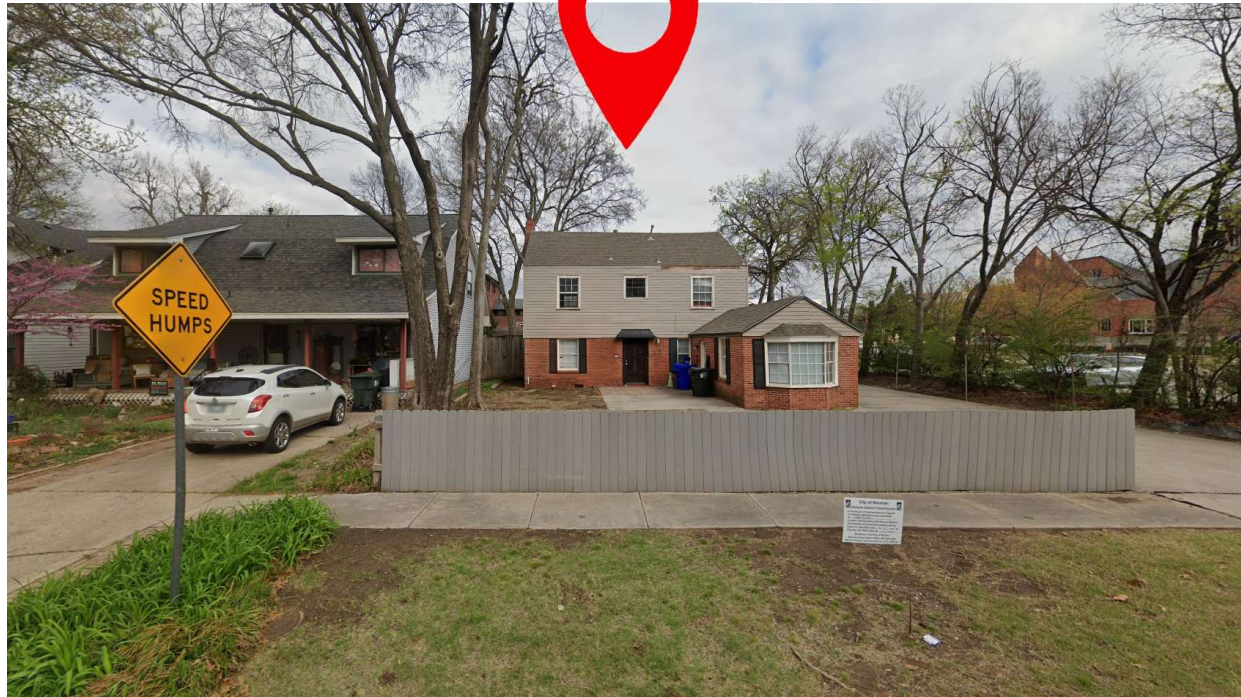




TEEL RESIDENCE

COA AMENDMENT

REPLACEMENT OF DETERIORATED WOOD SIDING DUE TO CONCEALED STRUCTURAL DAMAGE
485 COLLEGE AVE, NORMAN OK 73069

APPROVED COA'S

MAIN APPLICATION



HD 23-26

The City of Norman, Oklahoma

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Historic District Commission  
Certificate of Appropriateness

Owner: Stephen Teel  
485 College Avenue  
Norman, OK 73069

A Certificate of Appropriateness has been issued for the property located at:  
**485 College Avenue**

for the following modifications as submitted: C) Removal of a window on the front elevation of the principal structure; D) Replacement of a door on north side of the front room of the principal structure with a window; E) Move existing window on the north side of the front room of the principal structure to restore symmetry; F) Addition of a window on the north side of the front room of the principal structure to restore symmetry; G) Replacement of a double window with a single window on the south side of the front room of the principal structure; H) Addition of a rear porch to the principal structure; I) Replacement of a bay window with a sliding glass door unit on the rear of the principal structure; J) Replacement of a door with a window on the rear of the principal structure; K) Re-opening of a window opening on the rear of the principal structure; L) Reconfiguration of windows and doors on the accessory structure; M) Installation of a stoop canopy on the north and west (front) sides of the accessory structure; and N) Installation of walkways in the side and rear yards. (see attached)

  
Michael Zorba, Chair  
Historic District Commission

Attest:  
  
Anais Starr  
Historic Preservation Officer

Approved: August 4, 2025  
Effective Date: August 14, 2025  
Expiration Date: August 14, 2026

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

Your project may require a permit. Please check with the Development Services Department located at 225 N. Webster, 405-366-5311. To obtain a permit, please submit a copy of this COA with your request.

