

Property Location 716 Chautauqua Ave
Chautauqua Historic District

Owner Ramon Busick
Representative Steve Busick (Son)
CLMSQ2 (Contractor)

Request HD (23-03) Consideration of Certificate of
Appropriateness requests at 716 Chautauqua Avenue for
the following proposed work:
 a. Removal of original wood siding;
 b. Removal of metal siding and replacement with
 an alternative material siding.

Property History

Historical Information

2004 Chautauqua Historic District Survey

716 South Chautauqua Avenue. Ca. 1927. Tudor Revival. This contributing, two-story, composition board single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are six-over-one hung with metal screens. The wood door is plank with a glazed slab storm. The entry porch is uncovered with wrought iron railings. Other exterior features include two brick interior chimneys and a hipped dormer. Decorative details include minimal eave overhang and double and triple windows.

Sanborn Insurance Maps

The Sanborn Insurance Map indicates a 2-story dwelling with wood siding in the same configuration as seen today.

Previous Action

There have not been any Certificate of Appropriateness requests made for this property since the property was established as part of the Chautauqua Historic District in 1997.

Project Description

The property owner, Mr. Busick, received damage to the existing metal siding in the October 2021 hailstorm and wishes to replace that siding with cement fiberboard. Along with the removal of the metal siding, the applicant wishes to remove the original wood siding located underneath the metal siding.

Request - a. Removal of wood siding

Description

The applicant wishes to remove the original wood siding underneath the metal siding before installing the proposed cement fiber board. The property owner and the contractor have concerns about the deterioration of the wood underneath the metal siding.

Reference - Preservation Guidelines

Exterior Walls

3.1 Standards for Administrative Bypass

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

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

3.2 Guidelines

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

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

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

.3 Replace Only Deteriorated Portions. *If replacement of a deteriorated wall or feature is necessary, replace only the deteriorated portion in-kind rather than the entire feature. Match the original in material, design, dimension, detail, texture, and pattern. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.*

.4 Avoid Covering Original Materials. *Building materials and decorative elements are important character-defining components of historic buildings. It is not appropriate to remove or cover any wall material or detail with coatings or contemporary substitute materials. Vinyl and aluminum siding is not appropriate for use in historic districts.*

.5 Replace Missing Features. *When replacing an exterior wall or feature, replace it with a new wall or feature based on accurate documentation of the original or a new design that is compatible with the historic character of the building and the district. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.*

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

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

Staff Comments

The structure at 716 Chautauqua is a contributing structure to the Chautauqua Historic District. The *Preservation Guidelines for Exterior Walls*, state that the original wall

materials should be preserved if possible. It is unclear whether the wood siding underneath the metal siding is repairable. In many cases like this, the wood siding is still viable for scraping and repainting. The removal of wood siding could potentially make this structure a non-contributing structure due to loss of historic integrity. While the addition of alternative siding does impact the structure, it is removable and some future owner could repaint and repair the original wood siding underneath if allowed to remain.

The Commission would need to determine if the removal of the wood siding meets the Preservation Guidelines and whether the removal would impact this historic structure.

Request - b. Removal of metal siding and replacement with an alternative material siding

Description

The metal siding currently on the house was damaged in the October 2021 hail storm. The owners have been working through the insurance process and have determined that they would like to replace the metal siding with cement fiberboard siding.

Reference - Preservation Guidelines

Exterior Walls

3.1 Standards for Administrative Bypass

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

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

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remove or cover any wall material or detail with coatings or contemporary substitute materials. Vinyl and aluminum siding is not appropriate for use in historic districts.

.5 Replace Missing Features. *When replacing an exterior wall or feature, replace it with a new wall or feature based on accurate documentation of the original or a new design that is compatible with the historic character of the building and the district. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.*

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

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

Staff Comments

The *Preservation Guidelines* encourage the retention of exterior wall materials on historic structures. The current metal siding is neither historic nor a compatible material. While the *Preservation Guidelines* do not specifically speak to replacement of non-original materials with modern day materials, the *Guidelines for Walls* allows for replacement with cement fiberboard on a case-by-case review basis.

It should be noted that the Commission has approved four requests in the last year for the use of smooth textured cement fiberboard or LP Smart siding as a replacement material on structures with non-original wall materials. Those four properties are 418 Macy Street, 508 Macy Street, 904 Classen Boulevard and 412 Chautauqua Avenue which are all non-contributing structures to their Districts.

