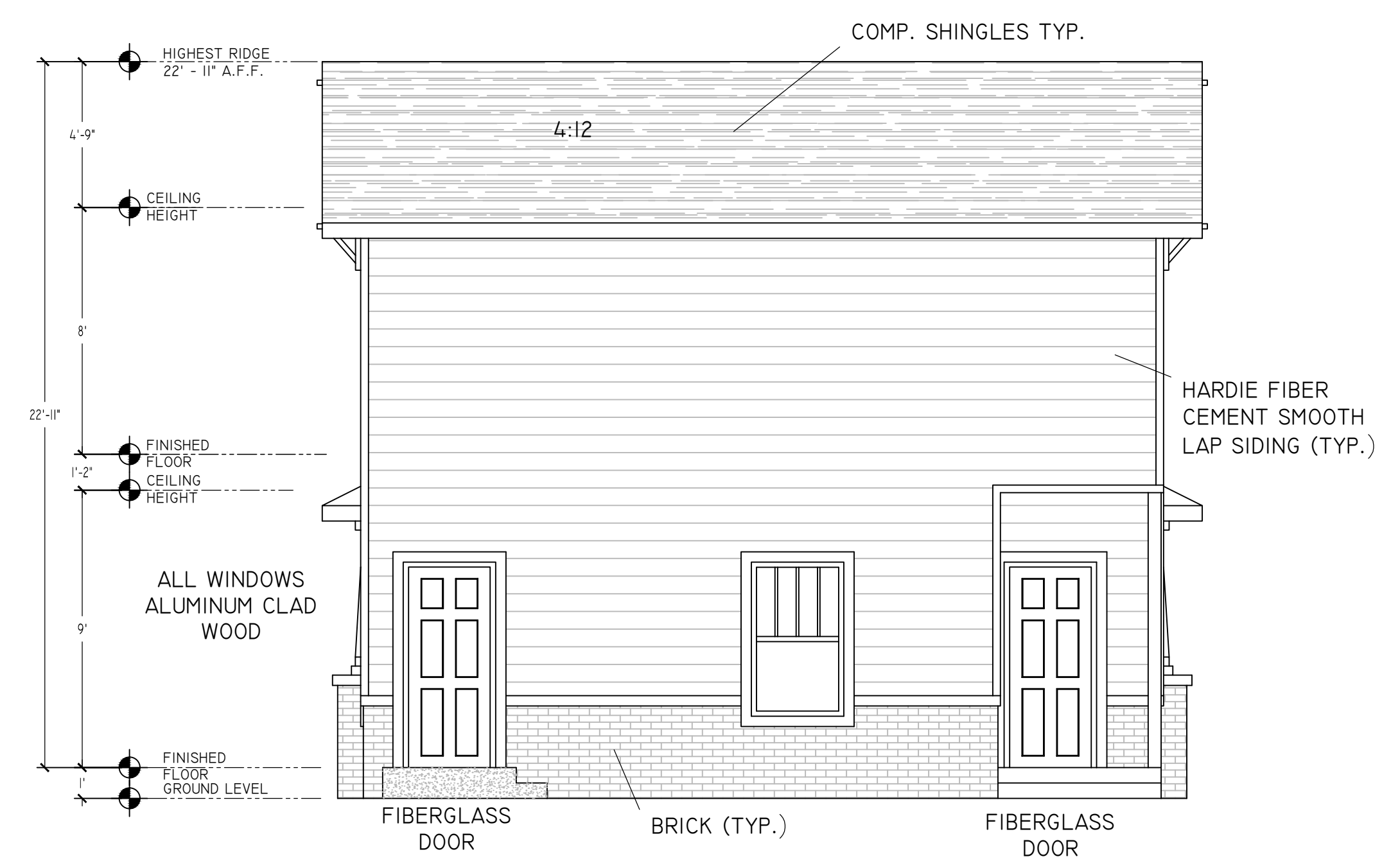
1 FRONT ELEVATION
A.201 **SCALE: 1/8" = 1' - 0"**



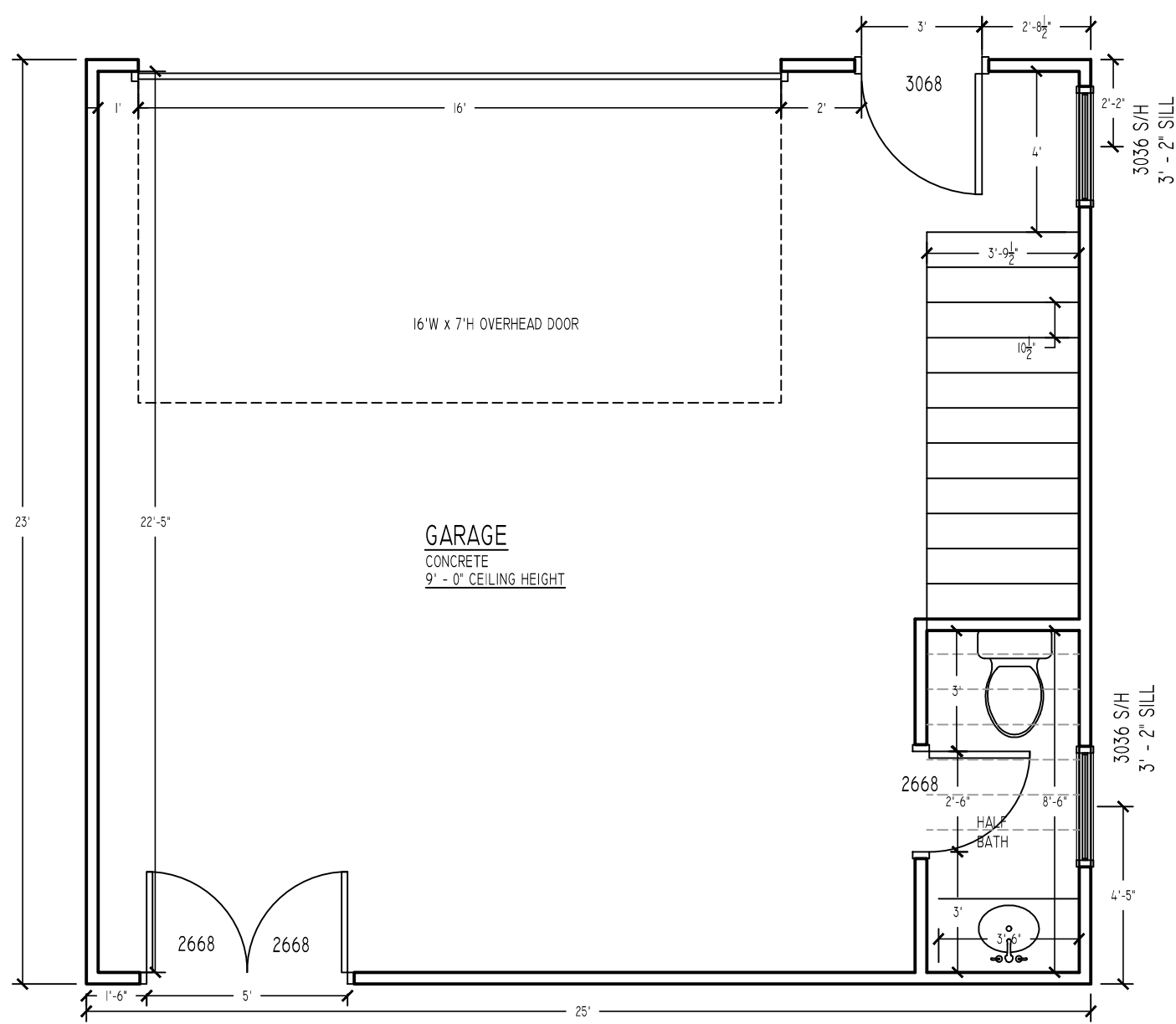
3 RIGHT ELEVATION
A.201 **SCALE: 1/8" = 1' - 0"**



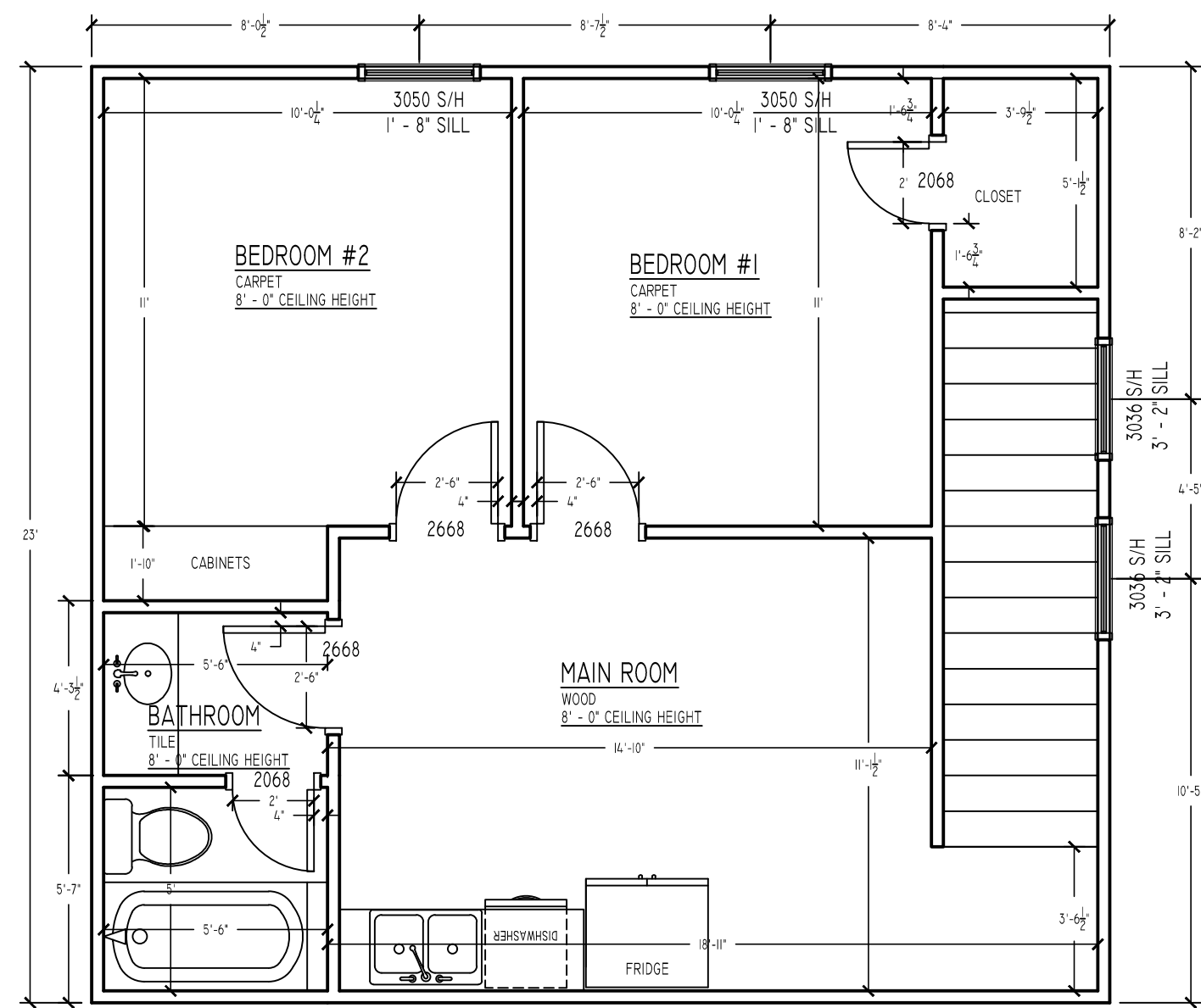
2 LEFT ELEVATION
A.201 **SCALE: 3/16" = 1' - 0"**