## ROOF CANOPY'S & SHUTTERS



HD 25-26

The City of Norman, Oklahoma

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Historic District Commission
Certificate of Appropriateness

Owner: Stephen Teel
485 College Avenue
Norman, OK 73069

A Certificate of Appropriateness has been issued for the property located at:

485 College

for replacement of the front stoop canopy on the principal structure; and installation of wood shutters on the front and rear elevations of the principal structure, as submitted. (See attached)


Mike Zorba, Chair
Historic District Commission

Attest:

Anais Starr
Historic Preservation Officer

Approved: September 8, 2025
Effective Date: September 18, 2025
Expiration Date: September 18, 2026

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

Your project may require a permit. Please check with the Development Services Department located at 225 N. Webster, 405-366-5311. To obtain a permit, please submit a copy of this COA with your request.

FENCES



HD 25-34

The City of Norman, Oklahoma

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Historic District Commission  
Certificate of Appropriateness

Owner: Stephen Teel  
490 Elm Avenue  
Norman, OK 73069

A Certificate of Appropriateness has been issued for the property located at:

### 485 College Avenue

for installation of an eight-foot metal fence on the north property line to the current wood fence, with design as submitted. (See attached)

  
Mike Zorba, Chair  
Historic District Commission

Attest:  
  
Anais Starr  
Historic Preservation Officer

Approved: November 3, 2025  
Effective Date: November 13, 2025  
Expiration Date: November 13, 2026

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

Your project may require a permit. Please check with the Development Services Department located at 225 N. Webster, 405-366-5311. To obtain a permit, please submit a copy of this COA with your request.