In the first two cases, the original wood siding remained underneath. Only the request at 904 Classen was allowed to remove the wood siding, since the structure was a non-contributing structure due to the multiple materials layers of material on the exterior. That particular structure had so many alterations that there was little chance of restoring its historic integrity. As to the property at 412 Chautauqua, the wood siding had already been removed prior to the establishment of the Chautauqua Historic District.

In all cases, the Commission specifically approved smooth texture of either cement fiberboard or LP Smart Siding.

Due to continuing supply issues in the building material market, staff would recommend that if the Commission approves the request to do so for either cement fiberboard or LP Smart siding. Smooth texture is appropriate for either material.

The Commission would need to determine if the replacement of metal siding with cement fiberboard or LP Smart siding is compatible with this structure and the Chautauqua Historic District as a whole.

Commission Action

Approve, deny, postpone or amend the Certificate of Appropriateness requests at 716 Chautauqua Avenue for the following proposed work:

- a. Removal of original wood siding;
- b. Removal of metal siding and replacement with an alternative material siding;

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: 716 CHAUTAUQUA AVE NORMAN OK 73069

Applicant's Contact Information:

Applicant's Name: CLMSQ2 LLC

Applicant's Phone Number(s): 405-757-8382

Applicant's E-mail address: CHRIS.M@CLMSQ2.COM

Applicant's Address: 8837 NW 121ST TERRACE

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

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

Owner's Name: RAMON BUSICK / STEVE BUSICK *owner* *son's phone #*

Owner's Phone Number(s): 405-310-8999 / 808-799-7666 *send email*

Owner's E-mail: ramon.busick@gmail.com / stevenbusick@yahoo.com

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

1) REMOVE ALL METAL SIDING AND ROTTEN WOOD

2) REPLACING WITH HARDIE BOARD SIDING

3) SEAL AND PAINT

4)

Supporting documents such as project descriptions, drawings and pictures are required see checklist page for requirements.

Authorization: I hereby certify that all statements contained within this application, attached documents and transmitted exhibits are true to the best of my knowledge and belief. In the event this proposal is approved and begun, I agree to complete the changes in accordance with the approved plans and to follow all City of Norman regulations for such construction. I authorize the City of Norman to enter the property for the purpose of observing and photographing the project for the presentations and to ensure consistency between the approved proposal and the completed project. I understand that no changes to approved plans are permitted without prior approval from the Historic Preservation Commission or Historic Preservation Officer.

Property Owner's Signature: RAMON BUSICK

Date: 4 JAN 23

☒ (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: Chris Giles

Authorized Representative's Signature: *Chris Giles*


Date: 1-4-23

Ramon Busick

Dare to build your dream.

It's Possible™





INTRODUCTION

HardieShingle® Siding
Straight Edge Panel
Arctic White

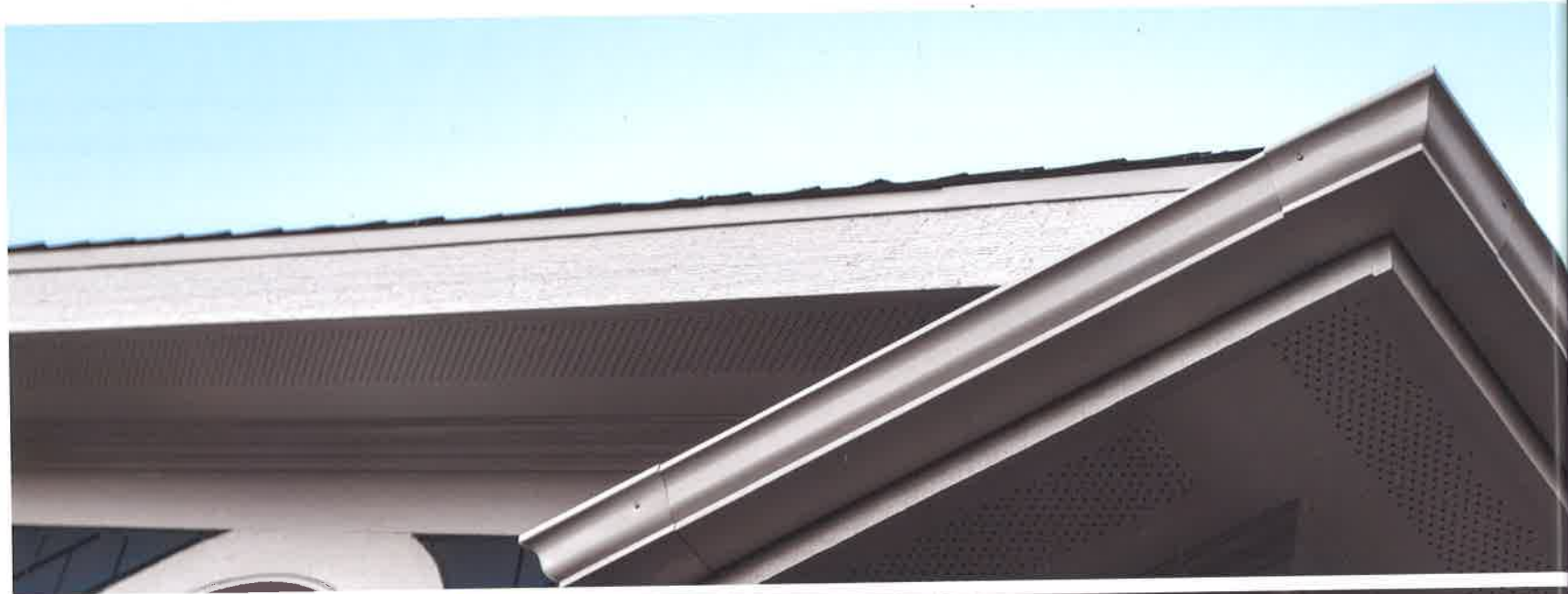
Is it possible to make your dream home a reality?