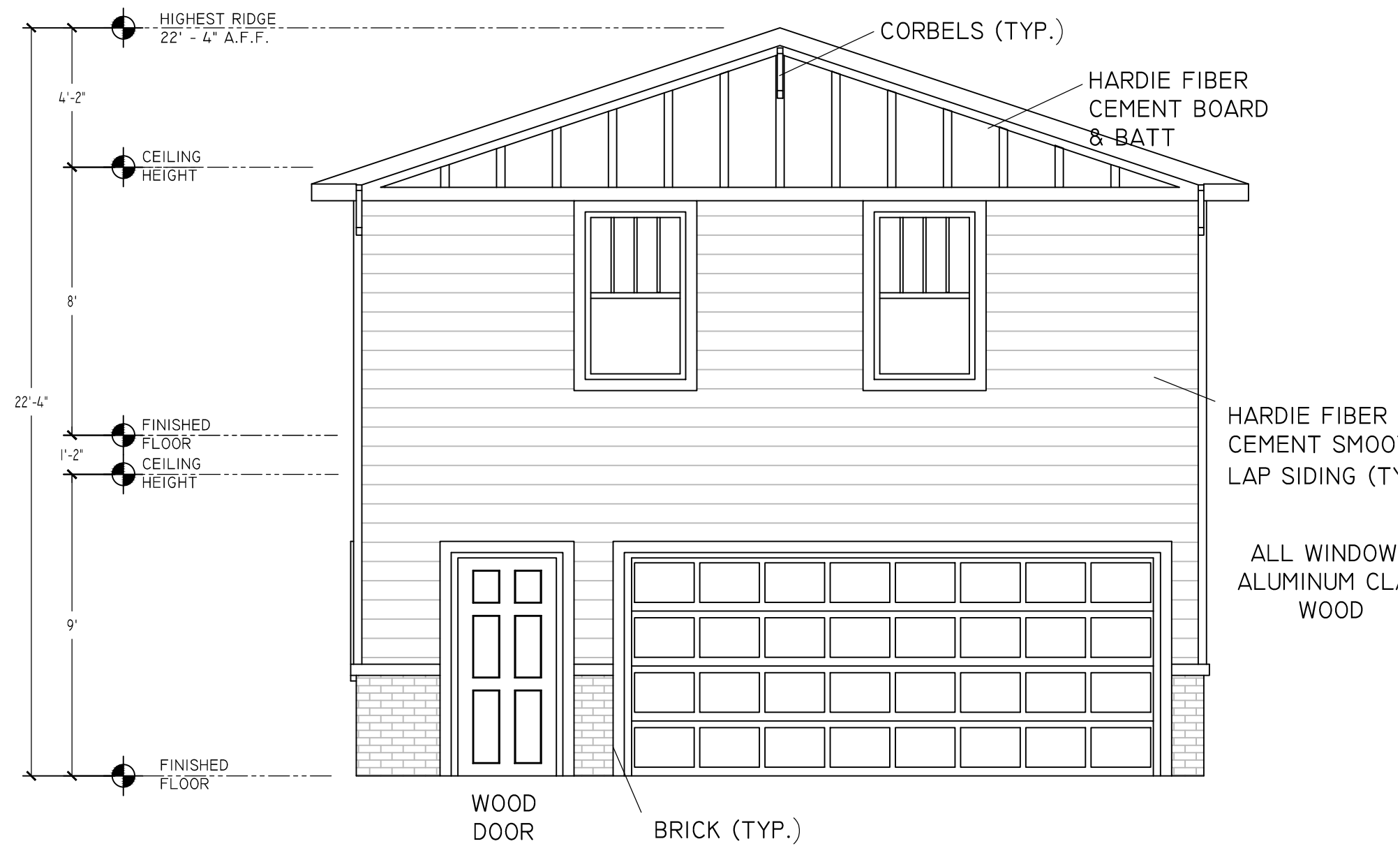
4 REAR ELEVATION
A.201 **SCALE: 3/16" = 1' - 0"**



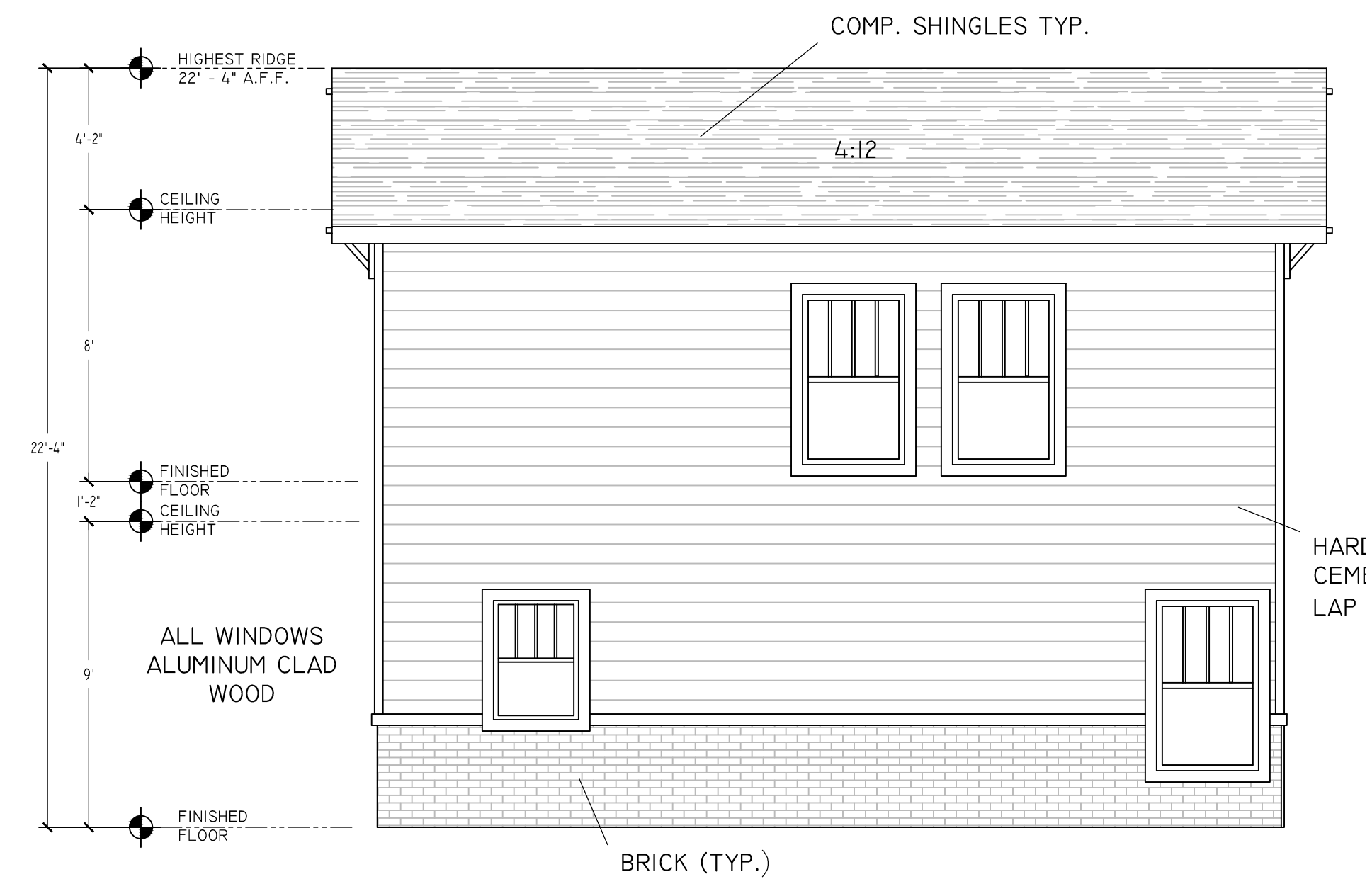
1 1ST FLOOR PLAN
A.101 SCALE: 1/4" = 1' - 0"



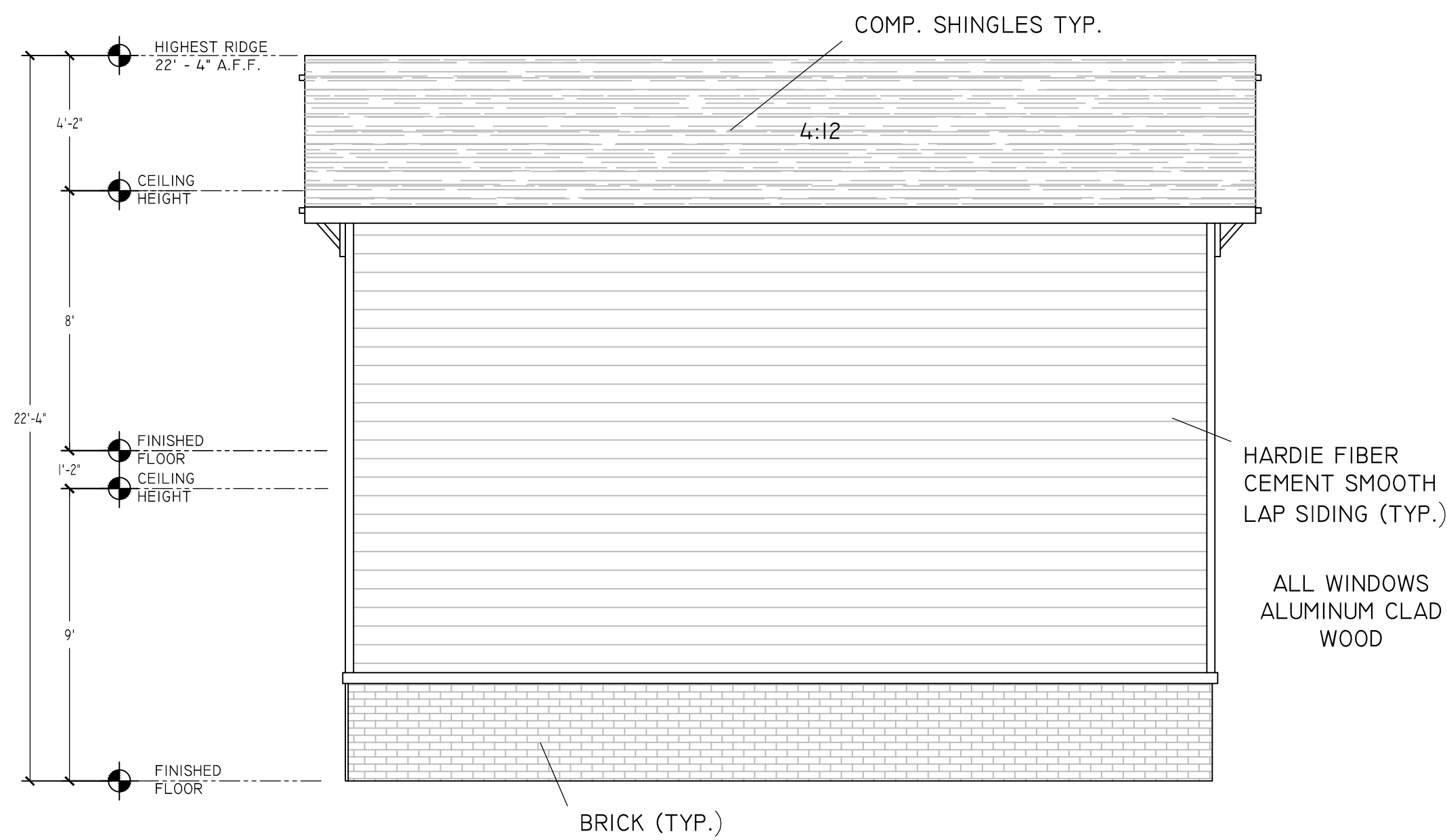
1 2ND FLOOR PLAN
A.102 SCALE: 1/4" = 1' - 0"



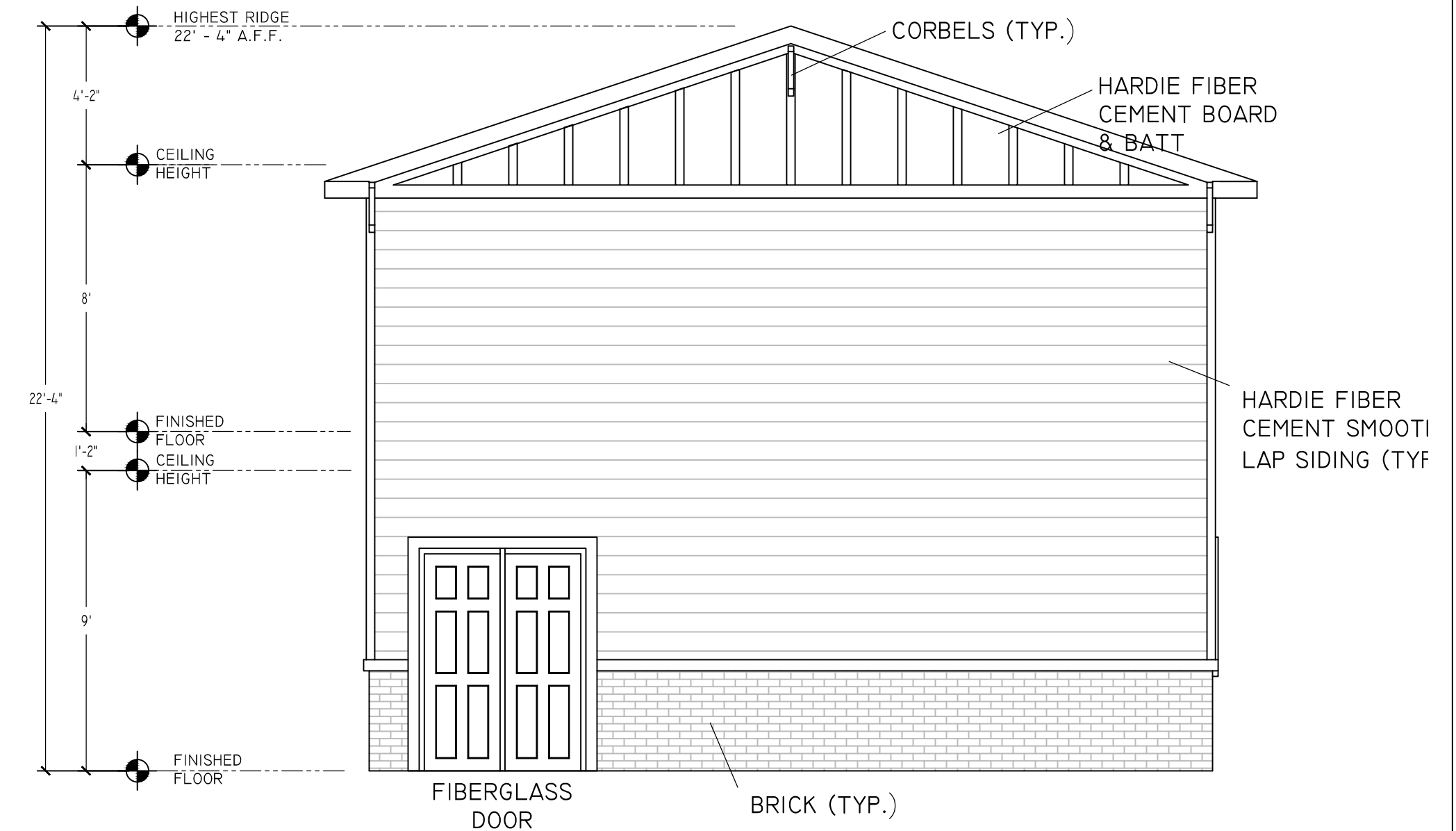
1 S.E. ELEVATION
A.102 SCALE: 1/4" = 1' - 0"