# ARCHITECTURAL SITE PLAN APPROVED

## GENERAL NOTES - PROPOSAL

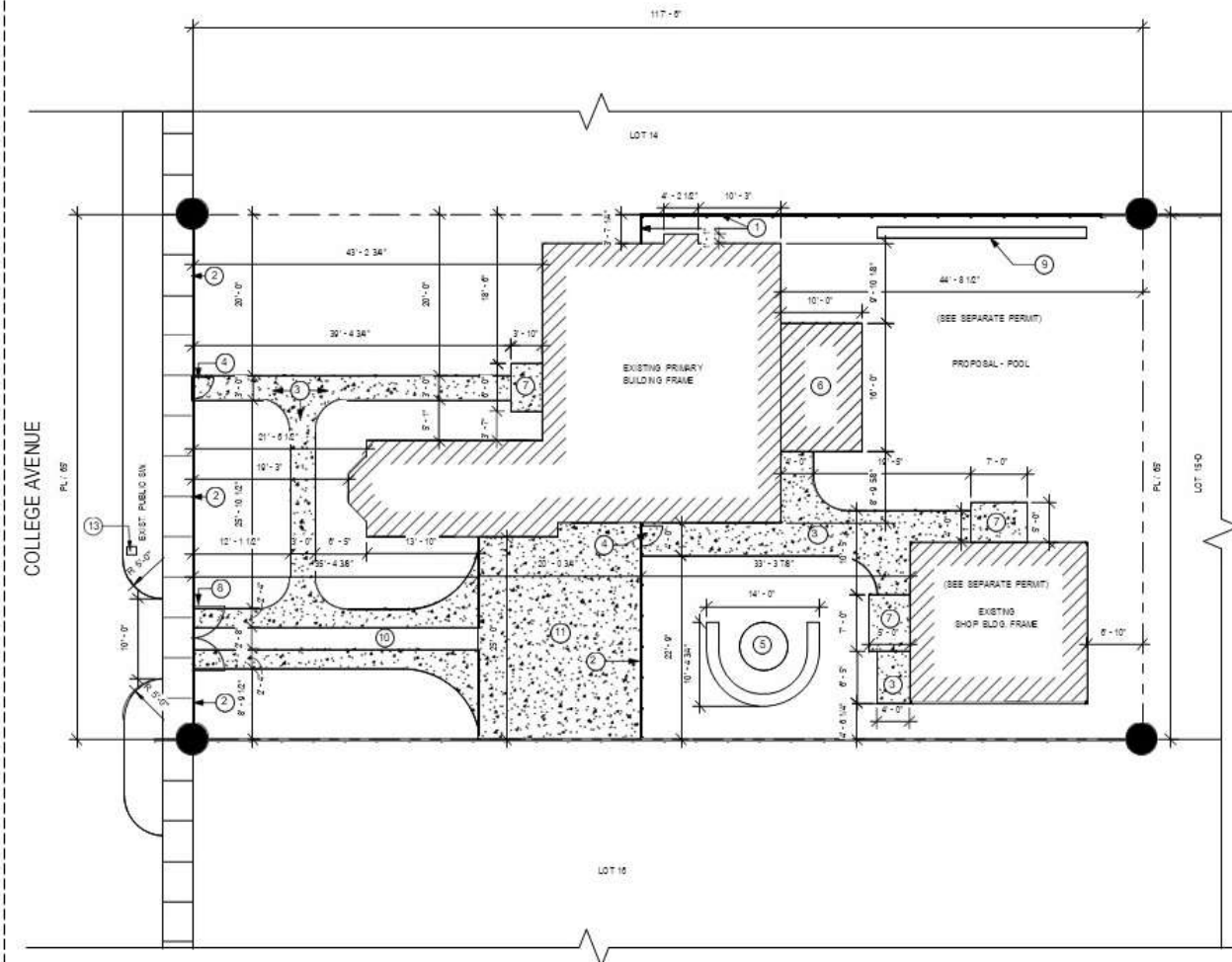
- DATA PRESENTED IN THESE DRAWINGS ARE AS ACCURATE AS SURVEYS AND PLANNING CAN DETERMINE. BUT ABSOLUTE ACCURACY IS NOT GUARANTEED. FIELD VERIFICATION OF THE PLANS IS THE RESPONSIBILITY OF THE CONTRACTOR SINCE FINAL DISTANCES, LOCATIONS AND HEIGHTS WILL BE OBTAINED BY ACTUAL FIELD CONDITIONS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IN AREAS TO BE RELOCATED PRIOR TO BID IN ORDER TO PROVIDE AN ACCURATE BID AND BE AWARE OF ALL CONSTRUCTION METHODS NEEDED TO PROVIDE THE RELOCATED PRODUCT AS SHOWN ON THE PLANS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR A DECISION TO RELOCATE OR PROCEED PRIOR TO BID. CONTRACTOR SHALL FINISH ALL EXPOSED ITEMS IN NEW CONSTRUCTION. CONSTRUCTION IN AREAS TO BE RELOCATED SHALL BE CAREFULLY COORDINATED WITH THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. EXISTING EQUIPMENT WILL BE RELOCATED OR STORED AS PER OWNER'S DIRECTION. EQUIPMENT AND FURNISHINGS TO BE STORED SHALL BE PROTECTED FROM DAMAGE AND VANDALISM IN LOCATIONS ACCEPTABLE TO THE OWNER.
- DIMED LINES ON DEMOLITION PLANS INDICATE EXISTING MATERIALS TO BE REMOVED. UNLESS OTHERWISE NOTED, EQUIPMENT TO BE REMOVED SHALL BE STORED AND PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE RESULTING FROM CONSTRUCTION WILL BE REPAIRED TO ITS ORIGINAL STATE.
- ITEMS TO REMAIN AND TO BE PROTECTED ARE DESIGNATED WITH LIGHT CONTINUOUS LINES. IF DAMAGE OCCURS, PATCH, REPAIR, REFINISH OR REPLACE DAMAGED ITEMS AT NO COST TO OWNER.
- REPAIR SORTELS, CEILING, WALL AND FLOOR FINISHES LEFT VOID OR DAMAGED BY DEMOLITION WORK TO MATCH EXISTING ADJACENT FINISHES.
- REPAIR ALL EXIST. CONSTRUCTION DAMAGED BY DEMOLITION TO LIKE NEW APPEARANCE.
- REPAIR WALLS DAMAGED BY DEMOLITION TO PROVIDE SMOOTH SURFACE, WITH PATCHES DRESSED FLUSH, SMOOTH AND READY TO RECEIVE FINISH MATERIAL.
- COORDINATE DEMOLITION AND CONSTRUCTION OPERATIONS WITH OWNER WHERE THEY EFFECT EXISTING WORK AREAS AND NORMAL OPERATING PROCEDURES.