With all the stunning design possibilities you have to choose from for the exterior of your home, count on Hardie® fiber cement products to perform beautifully while protecting what you cherish.

It's Possible™

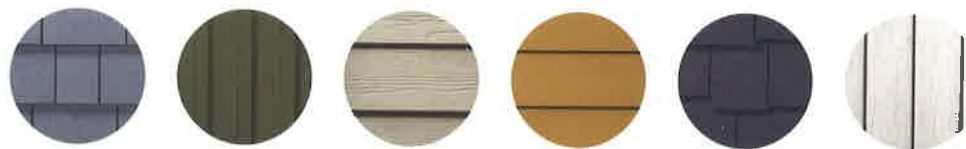


GETTING STARTED



Transform imagination into inspiration.

Dream in an endless palette of colors,
styles and accents that can help give
your home a beautiful new beginning.



THE DESIGN PROCESS



**HardiePanel® Vertical Siding Smooth &
HardieTrim® Battens Smooth** Arctic White
HardiePlank® Lap Siding Arctic White

**Imagine
falling in
love again
with a home
you've had
for years.**



Bring your timeless design to life.

When picking the siding style for your home, there are a few things you should always keep in mind:

- 1 Your home is an extension of you.** Choose exterior materials and designs that reflect your lifestyle.
- 2 Think about the climate where you live.** Our fiber cement siding is a better all-around performer than wood-based or vinyl siding, delivering exceptional resistance to weather, fire and damage from pests.
- 3 Take a long-term view of your investment.** Weighing costs? Re-siding your home with fiber cement siding provides the #1 return on investment of any major exterior remodeling projects.*
- 4 Choose colors that complement your personality.** Find colors that complement your home's setting and your personality. No other siding brand matches our combination of styles, textures and color finishes to capture the design you desire.
- 5 Add the perfect finishing touch.** The trim, soffit and fascia will complete your home's exterior, giving it instant curb appeal.



"As we started looking at the house, we thought, well, maybe we should re-side it. Now I think it reflects more what's on the inside of our house. It looks like a different house—it looks like a new house."

Lisa and Mike H. used Hardie® fiber cement

NORTH AMERICA'S #1 BRAND OF SIDING

**Stand up to
the elements.
Stand out from
the crowd.**

North
America's
#1 Brand
of Siding



It's Possible™

It's easy to get swept away by James Hardie's collection of profiles and products. The closer you look, the more you'll understand why James Hardie is North America's #1 brand of siding; chosen for **over 8 million homes.***

HardiePlank® Lap Siding Select Cedarmill® Stone Gray
HardiePanel® Vertical Siding Select Cedarmill®
& HardieTrim® Battens Smooth Stone Gray
HardieTrim® Boards Smooth Cobble Stone

*Estimate is based on annual Hardie® siding sales from 1991 through 2016 and average housing unit size for each year.



Discover why James Hardie is the recognized leader at jameshardie.com/leader

HARDIEPLANK® LAP SIDING



Traditional beauty that goes beyond tradition.

Wrap your home in clean, classic lines with low-maintenance HardiePlank® lap siding, which gives your home the warm and welcoming look you've always imagined.

Learn more about our array of products at jameshardie.com/products

"HardiePlank® lap siding was really able to provide the aesthetic I was going for. Now our home looks back to its original farmhouse look and feel."