1 N.W. ELEVATION
A.102 SCALE: 1/4" = 1' - 0"



1 S.W. ELEVATION
A.102 SCALE: 1/4" = 1' - 0"



1 N.E. ELEVATION
A.102 SCALE: 1/4" = 1' - 0"

1ST FLOOR PLAN FRAME = 575
2ND FLOOR FRAME = 575
TOTAL = 1150



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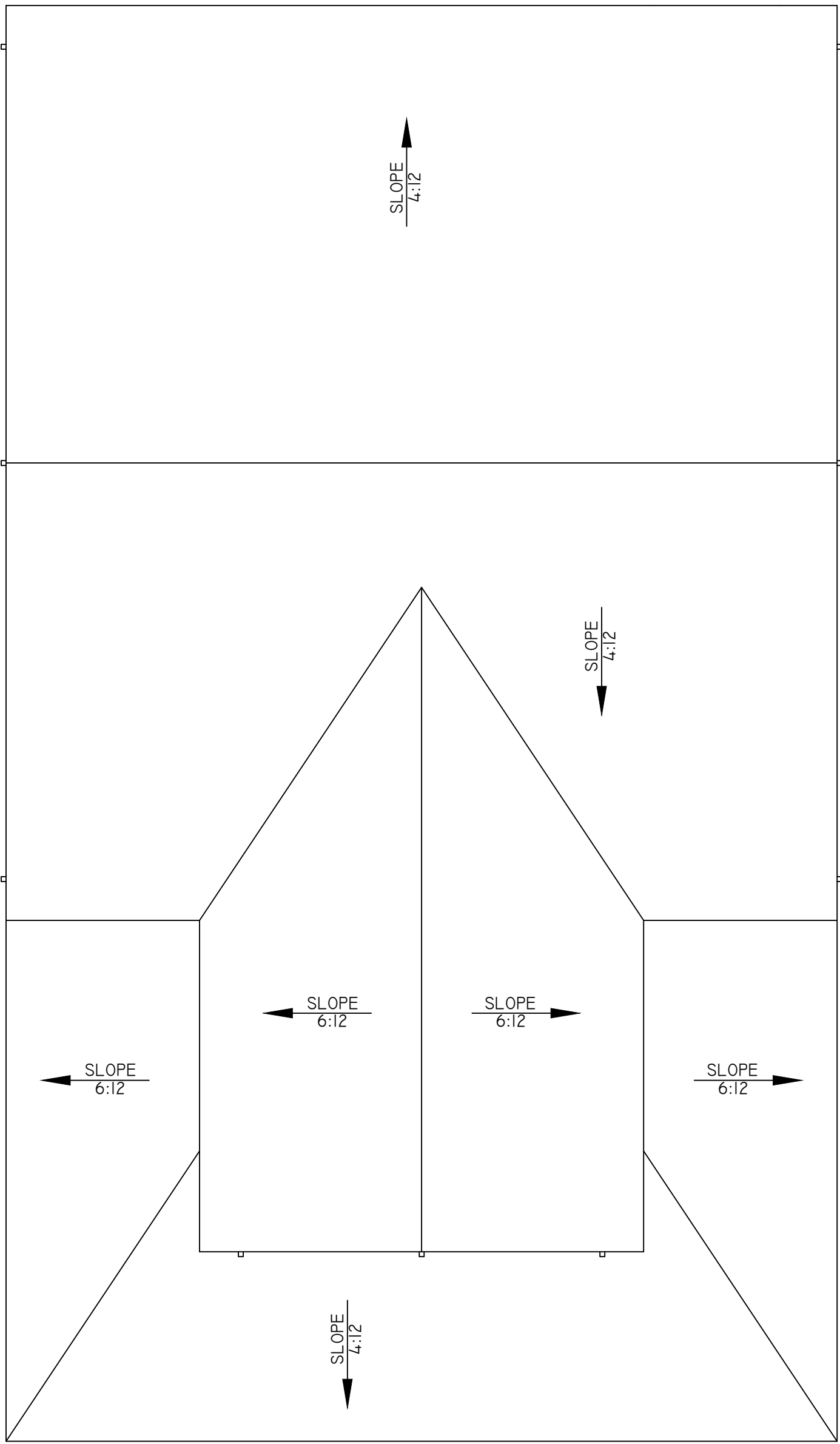
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GARAGE PLAN

Date: 2-23-2023
PROJECT NUMBER
JHD-3122
Sheet No.

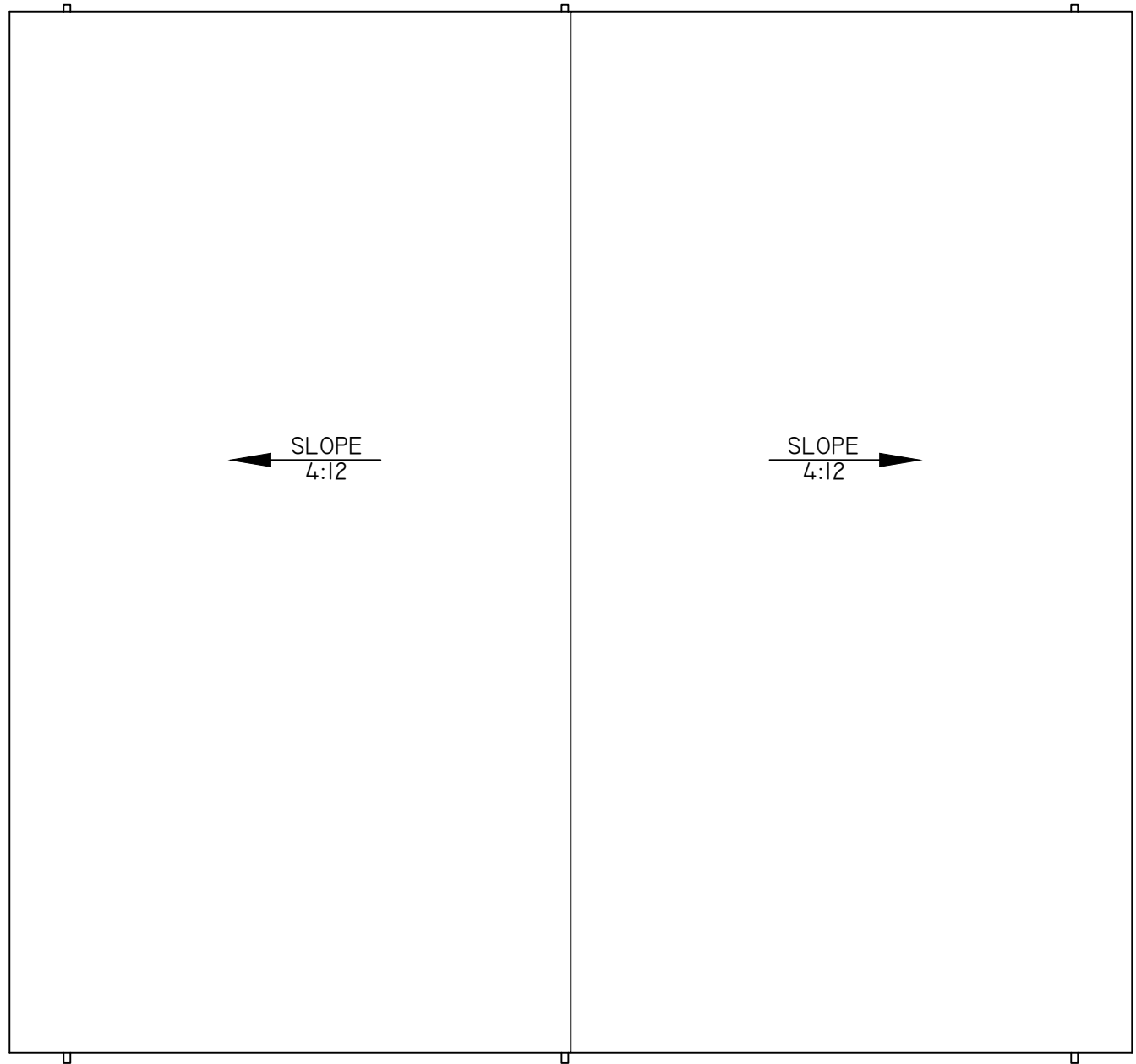
A.202

5 of 6 Sheets
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1
A.203

HOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"



1
A.203

GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF NOTES:

1. PROVIDE GUTTERS AND DOWNSPOUTS AS REQUIRED; COORDINATE LOCATIONS WITH HOMEOWNER PRIOR TO INSTALLATION.
2. PROVIDE SOFFIT VENTS AND ROOF VENTS AS REQUIRED BY CODE.
3. ATTIC VENT STYLE TO BE DETERMINED BY HOMEOWNER PRIOR TO CONSTRUCTION.



Designed By:
BRIAN JAGGERS
Contact: 405.820.9670
briantjaggers@gmail.com

THE
CLASSEN-MILLER HOUSE
904 MILLER AVE.

**PERMIT
SET**

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**ROOF
PLAN**

Date: 2-23-2023

PROJECT NUMBER
JHD-3122

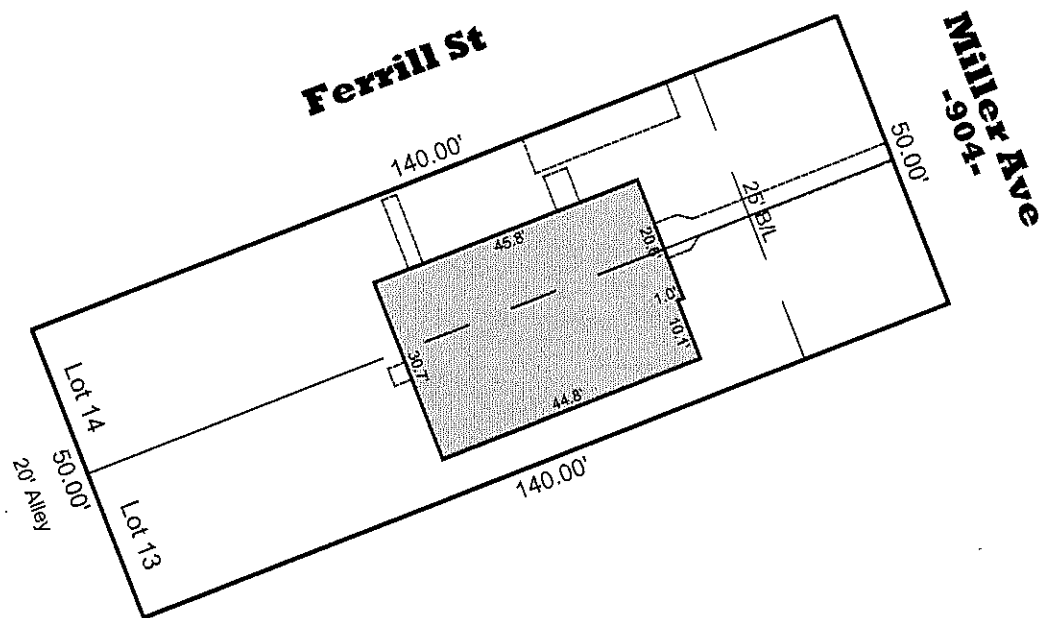
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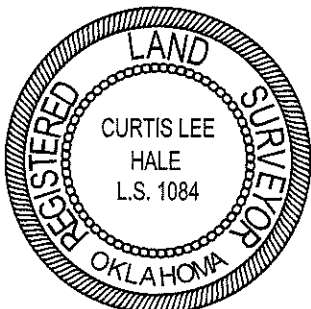
MORTGAGE INSPECTION REPORT

Not a Land or Boundary Survey



Sketch Legend

	SUBJECT PROPERTY
	LOT LINE
	BUILDING LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	BUILDING LINE
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	RIGHT-OF-WAY
	DECK
	CONCRETE



I, Curtis Lee Hale, a Registered Land Surveyor, do hereby state that a careful inspection has been made under my supervision on the following described property, to wit:

Lots Thirteen (13) and Fourteen (14), in Block Eighteen (18), of CLASSEN-MILLER ADDITION, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof. Known as 904 Miller Ave...