- DEMOLITION EXPOSING THE INTERIOR OF THE BUILDING TO THE OUTSIDE ELEMENTS OR TO THE PUBLIC SHALL BE PROPERLY SEALED AND PROTECTED TO DAMAGE FROM VANDALISM OR WEATHER DURING CONSTRUCTION.
- PROVIDE SCREENING PRODUCT, FENCES, BARRIERS, WATER, AND NOISE BARRIERS WHERE DEMOLITION REQUIRES CONSTRUCTION TO BE EXPOSED TO NORMAL OPERATIONS OF THE FACILITY.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO THE DEMOLITION WORK. PROBLEMS OR DISCREPANCIES IN THE PLAN SHALL BE REPORTED AT ONCE TO THE ARCHITECT AND ALL WORK INVOLVED AT SAC QUESTIONS AREA SHALL BE HALTED UNTIL ARCHITECT GIVES NOTICE TO PROCEED.
- PROTECT ALL EXISTING FLOORING FROM DAMAGE & REPAIR ANY DAMAGE TO LIKE NEW APPEARANCE UNLESS NOTED WHEN FLOORING.
- PATCH SURFACES AS REQUIRED TO MATCH EXISTING WHERE PLUMBING, MECHANICAL AND ELECTRICAL ITEMS OR EQUIPMENT HAVE BEEN REMOVED.
- GENERAL CONTRACTOR TO PROPERLY DISPOSE, DONATE, AND/OR RECYCLE ALL DEMO ITEMS UNLESS OTHERWISE NOTED. RETURN TO OWNER, COORD. WITH ARCHITECT & OWNER - WHERE NECESSARY.
- COORDINATE ALL HVAC OUTWORK, RETURN & SYSTEM SPEC BY HVAC SUB-CONTRACTOR & ARCHITECT.
- REMOVE A LEVEL, ALL FLOOR & SUB-FLOOR, TOP.
- INSTALL ALL APPLIANCES (SELECTED & SUPPLIED BY OWNER) & PRODUCTS AS PER MANUFACTURER'S SPECIFICATIONS. REPAIR PLUMBING & ELECTRICAL, COORD. WITH OWNER & ARCHITECT. SEE PERMITS PLAN.
- ALL EXTERIOR WALLS & SORTELS WILL HAVE A MIN. OF R-10 INSULATION TO COMPLY WITH CITY OF NEW CONSTRUCTION. SEE NEW CONSTRUCTION COORD. WITH ARCHITECT & OWNER - WHERE NECESSARY.
- ATTIC SHALL INCLUDE INSULATION WITH MIN. OF R-30 & RADIANT BARRIER. BARRIERS SHALL BE AT ALL NEW ROOF DECKS. COORD. WITH ARCHITECT & OWNER - WHERE NECESSARY.
- ALL GLASS IN WINDOWS & DOORS TO BE COMPLIANT WITH IRC 2021, E.G. U-FACTOR, SOLAR HEAT GAIN COEFFICIENT, ETC. COORD. ALL SELECTIONS WITH ARCHITECT.
- DOOR IN WINDOWS TO BE REUSED IN NEW CONSTRUCTION COORD. WITH OWNER.
- ALL NEW WALLS TO RECEIVE A LEVEL 4 TEXTURE AND TO BE PAINTED TO MATCH EXISTING WHERE APPLICABLE.
- ADD DIMENSIONS OF EXISTING & NEW LOCATIONS FOR CURRENT CODE.
- DOORS & WINDOWS ARE EXISTING TO REMAIN & NEW ARE NEW.