Holly W. used Hardie® fiber cement products to re-side her 1800s-era farmhouse.

It's Possible™



HARDIESHINGLE® SIDING



HardieShingle® siding brings

Inspire a mood of relaxation at the shore.

HardieShingle® siding adds instant charm to any home—whether it's located a stone's throw from the sea or many leagues away.

Learn more about our array of products at jameshardie.com/products

"Having something we knew would last and would still look good for a long time was a huge factor in our decision."

Chris and Minna Z. replaced fading and cracking cedar siding with Hardie® siding—with transformative results.



HARDIEPANEL® VERTICAL SIDING



Imagine the endless design

Clean and contemporary with a little bit of country.

HardiePanel® vertical siding transforms homes into modern farmhouses that would feel right at home on the prairie or rolling hills.

Learn more about our array of products at jameshardie.com/products



COLORPLUS® TECHNOLOGY

HardieShingle® Siding Straight Edge Panel Evening Blue
HardieTrim® Boards Smooth Arctic White
HardieSoffit® Panels Smooth Arctic White

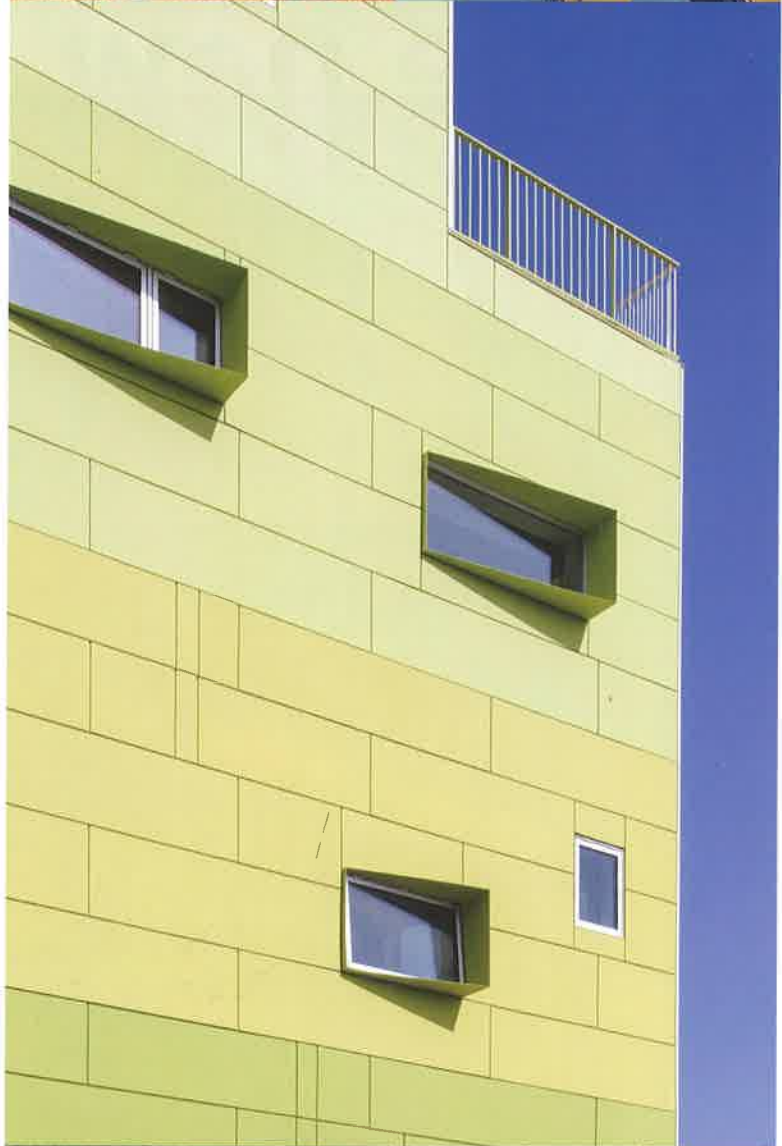
D
yo
dream



HardiePlank® Lap Siding Smooth
Gold Leaf

Hardie® siding and trim products enhanced with ColorPlus® Technology finishes can save you time, money and maintenance headaches down the road. The baked-on color retains the look you love longer than paint applied on-site, helping your home look great for years to come.

**Unlock a full spectrum
of possibilities.**



DESIGN VERSATILITY

Durable is the new beautiful.

Hardie® siding and trim products are made to withstand the harshest elements: rain, wind, snow, sun. Whatever Mother Nature throws at you, James Hardie provides beauty built to last.