This Mortgage Inspection Report was prepared for Oklahoma City Abstract & Title Co. It is not a land or a boundary survey plat, and it is not to be relied upon for the establishment of fence, building or other future improvement lines. The accompanying sketch is a representation of the conditions that were found at the time of the inspection and the linear and angular values shown on the sketch, if any, are based on record or deed information and have not been verified unless noted.

Hale & Associates Survey Co., Inc. assumes no liability for any encroachments, encumbrance, violation, or adverse circumstance affecting the subject property that would be identified by a land or boundary survey.

Curtis Lee Hale Electronically Signed - 4/8/2022

FINALIZED: 8th of April, 2022

Inspection Number: 20222495
Buyer: Jurassic Holdings, LLC
File Number: 2202599

Hale & Associates Survey Company

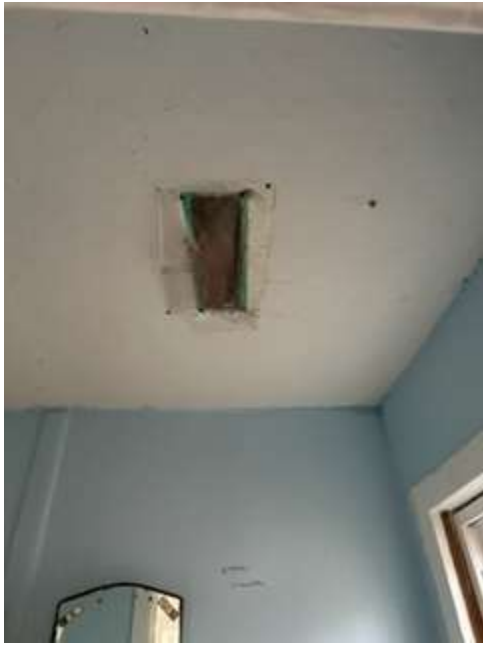
Land Surveying and Planning
1601 SW 89th Street, Building C, Suite 200
Oklahoma City, Oklahoma 73159
Tel.: (405) 686-0174 - Fax: (405) 681-4881
C. A.: 619 - Exp.: June 30, 2023
www.halesurvey.com



















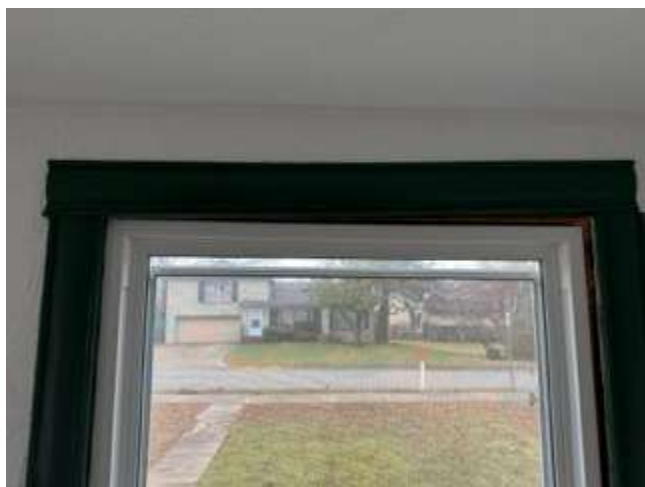






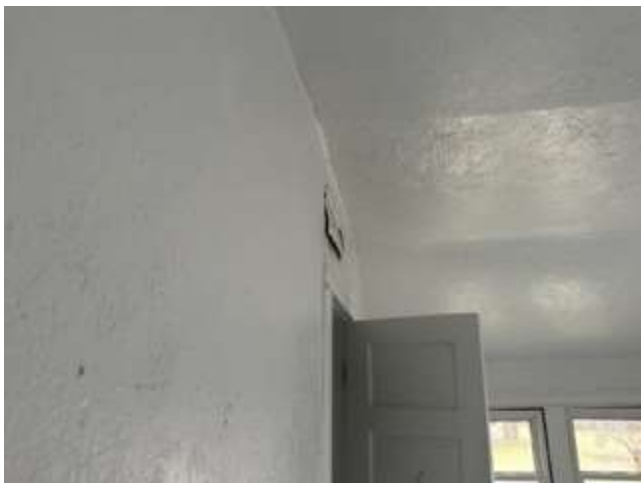














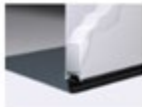




904 Miller Ave _ alleyway_ utility pole location

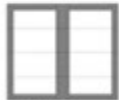


PERFORMANCE FEATURES

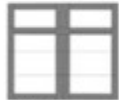


- 1-3/4" THICK DOOR WITH POLYSTYRENE INSULATION AND STEEL INTERIOR
- BUILT WITH 1-3/8" STEEL SECTION AND 3/8" LP SMARTSIDE SIDING®
- 3/8" THICK LP SMARTSIDE SIDING®
- MANUFACTURED TO WITHSTAND IMPACTS, FREEZE/THAW CYCLES, HIGH HUMIDITY, FUNGAL DECAY AND TERMITES
- LARGE RECTANGULAR OR ARCHED WINDOW DESIGNS IN 24" TOP SECTIONS
- DECORATIVE WINDOW GRILLES WITH COPED EDGES
- AVAILABLE IN CLEAR, OBSCURE OR INSULATED GLASS

CHOOSE YOUR STYLE



CCM 1



CCM 2



CCM 3



CCM 4



CCM 5



CCM 6



CCM 7



CCM 8



CCM 9



CCM 10



CCM 11



CCM 12



CCM 13



CCM 14



CCM 15

Luke Haak
121 E Hill St. OKC, OK, 73105

QUOTE BY : Luke Haak

SOLD TO :

PO# :

Ship Via : Ground

QUOTE # : JW230200AX3 - Version 0

SHIP TO :

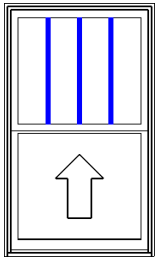
PROJECT NAME: MK HOMES HISTORICAL

REFERENCE : MK HOMES HISTORICAL

U-Factor Weighted Average: 0.3

SHGC Weighted Average: 0.18

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		SCD3560			
	Rough Opening : 36 1/8 X 60 3/4	Frame Size : 35 3/8 X 60 Siteline Clad Double Hung, Auralast Pine, Black Exterior, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Fixed Top Sash, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Black SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 4 Wide 1 High Top, BetterVue Mesh Black Screen, Half Screen, IGThick=0.698(3/32 / 3/32),The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order.. Clear Opening:31.6w, 26.4h, 5.8 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, Energy Rating: 12.00, CR: 60.00, CPD: JEL-N-880-03888-00001 PEV 2022.4.0.4074/PDV 6.824 (12/02/22)NW			
			\$911.25	1	\$911.25



Viewed from Exterior. Scale: 1/2" =1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2		SCD3560			
	Rough Opening : 36 1/8 X 60 3/4	Frame Size : 35 3/8 X 60 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Fixed Top Sash, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 4 Wide 1 High Top, BetterVue Mesh Brilliant White Screen, Half Screen, IGThick=0.698(3/32 / 3/32), Clear Opening:31.6w, 26.4h, 5.8 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, Energy Rating: 12.00, CR: 60.00, CPD: JEL-N-880-03888-00001 PEV 2022.4.0.4074/PDV 6.824 (12/02/22)NW			
			\$911.25	1	\$911.25
		Total:			\$1,822.50
		OKC (8.6250%):			\$157.19
		Net Total:			\$1,979.69
		Total Units:			2



Protect yourself when you choose JELD-WEN Auralast pine products backed by a limited lifetime warranty against wood rot and termite damage.

JELD-WEN®

SITELINE®
WOOD AND CLAD-WOOD
WINDOWS AND PATIO DOORS



ABOUT JELD-WEN

DEDICATION FROM DAY ONE

Since 1960, when JELD-WEN began with one millwork plant, we've been dedicated to crafting windows and patio doors that enhance the beauty and functionality of your home. Today we continue that tradition with products that are durable and worry-free. It's the result of innovation as a driving force in all that we do.

It begins in the forests where we harvest our premium lumber. In addition to responsible reforestation practices, we reuse and recycle as much of our raw resources as possible. Innovation is also at the heart of our design and manufacturing process. With JELD-WEN, you can expect products that are more than just beautiful on the outside. The inner workings of our windows and doors are engineered to function for years to come.





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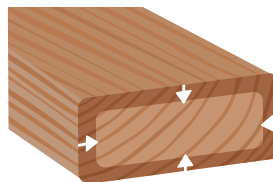
AuraLast™

AuraLast® pine is a patented wood product that provides protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN.

LIMITED
LIFETIME
WARRANTY

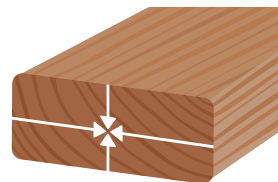
See page 45 for warranty information.

TRADITIONAL TREATMENT



SURFACE ONLY

 AuraLast™



SURFACE TO CORE

Traditional treatments cover just the surface. AuraLast penetrates to the core using a proprietary vacuum-pressure process.



EASY ON THE ENVIRONMENT

Water-based process releases up to 96 percent fewer volatile organic compounds (VOCs) during the manufacturing process than traditional solvent-based methods.



WET WEATHER PROTECTION

Whatever the climate, AuraLast® pine protects against water damage and rot like no other. Whether it's humidity, storms or dampness, AuraLast® pine stands up to the rigors of wet weather.



TERMITE PROTECTION

Termites can be devastating to windows and doors, but not to those built with AuraLast® pine. It safely and effectively repels termites, preserving the beauty of your investment.

DETAILS THAT MAKE ALL THE DIFFERENCE

The result of more than a decade of research and development, JELD-WEN® Sitaline® windows and patio doors are designed to be more than beautiful. They are made to be reliable and efficient and are backed by a warranty that gives you peace of mind.

INNOVATION

Double-hung styles are designed with concealed jamb liners for a unique and uniform appearance. Casements feature recessed sash for heightened detail and energy efficiency.

PROTECTION

Built with superior AuraLast® pine protection against wood rot, water damage, and termites. See page 4 for more information.

VERSATILITY

Available with a wood or aluminum clad exterior, with extensive finish and hardware choices. Impact options available for most styles.

AUTHENTICITY

Able to meet most historical building requirements (please check your local regulations).