## KEY NOTE SYMBOL LEGEND:

- REFER TO - BUBBLE NOTE WITHOUT ARROW APPLIES TO ENTIRE ROOM IN WHICH IT IS LOCATED UNLESS SHOWN OTHERWISE.
- REFER TO - BUBBLE NOTE WITH ARROW APPLIES TO OBJECT INDICATED.

## KEY NOTES: (NOT ALL KEYED NOTES MAY BE UTILIZED ON THIS SHEET)

- NEW 8" TALL METAL FENCE TO MATCH HILL FENCE STYLE. DO NOT INSTALL PRIOR TO RECEIVING FINAL COA APPROVAL. REF. CERTIFICATE OF APPROPRIATENESS FOR MORE DETAILS.
- NEW 4" TALL ROYAL COLONIAL-STYLE FENCE. REF. CERTIFICATE OF APPROPRIATENESS FOR MORE DETAILS.
- STAMPED CONCRETE SIDEWALK.
- NEW 4" TALL X 3" WIDE (60") ROYAL DATE TO MATCH COLONIAL-STYLE FENCE. REF. CERTIFICATE OF APPROPRIATENESS FOR MORE DETAILS.
- BUILT-IN ROUND FIRE PIT WITH ORANGE OIL BURNER SURROUND. CLIENT TO PROVIDE PRE-COMBUSTIBLE BURNER.
- PORCH ADDITION WITH GABLE ROOF AND COLONIAL-STYLE COLUMNS. REF. CERTIFICATE OF APPROPRIATENESS FOR MORE DETAILS.
- STOP ADDITION WITH ROOF GABLE AND CURVED BRACKETS FOR SUPPORT. REF. CERTIFICATE OF APPROPRIATENESS FOR MORE DETAILS.
- NEW 4" TALL X 3" WIDE (60") ROYAL DATE TO MATCH COLONIAL-STYLE FENCE. REF. CERTIFICATE OF APPROPRIATENESS FOR MORE DETAILS.
- EXTERIOR DRILL AREA WITH ROOF COVERABLE. COORDINATE WITH G.C. AND POOL SUB-CONTRACTORS TO FINALIZE SCHEME.
- SPILT RUBBER 2" HIGH STAMPED CONCRETE DRIVEWAY.
- STAMPED CONCRETE DRIVEWAY.
- POOL / JACUZZI AREA. G.C. TO COORDINATE WITH SUB-CONTRACTORS FOR FINAL LAYOUT AND SCOPE CHANGES. ISSUES MUST BE ADDRESSED PRIOR TO COMMENCEMENT.
- COMMENTS: CLIENT TO PROVIDE FINAL LOCATION AND PRODUCT TO G.C.



ARCHITECTURAL SITE PLAN

1" = 10'-0"

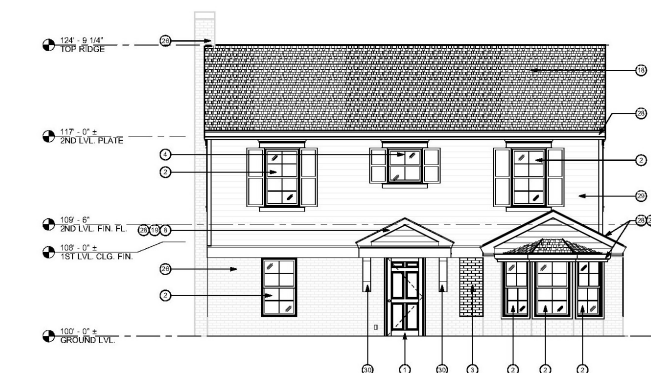


# EXTERIOR ELEVATIONS APPROVED



1 NORTH EXTERIOR ELEVATION

1/4" = 1'-0"