It's Possible™

HardiePlank® Lap Siding Smooth Shou Sugi Ban
HardieTrim® Boards Smooth Shou Sugi Ban



See examples of our design versatility at jameshardie.com/gallery

JAMES HARDIE ADVANTAGES

See more about our product performance at jameshardie.com/performance

Built to perform beautifully here, there, or anywhere.

Only Hardie® fiber cement siding and trim are specifically designed to perform beautifully wherever you live. Our products resist shrinking, swelling and cracking, even after years of wet or freezing conditions, and they stand up to hot, humid conditions, blistering sun and more.

**Unlike other brands, James Hardie
doesn't prorate its siding warranties.**

30-year non-prorated, limited siding warranty



HardiePlank® Lap Siding Smooth Night Gray
HardieTrim® Boards Smooth Arctic White



Nothing is ever finished until it's finished.

Our controlled process delivers a more consistent finish that performs better with less maintenance. And with our 15-year limited finish warranty, you can enjoy the peace of mind that comes from a style that endures.



Exceptional finish adhesion

Our proprietary coating is applied to the surface and edges of our boards for durable performance.



Superior color retention

Our ColorPlus® Technology finish is baked onto Hardie® fiber cement products, enhancing resistance to peeling and chipping.



Superior UV resistance

HARDIE® SIDING VS. WOOD-BASED SIDING

Natural look of cedar with supernatural performance.

James Hardie designs every fiber cement board to resist swelling, buckling, warping and splitting, no matter what nature brings. No wood, wood-based, vinyl or other fiber cement siding can match our overall ability to protect your home's exterior from the elements.



HARDIE® SIDING

WOOD-BASED SIDING



VS.



Resists Weather

Hardie® siding

Resists shrinking, swelling and cracking in changing weather.

Wood-based siding

Shrinks and swells more with changes in moisture and humidity.



VS.



Resists Fire

Hardie® siding

Won't burn and is recognized by fire departments nationwide.†

Wood-based siding

Will burn when exposed to a significant source of heat or flame.



VS.



Resists Pests

Hardie® siding

Won't be eaten by woodpeckers or other pests.

Wood-based siding

Subject to damage from woodpeckers



HARDIE® SIDING VS. VINYL SIDING

Long-lasting protection that vinyl siding can't match.

When investing in your home, don't be misled by vinyl siding's short-term cost. Its color can be more susceptible to fading. Vinyl siding may also crack, buckle or sag with weather stress and time, diminishing your home's value.



HARDIE® SIDING



VS.

VINYL SIDING



Resists Weather

Hardie® siding

Resists damage from wind, rain, freezing temperatures and hail.



Vinyl siding

Can be damaged by hail and more prone to cracks, buckling or warping with extreme temperature changes.



VS.



Resists Heat

Hardie® siding

Noncombustible and resists damage from extreme heat.



Vinyl siding

Vulnerable to melting caused by flame, grills and Low-E windows.



VS.



Resists Discoloration

Hardie® siding

ColorPlus® Technology finishes are baked onto the boards, creating consistent color that performs better and looks brighter on homes.







Prepare for your remodel with these helpful tips.

What to consider for your re-side

- ☐ Don't just cover up an existing problem.
To fix a damaged exterior, always completely remove the old siding.
- ☐ Have your home inspected for moisture damage, mold, termites and rot. If any of these are found, address the problem to avoid future structural issues.
- ☐ Your contractor should apply a weather-resistant barrier such as HardieWrap® weather barrier. In fact, most building codes now require this.
- ☐ Be sure your new siding is installed according to the manufacturer's instructions for optimal product performance.

What to consider for your contractor

- ☐ Make sure the contractor's proposal includes everything you requested and the price is based on the entire project, start to finish.
- ☐ Focus on value rather than price – the credentials, attention to detail and provisions for maintaining a safe and tidy workspace.
- ☐ Carefully read the contractor's workmanship warranty policy.
- ☐ Remember, a proposal is not a contract. Once you get a written contract, compare it to the proposal to ensure all your needs are met.



HardiePlank® Lap Siding Select Cedarmill® Evening Blue
HardieTrim® Boards Smooth Arctic White

Is it possible that siding can make a statement?

Complete your home's distinctive exterior design with trim and soffit choices that complement your vision. There's a reason James Hardie has earned the endorsements of trusted authorities across the building industry. When it comes to the exterior of your home, any dream is a beautiful possibility.

It's Possible with James Hardie™

Discover why James Hardie
is the recognized leader at
jameshardie.com/leader

Professional
Builder
TOP 100

Builder
BRAND LEADER 2018