CONFIDENCE

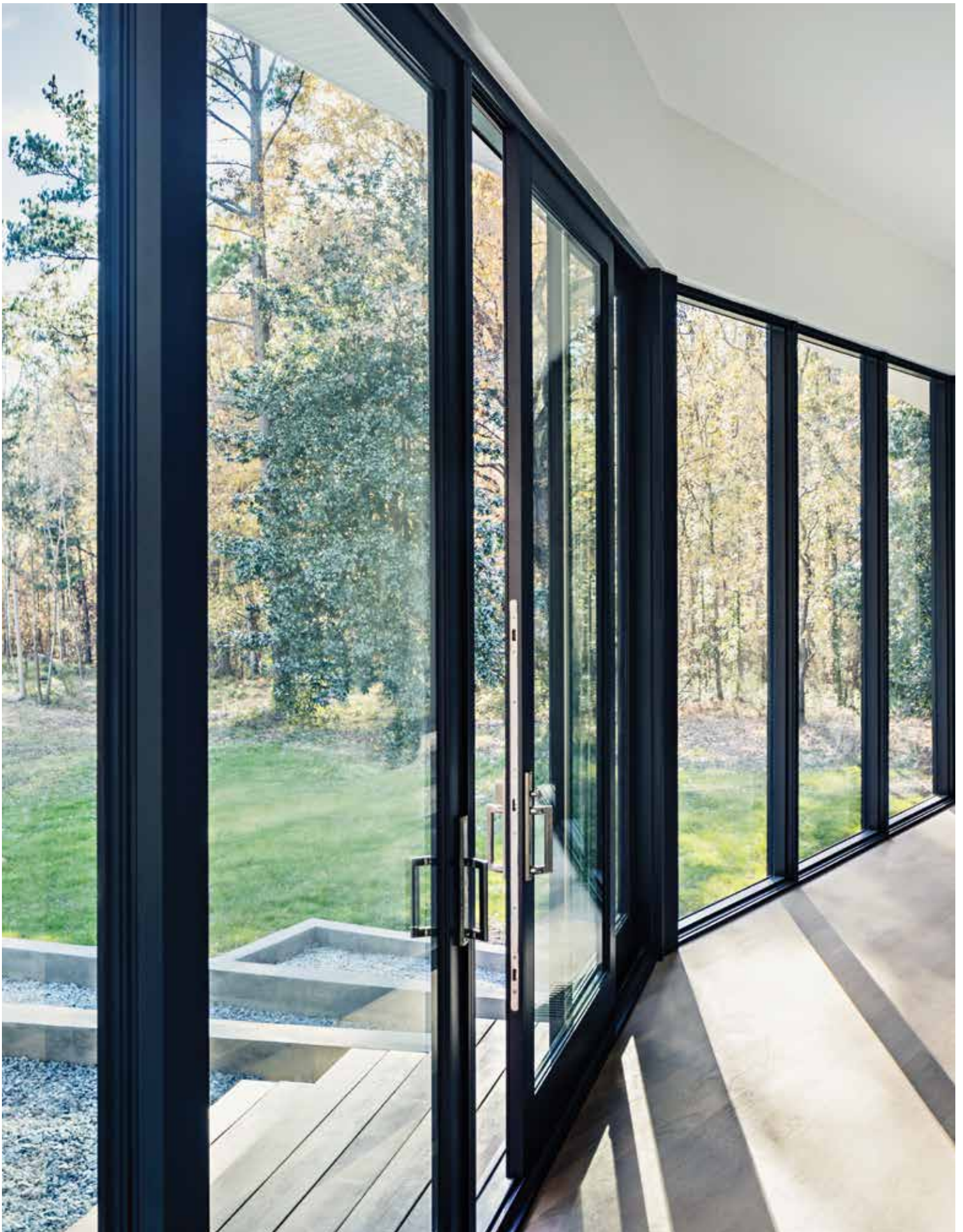
Backed by a 20-Year Limited Warranty on each window or patio door, plus a Limited Lifetime Warranty on AuraLast® pine. See page 45 for more information.





VERSATILE DESIGN POSSIBILITIES

Siteline® windows and patio doors are designed and crafted to feel at home in any residential architectural style. See for yourself over the next few pages. Which style is closest to your vision for your home?





CONTEMPORARY

The simplicity, minimalism, and natural elements of contemporary architecture are elegantly embodied in Siteline's clean, uniform look and feel.





TRANSITIONAL

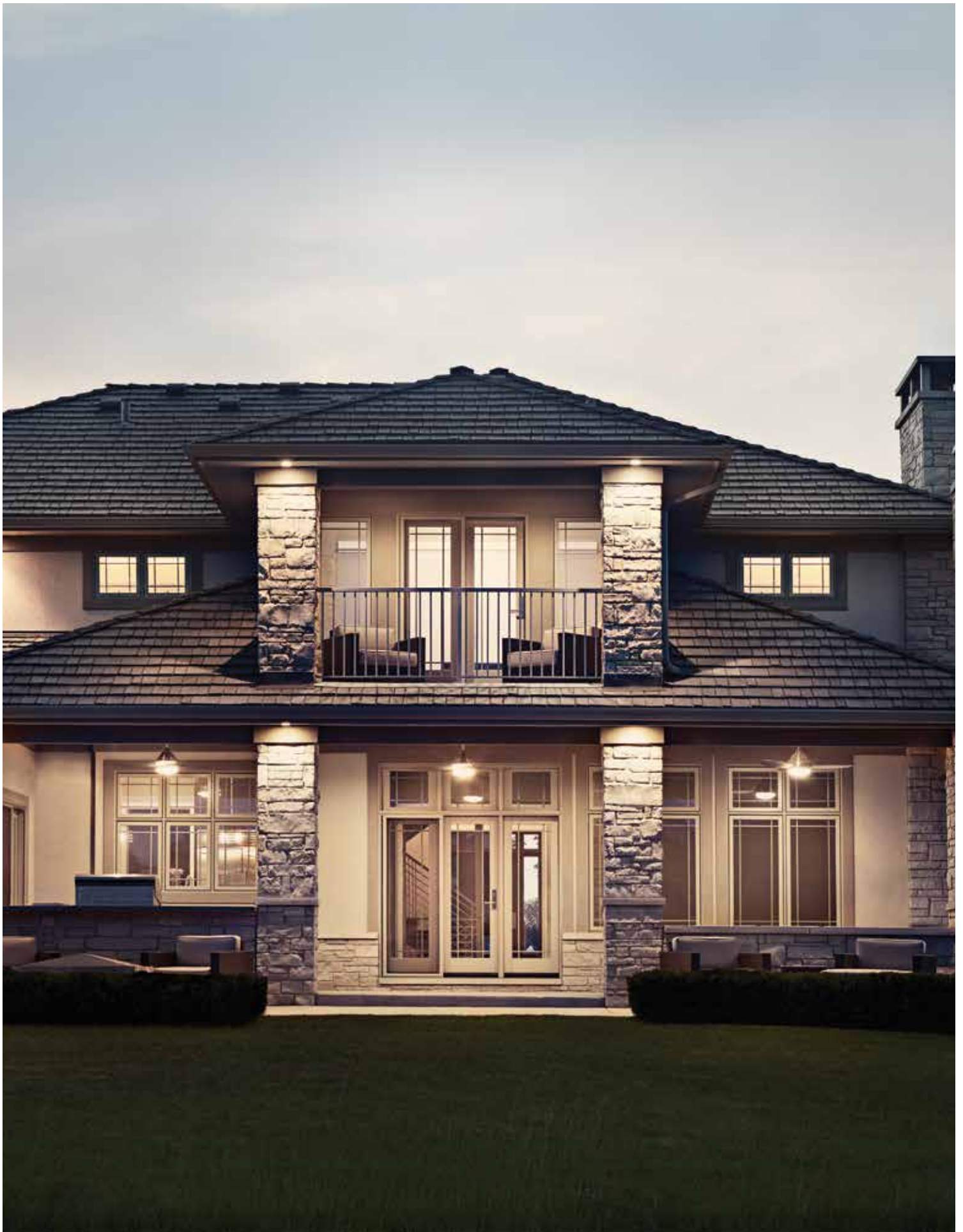
Confidently blend and celebrate the best of traditional and modern elements with Sitaline's beautifully adaptable designs.





FARMHOUSE

Siteline's warm, natural beauty complements the comfort, ruggedness, and soul of timeless farmhouse design.





MODERN CRAFTSMAN

Experience the classic charm and fresh vitality of Modern Craftsman design with Sitaline's graceful authenticity.

CHOOSING YOUR WINDOWS

Consider placement and appearance, available space, and your preferences for views and ventilation. Whatever you're looking for, Sitaline® has a solution.





CASEMENT AND AWNING WINDOWS

Maximize ventilation and add a clean, modern accent to any room in the house.

AESTHETIC APPEAL

Both styles feature recessed sash for architectural interest and energy efficiency, plus a choice of traditional or contemporary glazing profiles.

PERFORMANCE

Siteline's design includes heavier hardware and greater thermal performance to help you achieve better efficiency.

PUSH-OUT OPTIONS

We also offer push-out styles that feature swinging screens and stylishly simple push-out handles.

DOUBLE-HUNG WINDOWS

State-of-the-art engineering meets traditional design,
with a variety of elegant options and innovative features.



BEAUTY

Concealed jamb liners create a
uniform appearance that's unique
to Sitaline®.



DESIGN CHOICES

Options include simulated divided lites (SDLs), sash configurations, and wood/clad variations (wood frame/ clad sash or clad frame/wood sash).

STRENGTH

Built with chambered composite interior sills for added strength and thermal efficiency.

CONVENIENCE

Simply slide in the tabs and tilt in both sash for easy, safe cleaning.

POCKET & SASH PACK WINDOWS

Bring superior quality, versatility, and heightened aesthetics to any residential construction project with Sitaline® Double-Hung Pocket, Casement Pocket, and Double-Hung Sash Pack windows. Each style is easy to install and includes quick connectors that conceal the jamb liners for a clean, uniform look.





SMALLER JAMB DEPTH

Siteline® replacement options offer wood or clad-wood windows with a jamb depth of 3 1/4".

AUTHENTICITY

Meets most historical building requirements (please check your local regulations).

EFFICIENCY

Upgrade any window with more energy-efficient, dual-pane sash options.





SPECIALTY SHAPES

FIXED, RADIUS, AND GEOMETRIC

Radius and geometric windows, available as fixed or operating units, add distinction and variety to any room in your house.



CHOOSING YOUR PATIO DOORS

With AuraLast® pine or cladding outside, Siteline® patio doors provide multiple color and style selections with solid craftsmanship and durability built in.









SLIDING PATIO DOORS

Simple, elegant, and built to last, these doors slide along horizontal tracks that don't take up any additional floor space.

CONSISTENCY

Choose wide or narrow stile designs to match your windows and complement your architectural style.

ALSO IN FOLDING

Siteline® folding patio doors are also available.

See page 44 for more information.



LOW-FRICTION GLIDER™

The first product of its kind to deliver the benefits of a wall system at a price comparable to that of a sliding door.

SIZE

Configurations of 1-4 panels, each as large as 7' wide and 10' tall, maximize natural light and panoramic views.

EASE

Innovative rollers let active panels shift outward and glide effortlessly, then draw back toward the frame for a superior seal.

PERFORMANCE

Robust design earns performance ratings up to PG50, depending on panel size and configuration.

MULTI-SLIDE

This unique luxury offering creates openings up to 57' wide, filling the home with natural light and blurring the line between indoor and outdoor living space.

OPTIONS

Panels up to 5' wide and 9' tall, with stacking or pocketing configurations; up to six panels in a single direction, or 12 panels parting from the middle.

OPERATION

Acetal wheels deliver smooth, quiet operation, even with extreme panel weights.

APPEARANCE

Narrow 3" stiles and rails provide more glass, more natural light, and better views.





SWINGING PATIO DOORS

Create an impressive, sophisticated entrance with swinging patio doors available in a variety of configurations, including French doors.

CHOICE

Available with one to four panels that swing out or in on side hinges.

PERFORMANCE

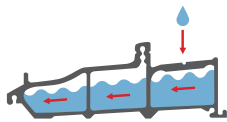
The energy-efficient fiberglass sill allows water to drain away while preventing high winds and rain from coming in.

ACCESS

Inswing and outswing patio doors are available with an optional ADA-compliant sill for wheelchair accessibility.

INSWING PATIO DOOR WITH HYDROLOCK™ TECHNOLOGY

Featuring a redesigned sill with Hydrolock™ technology, these doors deliver robust water management that matches or surpasses industry-leading performance ratings.



HYDROLOCK™ TECHNOLOGY

INNOVATION

Patent-pending fiberglass sill and corner key design continually moves water away from the home.

RATINGS

PG45 rating on 1- and 2-panel systems up to 36" panel width; PG35 rating on 1- and 2-panel systems greater than 36" panel width and 3- and 4-panel systems.





AVERDENE™

PATIO DOOR HARDWARE

A wide range of hardware and hardware finishes ensures that your Sitaline® windows and patio doors will beautifully align with any architectural style.







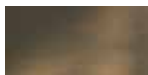





WHITBY™ CONTEMPORARY



BELMAR™ TRANSITIONAL



HARLESTON™ TRADITIONAL

	
White	Polished Chrome*
	
Polished Brass*	Brushed Brass*
	
Antique Brass*	Satin Nickel*
	
Oil-Rubbed Bronze**	Chestnut Bronze
	
Matte Black	Black Chrome*

Finishes will perform at or above PVD-tested finishes.

*Plated finish

**Finish will not change over time










Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



WINDOW HARDWARE

WINDOW HARDWARE OPTIONS

CASEMENT AND AWNING	DOUBLE-HUNG AND HORIZONTAL SLIDING
<p>STANDARD FOLDED NESTING HANDLE</p> 	<p>CONCEALED SASH LOCK</p> 
<p>PUSH-OUT HANDLE</p> 	

		
White	Desert Sand	Satin Nickel
		
Brushed Chrome	Polished Brass	Antique Brass
		
Oil-Rubbed Bronze	Chestnut Bronze	Black Powdercoat

Actual colors may vary from samples shown to due printing process and/or differing monitor calibrations.

WINDOW OPENING CONTROL DEVICES (WOCD)

AVAILABLE ON DOUBLE-HUNG AND CASEMENT WINDOWS

Because windows can be necessary for emergency escape and rescue, building codes in your area may require certain windows to open fully. Factory-installed window opening control devices are designed to meet the current ASTM F2090 standard intended to help prevent accidental falls from windows by children five years of age and younger. A WOCD automatically limits the sash opening to less than four inches, unless it is deliberately disengaged, allowing the sash to open fully.



Window Open



Window Closed



COLOR

Personalize your wood or aluminum clad windows and patio doors with 27 exterior finishes and 16 interior finishes. Custom colors and PVDF protection are also available.