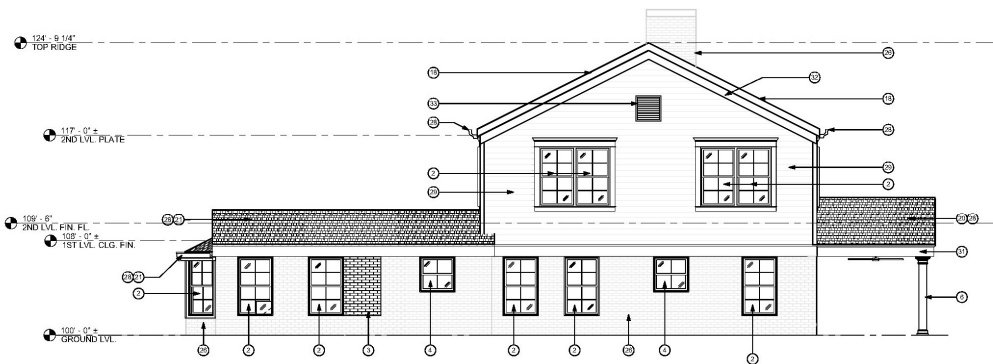
1 NORTH EXTERIOR ELEVATION

1/4" = 1'-0"



1 EAST EXTERIOR ELEVATION

1/4" = 1'-0"



2 WEST EXTERIOR ELEVATION

1/4" = 1'-0"

## KEY NOTE SYMBOL LEGEND:

- (X) REFER TO - BUBBLE NOTE WITHOUT ARROWS APPLIES TO ENTIRE ROOM IN WHICH IT IS LOCATED UNLESS SHOWN OTHERWISE.
- (X) REFER TO - BUBBLE NOTE WITH ARROWS APPLIES TO OBJECT INDICATED.