BRILLIANT WHITE





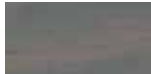




ROSEMARY

INTERIOR PAINTS

								
Brilliant White	Perfect White	Pure Ivory	Desert Sand	Grey Pearl	Gunmetal	Rosemary	Luxury Bronze	Blackest Ink

INTERIOR STAINS

						
Clear Lacquer	Warm Toffee	Fruitwood	Walnut	Greystone	Kodiak	Black Stain

Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



EXTERIOR CLADDING COLORS



Bone White



Brilliant White



Ivory



French Vanilla



Heirloom White



Mocha Cream



Desert Sand



Silver



Smoke



Stone



Flagstone











Cocoa



Surf



						
Sea Foam	Hunter Green	Moss	Hartford Green	Cranberry	Mesa Red	Stormy
						
Admiral	Navy	Steele Gray	Dark Chocolate	Chestnut Bronze	Luxury Bronze	Black

Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.

EXTERIOR CLAD TRIM

Select one of our exterior clad trim options to create the architectural look you want for your windows: historical, transitional, or contemporary.



Adams



3 1/2" Flat



Brickmould

OTHER OPTIONAL TRIM



2" Exterior Jamb Extension



Standard



1" Sill Nosing



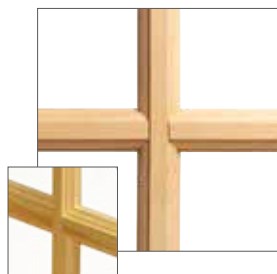
2" Sill Nosing

DIVIDED LITES

Add architectural interest to your JELD-WEN® Sitaline® wood and clad-wood windows with one of our decorative grille options. These options include traditional or contemporary Simulated Divided Lites (SDL) for an authentic look, Full-Surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).



Simulated Divided Lites (SDL)



Full-Surround (FS)
Wood Grilles



Grilles Between
the Glass (GBG)



Contemporary Simulated
Divided Lites (SDL)

GLASS

LOW-E INSULATING GLASS

Our standard high-performance Low-E insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. Low-E glass provides greater protection against solar heat gain, reduces condensation, and helps limit fading of interior furnishings. Additional Low-E glass options are available for improved thermal performance

DIRT-RESISTANT GLASS

Standard for all Siteline® products, this innovative product harnesses the sun's UV rays to loosen dirt from the glass, so that rainwater can easily rinse away any grime. No manual activation is required.

PROTECTIVE FILM

Standard for all Siteline® products, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. Easy to remove, it saves clean-up time after installation.

TEMPERED GLASS

Treated with heat in order to withstand greater force or pressure on its surface, tempered glass will not break into sharp pieces. It is used most frequently on patio doors or windows installed near floor level.

ENERGY STAR® OPTIONS

Many JELD-WEN® windows and doors are ENERGY STAR certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR partner since 1998. Please see your local dealer for options in your area.

SPACERS

STANDARD

For even more versatility, spacer bar color options enhance the appearance of your windows.

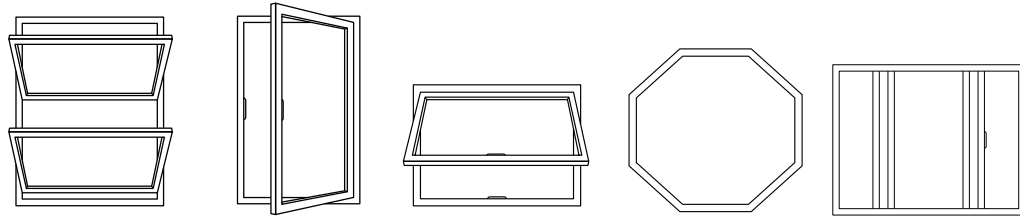


BLINDS BETWEEN GLASS

Select Siteline® windows and patio doors are available with Blink® Blinds + Glass. This exceptional blinds-between-the-glass offering delivers a clean, modern design with a choice of six colors, plus performance glass options. Blink blinds never need dusting, and there are no exposed cords.

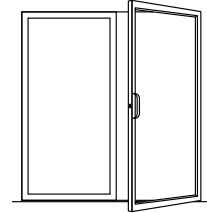
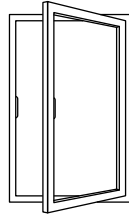
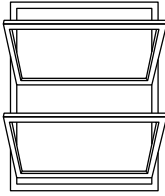
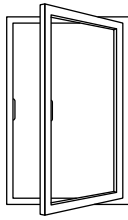


PRODUCT DETAIL MATRIX



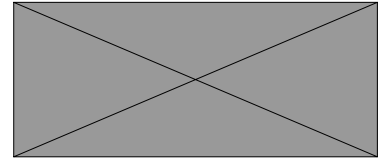
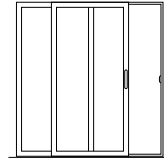
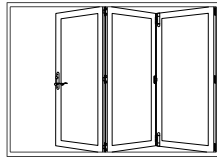
	Double-Hung	Casement	Awning	Geometric	Sliding
Hardware	Sash lock with integrated tilt latches	Nesting handle	Nesting handle	N/A	Sash lock
Hardware Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes
Glass Options	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices
Sizes: Min Max	21 3/8" x 32" 45 3/8" x 92"	18" x 18" 36" x 84"	18" x 18" 60" x 48"	18" x 18" 108" x 78"	29" x 23" 72" x 60"
Grilles	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs
Performance Rating	45 3/8" x 80" - PG 50, WZ3 - PG +50/-65	36" x 72" - PG 50, WZ3 - PG +50/-65	48" x 48" - PG 50, WZ3 - PG +50/-65	84" x 84" - PG 50, WZ3 - PG +50/-65	72" x 60" - PG30
Configurations	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Bays & Bows, Multiples	Special Mulls, Transoms, Multiples	Special Mulls, Multiples	N/A
Spacer Color	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver
Blink® Blinds	N/A	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	N/A

Other options available, including impact-rated options (depending on operating type) and screens.
For more information, please see your JELD-WEN representative or visit jeld-wen.com.



	Push-out Casement	Double-Hung Pocket	Casement Pocket	Sash Pack	Swinging Patio Doors
Hardware	Push-out handle	Sash lock with integrated tilt latches	Nesting handle	Sash lock with integrated tilt latches	Harleston™, Whitby™, Belmar™
Hardware Finishes	9 Finishes	9 Finishes	9 Finishes	9 Finishes	10 Finishes
Glass Options	50+ Choices	50+ Choices	50+ Choices	50+ Choices	50+ Choices
Sizes: Min Max	18" x 18" 36" x 72"	21 3/8" x 31 7/32" 45 3/8" x 92"	18" x 18" 36" x 72"	20" x 30" 40" x 90"	23 5/8" x 79 1/2" 43" x 98 1/2" (Panel Size)
Grilles	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs
Performance Rating	36" x 72" - PG50	45" x 78" - PG50	36" x 72" - PG35	N/A	Inswing: PG35, PG50 Limited Water Outswing: PG50 WZ3 available
Configurations	Special Mulls, Transoms, Bays & Bows, Multiples	N/A	N/A	N/A	X, OX, XO, OXXO Sidelites & Transoms available
Spacer Color	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver
Blink® Blinds	N/A	N/A	N/A	N/A	N/A

PRODUCT DETAIL MATRIX



	Sliding Patio Doors	Folding Patio Doors	Low-Friction Glider™	Multi-Slide
Hardware	Harleston™, Whitby™, Belmar™, Averdene™	Standard	Flush Mount	Recessed
Hardware Finishes	10 Finishes	10 Finishes	3 Finishes	3 Finishes
Glass Options	50+ Choices	50+ Choices	4 Choices	Low-E
Sizes: Min	30" x 79"	62 1/2" x 80 3/8"	39" X 79 1/2" (1-Panel Size)	62 1/2" x 80 3/8"
Max	48" x 96" (Panel Size)	148" x 96" (Panel Size)	291 1/8" X 122 1/2" (4-Panel Size)	148" x 96" (Panel Size) Openings up to 57'
Grilles	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	GBG: 5/8" Flat, 23/32" Contoured, 1" Contoured Bead: 7/8", 1 1/8", 1 3/8", 2 5/16" Putty: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Contemporary: 5/8", 7/8", 1 1/8", 1 3/8", 2 5/16" Combination SDL available: mix and match designs	Bead: 7/8" Putty: 7/8" Contemporary: 7/8"	Bead: 7/8" Putty: 5/8", 7/8"
Performance Rating	2-Panel Wide Stile - PG65 4-Panel Wide Stile - PG25 2-Panel Narrow Stiles - PG40 4-Panel Narrow Stiles - PG25	PG35 (Pending Configurations)	PG35 & PG50 (Pending Configuration & Sizing)	PG35 & PG50 (Pending Configuration & Sizing)
Configurations	OX, XO, OXXO Transoms Available	2-, 3-, or 4-Panel	Fixed, OX, XO, OOX, XO0, OXO, OXXO	6 panels in one direction or 12 panels in bi-parting direction w/ pocketing options
Spacer Color	Black (Standard), Gray & Silver	Black (Standard), Gray & Silver	Black, Gray, Silver	Black, Gray, Silver
Blink® Blinds	White, Tan, Sand, Espresso, Silver Moon, Slate Gray	N/A	N/A	N/A

JELD-WEN® WINDOW & PATIO DOOR LIMITED WARRANTY

OUR WARRANTY TO YOU...

JELD-WEN® Products¹ are designed to create lasting value for your home. This warranty is effective for all JELD-WEN window and patio door Products (except United Collection products) manufactured on or after **June 1, 2019** for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance instructions, installation instructions, and previous warranties, refer to www.jeld-wen.com or www.jeld-wen.ca.

What This Warranty COVERS

Except as set forth in the Special Coverages section below, we warrant that if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of manufacture as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor² (where deemed necessary by us) to repair or replace any component is provided as specified below.

	Wood & Metal Clad Wood	Composite	Vinyl and Metal Clad Vinyl	Aluminum
Basic Product Coverage Owner-Occupied Single-Family Residence	20 years	10 years; glass is covered for 20 years	as long as you own and occupy your residence	10 years
Basic Product Coverage Commercial (Other than Owner-Occupied Single-Family Residence)	20 years	10 years	10 years	2 years
Skilled Labor² Coverage	2 years	2 years	2 years	1 year
Transferability - the maximum length of any coverage when you sell your residence or it becomes occupied by other than the original owner	10 years	10 years	10 years	Non-transferable

Special Coverages (Applies to both Owner-Occupied and Commercial)

The following Special Coverages apply to special product features and options; not all options are available on all products or in all regions.

Glass Options	Coverage	Notes
Triple-Glazed Glass Units	20 years	Includes the glass panes and the insulating seal.
ImpactGard® Glass Units	10 years	
Special Glazings	5 years	Includes laminated glass units other than ImpactGard, and glass options not listed in our product literature, e.g., leaded or decorative glass.
Blinds/Shades Between the Glass	10 years	Includes the seal, external control mechanism, and operation of the shade/blind.
Stress Cracks	1 year	Applies to sealed glass units installed in windows and patio doors. Laminated glass and special glazings are excluded. Coverage includes replacement glass and skilled labor ² necessary to replace the glass. Stress cracks occur when the glass develops a crack without sign of impact.
Accidental Glass Breakage	Same as the Basic Product Coverage above (Owner-Occupied or Commercial)	Applies to Products ordered with double strength or thicker glass. Not covered: damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.
Finish Options	Coverage	Notes
Clad Finish on Metal Clad Exteriors	AAMA 2605: 30 years AAMA 2603/2604: 10 years Anodized: 5 years	Coverage is for peeling, checking, cracking, or exhibiting excessive chalk, fade or color change ³ . Clad products installed within one mile of a salt-water source (for example, an ocean or salt lake) or other corrosive environment require additional and specific maintenance requirements. Refer to our full care and maintenance instructions.
Factory Interior Finish on Wood Products	1 year	Coverage is for peeling, checking, or cracking. Should the factory interior finish be proven defective within this time period, we will at our option, replace or refinish the component or product, or offer a refinish credit up to \$50 per opening for windows or \$100 per opening for patio doors. This coverage applies to factory-applied finish coat options only; standard factory-applied primer is not a finish coat.
Colored and Laminated Surfaces on Vinyl and Composite Products	10 years	Coverage is for peeling, blistering, or flaking, and excessive color change ³ . This coverage does not extend to discoloration, polish, surface damage, or alteration caused by the use of natural or chemical solvents or an environmental factor causing such damage.

Continued on next page

Other Special Coverages	Coverage	Notes
AuraLast® Protection for Wood Products	Owner-Occupied Single-Family Residence: as long as you own and occupy your residence	Coverage is for wood decay and/or termite damage in pine wood components. Warranty coverage outside Canada, the contiguous 48 states and Alaska is contingent upon approval from the JELD-WEN Customer Care Department. Please contact us.
	Commercial: 20 years	
Custom Fiberglass Door Slabs	As long as you own and occupy your residence	
Factory Prefinish on Custom Fiberglass Doors	10 years	Should the factory prefinish be proven defective, we will at our option refinish the door or pay up to \$350.00 per opening to the current owner.
Electric Operators	1 year	Coverage includes replacement parts and skilled labor necessary to replace the operator for one year.
Retractable Roll Screens	5 years	

How To Get Assistance

If you have a problem with your JELD-WEN Product, contact the dealer/distributor or contractor from whom you purchased your product or contact us directly:

	In the United States:	In Eastern Canada:	In Western Canada:	In Ontario Canada
Mail:	JELD-WEN Customer Care Attn: Warranty Claims P.O. Box 1329 Klamath Falls, OR 97601	JELD-WEN Service Dept 90, rue Industrielle Saint-Apollinaire, Quebec Canada G0S 2E0	JELD-WEN Service Dept 550 Munroe Avenue Winnipeg, Manitoba Canada R2K 4H3	JELD-WEN Service Dept 90 Stone Ridge Road Vaughan, Ontario Canada L4H 3G9
Phone:	888-JWHelpU 888-594-3578	800-463-1930	888-945-5627 204-668-8230	800-440-2714 905-265-5700
Fax:	800-436-5954	888-998-1599	204-663-1072	905-265-5704
E-mail:	jeldwenwarranty@jeld-wen.com		wpgservice@jeld-wen.com	
Web:	www.jeld-wen.com/contact-us	www.jeld-wen.ca/contact-us		

We can respond quickly and efficiently if you provide the following: a) product identification (from the original order/invoice, spacer code, permanent label, or the window identification number found on corner of glass), b) how to contact you, c) the address where the product can be inspected, and d) a description of the apparent problem and the product (photographs are helpful).

What We Will Do

Upon receiving your notification, we will send out an acknowledgement within three business days to the contact, which you have provided. We will investigate your claim and will begin to take appropriate action within 30 days after receipt of notification. If your warranty claim is denied, we may charge an inspection fee for an onsite inspection that is required or requested by you.

If your claim is approved, and we choose to repair or replace the product or a component of the product, the replacement product/component will be provided in the same specification as the original product or its nearest equivalent current product. Replacement components/products are warranted for the balance of the original product warranty or 90 days, whichever is longer.

If the claimed nonconformity is warp of a door slab, we may defer repairing or replacing the door slab for a period up to twelve (12) months from the date of claim. It is not uncommon for a temporary warp condition to occur as the door slab adjusts to local humidity and temperature conditions. This deferral will not be counted against the warranty period.

What This Warranty Does NOT Cover

JELD-WEN is not liable for damage, product failure or poor product performance due to:

- Normal wear and tear, including normal wear and tear of weatherstrip; natural weathering of surfaces. Variance in color or texture of natural wood parts, and natural tarnishing of copper cladding are not considered defects.
- Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
- Exposure to chemicals (e.g. brick wash) or a harsh environment (e.g. salt spray or airborne pollutants) unless otherwise stated above.
- Misuse, abuse or failure to properly finish and provide maintenance.
- Alteration or modification to the Product (e.g. customer applied tints or films, paint finishes, security systems).
- Any cause beyond the reasonable control of JELD-WEN (e.g. fire, flood, earthquake, other acts of nature, and acts of third parties outside of our control).
- Failure to provide an adequate overhang for fiberglass doors; damage caused by extreme temperature buildup where storm doors are present. For general guidelines, see our "Appropriate Protection for Exterior Doors" in our product literature or at www.jeld-wen.com/resources; for specific information pertaining to your structure, consult your contractor or other building professional.

Continued on next page

- Improper installation not in conformance with JELD-WEN installation instructions (note: see www.jeld-wen.com for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
- Installation into a condition that exceeds product design standards and/or certified performance specifications and/or is not in compliance with building codes.
- Extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present).
- Hardware or inserts that are not provided by us, such as locksets, door handles, strikes, etc.
- Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure. Contact a heating/air conditioning specialist for help).
- Wood decay in wood components other than of pine species and any components (including pine) that come in direct contact with soil. Note: superficial mold/mildew does not indicate wood decay.

JELD-WEN is also not liable for:

- Glass breakage (except as covered above).
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity.
- Slight expansion or contraction due to varying environmental conditions; slab movement (shrinkage or swelling) of 1/4" or less due to temperature and humidity, consult the Homeowner's Manual on how to work with this natural movement.
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g. related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.
- Hairline cracks in factory-applied finishes; surface cracks that do not compromise the underlying material are not a defect.
- Damage or distortion to other property, including but not limited to, vinyl siding, building components or landscaping caused in whole or in part by reflection of light or heat from JELD-WEN windows or doors.
- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
- Repairs on product not accessible by road; travel costs related to repairs on product located more than 125 miles/200 kilometers from an authorized dealer; providing, assembling, or dismantling scaffolding, lifts, or other specialized equipment.
- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states/provinces do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

Important Legal Information -- Please read this carefully. It affects your rights.

This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the Product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

Any dispute, controversy or claim arising out of or relating to this warranty, any alleged breach thereof, or the use or sale of the products to which this warranty applies shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Any ensuing arbitration will be venued in Charlotte, North Carolina. Original purchaser agrees that they may assert claims against JELD-WEN in their individual capacity only, and not as a plaintiff or class member in any purported class action proceeding. This warranty shall be interpreted in accordance with the laws of North Carolina (excluding North Carolina's conflict of laws principles). If any provision of this warranty is deemed illegal or unenforceable in a judicial proceeding, that provision shall be severed and excluded, and the remainder of this warranty shall continue in force. Rejection of these dispute resolution provisions must be sent to JELD-WEN at the address provided herein within thirty (30) days of original purchaser's receipt of the Products to which this warranty applies.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

¹ "JELD-WEN Products" shall refer to window and patio door products (except United Collection products) manufactured in the United States and/or Canada and marketed under the JELD-WEN brand name for use in the United States and/or Canada. See our separate United Collection warranty, or our Export Warranty for applicable coverage on products used outside the United States and Canada.

² "Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related issues.

³ "Chalking" of the exterior finish is not a defect unless it exceeds a numerical rating of eight (8) when measured in accordance with the standard procedures specified in ASTM D4214. Fading or changing in color of the exterior finish is not a defect unless it exceeds five (5) E units, calculated in accordance with ASTM D2244, paragraph 6.2. Color change shall be measured on an exposed area of finish that has been cleaned of surface soils and chalk, and the corresponding values measured on the original or unexposed area of finish. Fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements. If the above ASTM standards change, the standard in effect at the time of purchase applies. As an option to replacement, we may choose to refinish the product.



JELD-WEN®

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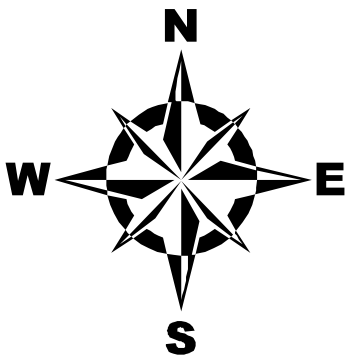
11-96987 11/22

Miller Historic District

Adopted December 9, 1997
Ordinance #O - 9798 - 21

- 203 Structures
Contributing
- 25 Structures
Non-Contributing

- Structures
- Pavement
- Parks
- Schools



0 50 100 Feet



Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



HISTORIC PRESERVATION SURVEY INVENTORY FORM

TYPE ALL ENTRIES.

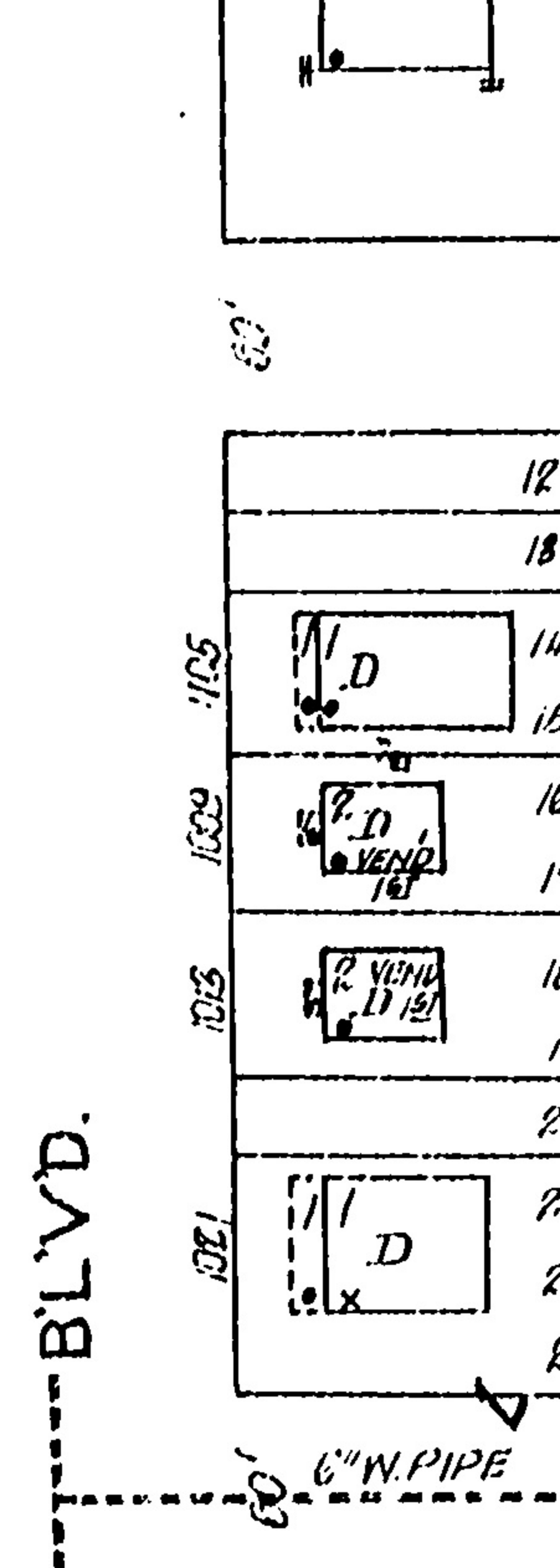
1. PROPERTY NAME: NORMAN, OKLAHOMA
2. RESOURCE NAME: _____
3. ADDRESS: 904 Miller
4. CITY: NORMAN
5. VICINITY: YES (yes or no)
6. COUNTY: CLEVELAND
7. BLOCK: 18
8. LOT: 13-14
9. PLAT NAME: Classen-Miller Addition
10. SECTION: N/A
11. TOWNSHIP: N/A
12. RANGE: N/A
-
13. RESOURCE TYPE: B Building
14. HISTORIC FUNCTION: 01A Single dwelling
15. CURRENT FUNCTION: 01B Multiple dwelling (2 units)
16. AREA(S) OF SIGNIFICANCE: 030 Architecture
17. SIGNIFICANCE: Contributing to the Classen-Miller District
18. DOCUMENTATION SOURCES: Sanborn Insurance Maps, 1944, 1925
-
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

BUILDING CONSTRUCTION DESCRIPTION:

23. ARCHITECT/BUILDER: _____
24. YEAR BUILT: ca. 1922
25. ORIGINAL SITE? Yes DATE MOVED _____ FROM WHERE _____
26. ACCESSIBLE? Yes
27. ARCHITECTURAL STYLE: 50 Colonial Revival
28. FOUNDATION MATERIAL: 30 Brick
29. ROOF MATERIAL: 63 Asphalt shingle
30. WALL MATERIAL: 55 Aluminum
31. WINDOW TYPE: Double hung, 5/1
32. WINDOW MATERIAL: 20 Wood
33. DOOR TYPE: Not visible
34. DOOR MATERIAL: Not visible
35. EXTERIOR FEATURES: None
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 center; entry porch; non-original
metal columns
- Alterations: Entry hood replaced
- Post 1938
40. COMMENTS: _____
42. PLACEMENT: _____



103	1029	1125
105		



KEY

TILE 1ST
BRICK 1ST
PYROBRICK 1ST

ADORE

HEIGHT OF BUILDING IN
FEET FROM GROUND
TO ROOF LINE

(C. BR)

(C. B.)

(CONC)

(TILE)

NUMBER OF STORIES

TWO STORIES AND SHIT
COMPOSITION ROOF

SHINGLE ROOF

(VEND)

BRICK 1ST

FRAME, BRICK LINED

FLAT STORE

DWELLING

AUTO IN FRONT

LOFT

(ASB. CL.)

NON-COMBUSTIBLE ROOF
COVERING OF METAL,
SLATE, TILE OR
ASBESTOS SHINGLES

SKYLIGHT LIGHTING
TOP STORY ONLY

SKYLIGHT LIGHTING
THREE STORIES

WIRED GLASS
SKYLIGHT

FIG. WALL 48 INCHES ANY 8 FT

WATER TANK

BRICK 1ST

Auto. House or private garage.