## KEY NOTES: (NOT ALL KEYED NOTES MAY BE UTILIZED ON THIS SHEET)

1. NEW 3068 WOOD DOOR IN COLONIAL REVIVAL STYLE TO BE INSTALLED IN THE EXISTING OPENING. G.C. TO COORDINATE FINAL SELECTION WITH OWNER.
2. NEW 3050DH DOUBLE-HUNG ALUMINUM WINDOW IN BRONZE FINISH (TAFCD).
3. EXISTING WINDOW TO BE DEMOLISHED. NEW EXTERIOR WALL VENEER TO MATCH EXISTING CONDITIONS.
4. NEW 303DH DOUBLE-HUNG ALUMINUM WINDOW IN BRONZE FINISH (TAFCD).
5. NEW INTERIOR DOOR. REF.: A601 FOR DOOR & WINDOW SCHEDULES AND TYPES. G.C. TO COORDINATE FINAL DOOR SELECTIONS WITH OWNER.
6. NEW COLONIAL REVIVAL STYLE COLUMNS. REF.: CERTIFICATE OF APPROPRIATENESS FOR MORE DETAILS.
7. STAMPED CONCRETE PORCH ADDITION WITH GABLE ROOF.
8. STAMPED CONCRETE STOOP ADDITION WITH GABLE ROOF CANOPY AND CURVED WOOD BRACKETS.
9. NEW 10'-0" WIDE X 8'-0" TALL (12068) FOUR-PANEL GLASS SLIDING DOOR IN COLONIAL REVIVAL STYLE. REF.: A601 FOR DOOR & WINDOW SCHEDULES AND TYPES. G.C. TO COORDINATE FINAL DOOR SELECTION WITH OWNER.
10. NEW WINDOW TO BE SEALED AND COVERED FROM THE INTERIOR. G.C. TO COORDINATE MIRRORING EXTERIOR GLAZING TREATMENT WITH CLIENT.
11. INTERIOR WOOD WINDOW SHUTTERS.
12. BUILT-IN CABINETS AND DRAWERS FOR POPCORN BAR.
13. BUILT-IN 5'-0" TALL SHELVES FOR BLOCKBUSTER MOVIE DISPLAY.
14. WALL TO BE USED FOR PROJECTOR SCREEN INSTALLATION.
15. THEATER ROOM SEATING. CLIENT TO PROVIDE PRE-ORDERED UNITS.
16. WOOD RAILING. G.C. TO COORDINATE FINAL STYLE AND FINISH WITH OWNER.
17. BUILT-IN WALL NICHES WITH ARCHED TOPS FOR LIFE-SIZE STATUE DISPLAY.
18. REPLACE EXISTING ROOF STRUCTURE. G.C. TO FIELD-VERIFY EXISTING PITCH AND MATCH WITH NEW FRAMING. REF.: STRUCTURAL SHEETS FOR DETAILS.
19. GABLE ROOF CANOPY WITH CURVED WOOD BRACKETS. G.C. TO FIELD-VERIFY EXISTING PITCH AND MATCH. REF.: STRUCTURAL SHEETS FOR DETAILS.
20. GABLE ROOF FOR REAR PORCH ADDITION. G.C. TO FIELD-VERIFY EXISTING PITCH AND MATCH WITH NEW CONSTRUCTION. REF.: STRUCTURAL SHEETS FOR DETAILS.
21. INSTALL NEW SHINGLES THROUGHOUT THE ROOF, INCLUDING FRAMING AND MILLWORK RESTORATION IF ROOF STRUCTURE CANNOT BE SALVAGED. G.C. TO REBUILD TO MATCH EXISTING PROFILE. G.C. TO FIELD-VERIFY EXISTING PITCH TO MATCH NEW CONSTRUCTION. REF.: STRUCTURAL SHEETS FOR DETAILS.
22. NEW 2868 FIXED ALUMINUM WINDOW IN BRONZE FINISH (TAFCD).
23. NEW 2868 WOOD EXTERIOR DOOR IN COLONIAL REVIVAL STYLE. G.C. TO COORDINATE FINAL SELECTION WITH OWNER.
24. NEW 4068 WOOD DOOR WITH GLASS TO MATCH COLONIAL REVIVAL STYLE. G.C. TO COORDINATE FINAL SELECTION WITH OWNER.
25. NEW ROOF PROFILES TO MATCH THOSE OF THE PRIMARY RESIDENCE.
26. DO NOT PAINT EXISTING OR NEW BRICK. REPAIR OR ORDER NEW BRICK TO MATCH EXISTING COLOR AND TEXTURE AS NEEDED.
27. NEW WOOD SIDING FINISH AT GABLE WALL. FINAL SELECTION TO MATCH OWNER'S PREFERENCE.
28. INSTALL NEW DARK BRONZE CURVED-PROFILE GUTTERS THROUGHOUT HOUSE AND SHOP. REF.: CERTIFICATE OF APPROPRIATENESS FOR DETAILS.
29. ORIGINAL WOOD SIDING ON MAIN HOUSE AND SHOP TO BE RESTORED OR REPLACED AS NEEDED TO MATCH EXISTING TYPE AND PROFILE. G.C. TO COORDINATE FINAL FINISH WITH OWNER.
30. INSTALL WOOD CURVED BRACKETS TO SUPPORT ROOF CANOPY. REF.: CERTIFICATE OF APPROPRIATENESS FOR DETAILS.
31. INSTALL NEW 12" TALL WOOD TRIM BASE AROUND MAIN BUILDING TO MATCH COLONIAL REVIVAL STYLE.
32. INSTALL NEW 6" TALL GABLE TRIM TO ENHANCE COLONIAL REVIVAL STYLE. G.C. TO COORDINATE FINAL FINISH WITH OWNER.
33. INSTALL FAUX ATTIC VENT ON MAIN HOUSE FOR HISTORIC APPEARANCE AS REQUIRED BY EXTERIOR COA. INSTALL FUNCTIONAL ATTIC VENT FOR SHOP TO PROVIDE PROPER VENTILATION. G.C. TO COORDINATE FINAL SELECTIONS WITH OWNER.