(C. B.)

(C. B. & BR)

(C. B. & BR CONST)

(C. B. & BR CONST)

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Fire proof construction.
(OR FIRE RESISTIVE CONSTN)

Adobe building.

Stone building

Concrete, lime, cinder or
cement brick

Hollow concrete or cement block constn

Concrete or reinforced concrete constn

Tile building.

Brick building with frame cornice.

" " " stone front.

" " " frame side
(DIVIDED BY FRAME PARTITION)

Brick veneered building.

" and frame building.

Frame building brick lined.

" " metal clad.

Frame building.

Iron building.

Tenant building occupied by
various manufacturing or occupancies

Frame building covered with asbestos

Brick building with brick or metal cornice.

Fire wall 6 inches above roof.

" " 12 " " "

" " 18 " " "

" " 36 " " "

Figures 8, 12, 16 indicate thickness
of wall in inches.

Wall without opening and size in inches.

Wall with openings on floors as designated.

Opening with single iron or tin clad door.

" " double iron " " doors.

" " standard fire doors.

Openings with wired glass doors.

Drive or passage way.

Stable.

Auto. House or private garage.

Solid brick with interior walls of
C. B. or C. B. and brick mixed.

Mixed construction of C. B. and brick
with one wall of solid brick.

Mixed construction of C. B. and brick
with one wall faced with 4" brick.

Mixed construction of C. B.
and brick throughout.

MANHOLE ROOF
DOGS REPRESENT OPENINGS.
STEPS INDICATE STORIES.
COUNTING FROM LEFT
TO RIGHT, LOOKING
TOWARD BUILDING.

10 TO 22

Open elevator.

FE Frame enclosed elevator.

ET " " " with traps.

ESC " " " self closing traps.

CBET Concrete block enclosed elevator with traps.

TESC Tile enclosed elevator with self closing traps.

BE Brick enclosed elev. with wired glass door.

Window opening in first story.

Window openings in second and third stories.

Window openings in second and fourth stories.

Windows with wired glass.

Windows with iron or tin clad shutters.

Window openings tenth to
twenty-second stories.

Width of street
(BETWEEN BLOCK LINES,
NOT CURB LINES)

Ground elevation.

Block
number.

Vertical steam boiler.

Gasoline tank.

Vertical pipe or stand pipe.

Open under.

Automatic fire alarm.

Independent electric plant.

Siamese fire dept.
connection

Automatic sprinklers.

Single fire dept.
connection

Automatic chemical sprinklers.

Automatic sprinklers in part of building only.

(NOTE UNDER SYMBOL INDICATES PROTECTED PORTION OF BUILDING)

Not sprinklered.

Reference to
adjoining
page.

Outside vertical pipe
on fire escape.

Fire engine house,
as shown on key map.

Fire alarm box.

Fire pump.

Single hydrant.

Double " "

Triple " "

Quadruple hydrant of the "High Pressure Fire Service".

Fire alarm box of the "High Pressure Fire Service"

Water pipes of the "High Pressure Fire Service"

and hydrants of the
"High Pressure Fire Service" as shown on key map.

Water pipes and size in inches.

Water pipes of private supply

House numbers shown nearest to buildings are
official or actually up on buildings.

Old house numbers shown furthest from buildings.

Water pipes of private supply

House numbers shown nearest to buildings are
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Old house numbers shown furthest from buildings.

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Old house numbers shown furthest from buildings.

Shannon D. Tarkington, PE, SE
6017 Fields St
OKC, OK 73150

licensed in OK, KS, MO, AR, TX, GA, CO, MI, WY

September 22, 2022

REVISION

Trent Braden
Jurassic Holdings LLC
PO Box 36012
OKC, OK 73116

RE: Inspection of 904 Miller Ave, Norman, OK

Trent,

I visually inspected the structure above, both inside and outside, for foundation and framing requirements that meet the IRC 2015. The structure has a basement, which I did not completely inspect, but it had an uneven and dislodged staircase. Looking at the floor of the room with basement access, it is not level and appears to have been installed over another floor that covers the basement that requires modification and is not completely secured. The block foundation in this area appears to be in good shape, but the double floors are not maintaining adequate distance between. I could not determine the exact problem with the upper floor. Many of the ceilings are sagging but the exact cause could not be determined due to no attic access. The staircase is not level, and the ceiling is sagging. In the front room, which I believe used to be a porch, all window and door trim at the headers is unlevel, and this occurs at several windows on the second floor. The rear room upstairs with the ceiling that follows the roof has unlevel floors and several disjointed framing areas. The upper rooms all have unlevel ceilings and floors, some worse than others, but the room on the Southeast corner is unlevel over 1.5" from door to windows. The stem-wall on the South side has several cracks with some displacement. Most of the windows on the second floor are either level, or they are set in the frames unlevel.

It is my Professional Determination, as a Registered Professional Engineer, and Registered Structural Engineer, in the State of Oklahoma, the structure at the address above probably meets the Framing and other observable requirements of the IRC 2015 but has several negative defects, most likely due to settling of the foundation. Other items likely are under-designed to meet deflection requirements due to the expansion of the second floor. The front room was likely originally a porch built with sloping floors to shed water and later enclosed. I was not able to determine if the rear addition was attached to the main house sufficiently. The foundation itself is in decent shape but there appears to be shifting in the basement that should be addressed. Most of the bedrooms do not have level floors or ceilings but this is not a sign of structural failure. There is no evidence of structural failure, or imminent failure at this time, however no sheetrock or flooring was removed to accurately determine the issues.

The following conclusions are the professional determinations of the undersigned. Although significant effort to identify all major visually observable defects that may be present was made by Tark Engineering, we do not guarantee or warrant the results of our inspection. The undersigned is

Tark Engineering, LLC

(405) 684-3109

Shannon D. Tarkington, PE, SE

6017 Fields St

OKC, OK 73150

limited to visual observation only and no destructive testing was done. If you need anything further please do not hesitate to contact me at (405) 684-3109.

Thank you,

Shannon Tarkington, PE, SE

Tark Engineering, LLC

OK PE #20005 CA#6824 (exp 6/23)

licensed in OK, KS, MO, AR, TX, GA, CO, MI, WY

9-22-2022



Leaning support wall, moist flooring.



Sagging ceiling and cracks.

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Foundation beneath West End satisfactory (behind basement access).



Crooked trim above front entry room windows

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Sagging and crooked ceiling in downstairs bathroom.



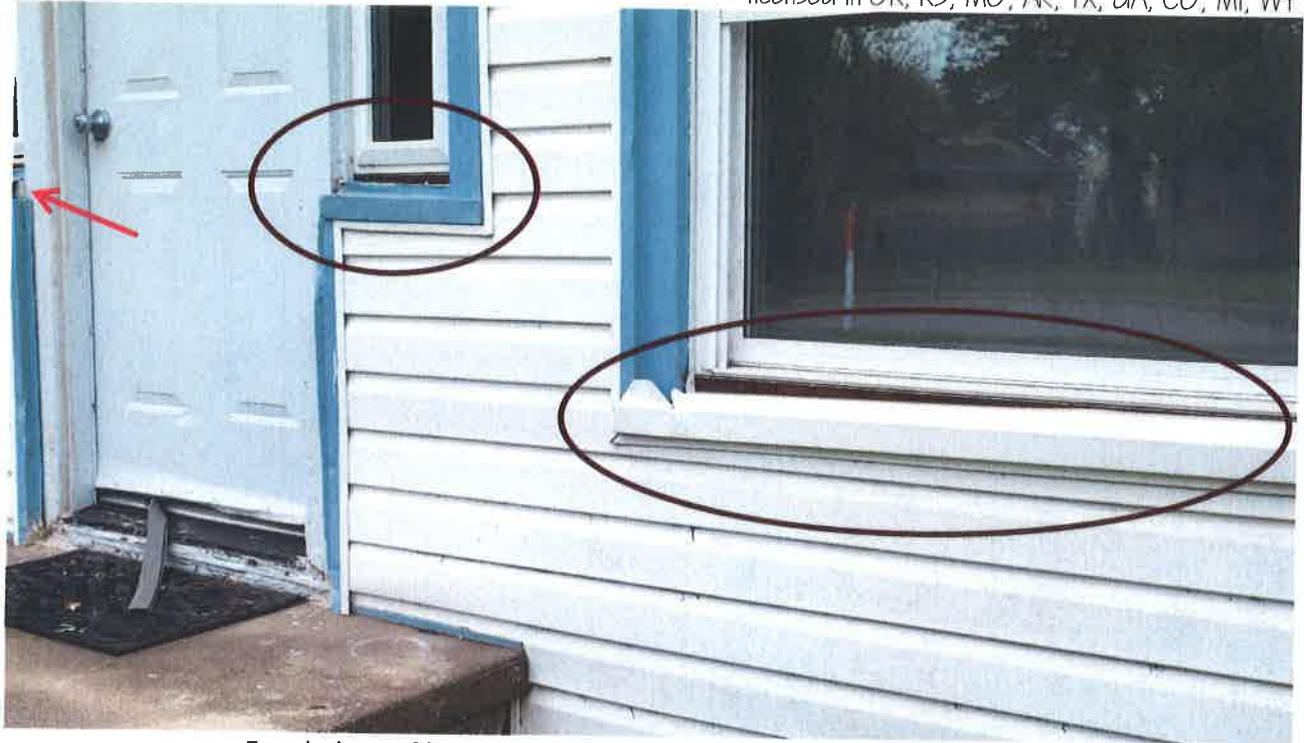
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Front view of incorrect windows and poor trim attachment.



Other crooked windows North wall.



Sagging ceiling in staircase.



Cracks and displaced stem-wall.

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9-22-2022



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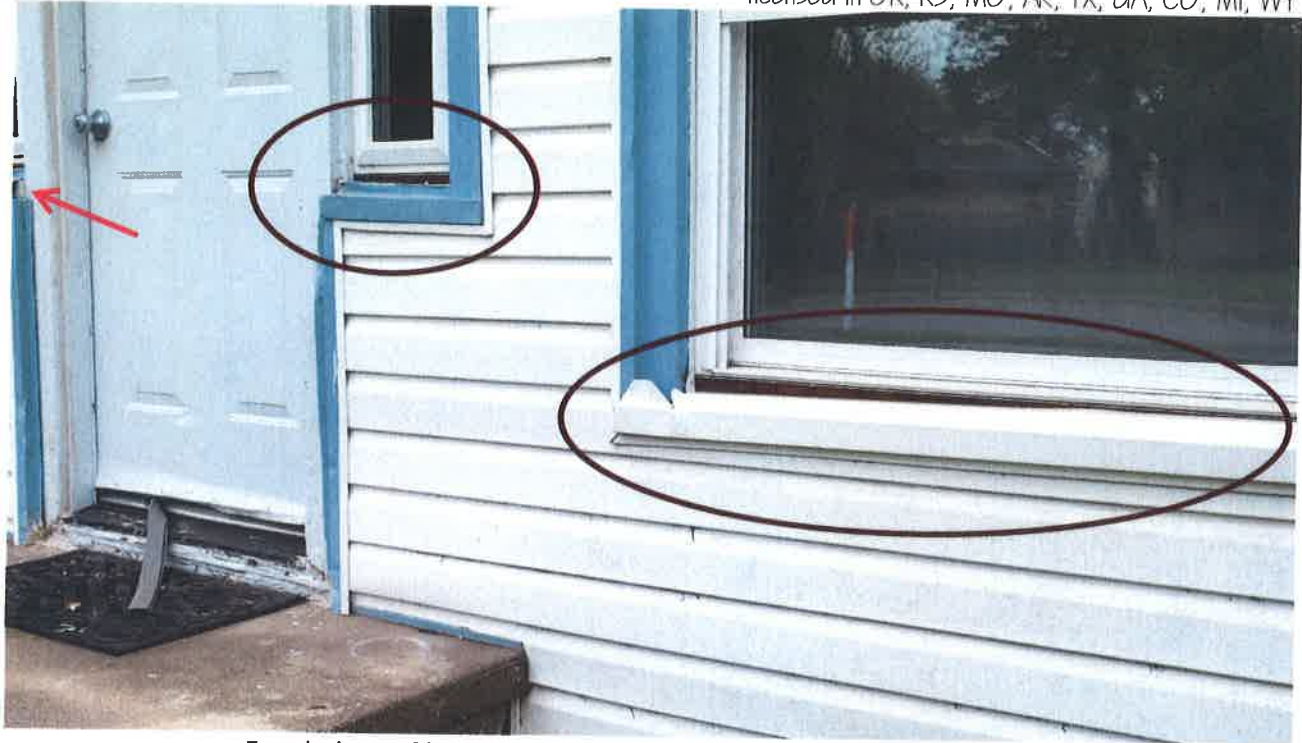
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Untitled Map

Write a description for your map.

Legend

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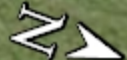


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