## CONDITIONS DISCOVERED DURING CONSTRUCTION



DURING DEMOLITION AND SELECTIVE REMOVAL OF EXTERIOR FINISHES, SIGNIFICANT CONCEALED DETERIORATION WAS DISCOVERED WITHIN THE EXISTING WALL ASSEMBLIES AND STRUCTURAL FRAMING. CONDITIONS INCLUDED EXTENSIVE MOISTURE INTRUSION, DETERIORATED WOOD SIDING, DAMAGED SHEATHING, AND STRUCTURAL MEMBERS AFFECTED BY LONG-TERM EXPOSURE TO WATER. ADDITIONAL DETERIORATION WAS IDENTIFIED AT ROOF-TO-WALL INTERSECTIONS, WINDOW OPENINGS, AND OTHER CONCEALED LOCATIONS THAT WERE NOT VISIBLE DURING THE ORIGINAL ASSESSMENT. THESE CONDITIONS REQUIRED SUBSTANTIAL REPAIR AND RECONSTRUCTION OF AFFECTED ASSEMBLIES TO RESTORE THE STRUCTURAL INTEGRITY OF THE BUILDING AND ENSURE LONG-TERM PERFORMANCE OF THE REHABILITATION WORK.

## CONDITIONS DISCOVERED DURING CONSTRUCTION



- EXTENSIVE DETERIORATION OF EXISTING WOOD SIDING.
- SIGNIFICANT MOISTURE INTRUSION WITHIN EXTERIOR WALL ASSEMBLIES.
- ROTTEN AND DETERIORATED WALL FRAMING MEMBERS.
- FAILED AND DETERIORATED WOOD SHEATHING.
- WATER-DAMAGED SILL PLATES AND BOTTOM WALL FRAMING.
- DETERIORATED ROOF-TO-WALL TRANSITION AREAS.
- FAILED EXTERIOR TRIM AND WOOD COMPONENTS.
- EXISTING SIDING TOO BRITTLE AND DETERIORATED TO BE REMOVED WITHOUT FURTHER DAMAGE.
- PORTIONS OF ORIGINAL SIDING MISSING AND PREVIOUSLY CONCEALED BENEATH VINYL SIDING.
- STRUCTURAL REPAIRS REQUIRED TO STABILIZE EXTERIOR WALLS.
- WIDESPREAD DETERIORATION EXCEEDING 50% OF THE EXTERIOR WALL SURFACES.
- WATER DAMAGE AND DETERIORATION WITHIN THE DETACHED ACCESSORY STRUCTURE.
- DETERIORATED SIDING, SHEATHING, AND FRAMING WITHIN THE ACCESSORY STRUCTURE.
- BUILDING ENVELOPE FAILURES CONTRIBUTING TO LONG-TERM MOISTURE EXPOSURE.
- RECONSTRUCTION OF WALL ASSEMBLIES REQUIRED PRIOR TO INSTALLATION OF NEW EXTERIOR FINISHES.

## SUMMARY OF PROPOSAL



THE APPLICANT IS REQUESTING APPROVAL TO REPLACE THE EXISTING **8" BEVELED-EDGE 5/8" > 1/8" THICK WOOD SIDING** DETERIORATED WOOD SIDING ON THE PRIMARY RESIDENCE AND DETACHED ACCESSORY STRUCTURE WITH **NEW 8" BEVELED-EDGE 5/8" > 1/8" CEDAR WOOD SIDING**, MATCHING THE EXISTING HISTORIC PROFILE, DIMENSIONS, EXPOSURE, AND OVERALL APPEARANCE OF THE ORIGINAL WOOD SIDING.

DURING CONSTRUCTION, EXTENSIVE CONCEALED DETERIORATION WAS DISCOVERED WITHIN THE EXISTING SIDING, SHEATHING, AND STRUCTURAL WALL ASSEMBLIES. THE DAMAGE WAS SUBSTANTIALLY GREATER THAN ANTICIPATED AND EXCEEDED THE THRESHOLD FOR REPAIR, MAKING RESTORATION OF THE EXISTING SIDING IMPRACTICAL. SIGNIFICANT PORTIONS OF THE ORIGINAL SIDING WERE FOUND TO BE DETERIORATED, MISSING, STRUCTURALLY COMPROMISED, OR INCAPABLE OF BEING REMOVED WITHOUT FURTHER DAMAGE. THE PROPOSED **8" BEVELED-EDGE 5/8" > 1/8" CEDAR SIDING** WILL REPLICATE THE HISTORIC CHARACTER AND VISUAL APPEARANCE OF THE EXISTING SIDING WHILE ALLOWING FOR THE NECESSARY RECONSTRUCTION AND STABILIZATION OF THE BUILDING ENVELOPE.