

Sanborn Maps & Aerial Map

485 College Ave

HISTORIC PRESERVATION SURVEY INVENTORY FORM

 TYPE ALL ENTRIES.

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

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

-
18. DOCUMENTATION SOURCES: Sanborn Insurance Maps, 1944

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

BUILDING CONSTRUCTION DESCRIPTION:

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



HISTORIC PRESERVATION SURVEY INVENTORY FORM

 TYPE ALL ENTRIES.

1. PROPERTY NAME: NORMAN, OKLAHOMA
2. RESOURCE NAME: _____
3. ADDRESS: 485½ College
4. CITY: NORMAN
5. VICINITY: YES (yes or no)
6. COUNTY: CLEVELAND
7. BLOCK: 1
8. LOT: 15
9. PLAT NAME: Lincoln Addition
10. SECTION: N/A
11. TOWNSHIP: N/A
12. RANGE: N/A

-
13. RESOURCE TYPE: B Building
 14. HISTORIC FUNCTION: 01C Secondary structure (garage)
 15. CURRENT FUNCTION: 01A Single dwelling
 16. AREA(S) OF SIGNIFICANCE: None
 17. SIGNIFICANCE: Non-contributing to the Chautauqua District
because of alterations
 18. DOCUMENTATION SOURCES: Sanborn Insurance Maps, 1944

-
19. NAME OF PREPARER: MEACHAM WEISIGER ASSOCIATES
709 Chautauqua, Norman, Ok. 73069
405 - 321 - 6221
 20. SURVEY PROJECT: CITY OF NORMAN, OKLAHOMA
 21. DATE OF PREPARATION: AUGUST, 1988
 22. PHOTOGRAPHS: YES YEAR 1988 (Only one view available)

BUILDING CONSTRUCTION DESCRIPTION:

23. ARCHITECT/BUILDER: _____

24. YEAR BUILT: Ca. 1935

25. ORIGINAL SITE? Yes DATE MOVED _____ FROM WHERE _____

26. ACCESSIBLE? Yes

27. ARCHITECTURAL STYLE: 01 None

28. FOUNDATION MATERIAL: Not visible

29. ROOF MATERIAL: 63 Asphalt shingle

30. WALL MATERIAL: 55 Aluminum

31. WINDOW TYPE: Single hung, 8/8

32. WINDOW MATERIAL: 50 Metal

33. DOOR TYPE: Panel

34. DOOR MATERIAL: 20 Wood

35. EXTERIOR FEATURES: None

36. INTERIOR FEATURES: N/A

37. DECORATIVE DETAILS: None

38. CONDITION OF RESOURCE: Good

39. DESCRIPTION OF RESOURCE: Present and historic: Gabled roof;
one story; no chimney; no porch; no columns

Alterations: Siding; garage converted Post 1938

40. COMMENTS: _____

42. PLACEMENT: _____



485 College-1925

15

16

2

2

4x3

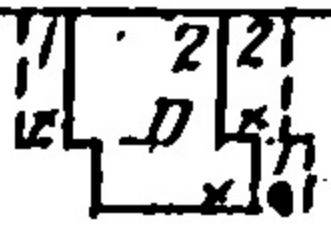
4x4

501

5" W. PIPE

5" W. PIPE

T.H.

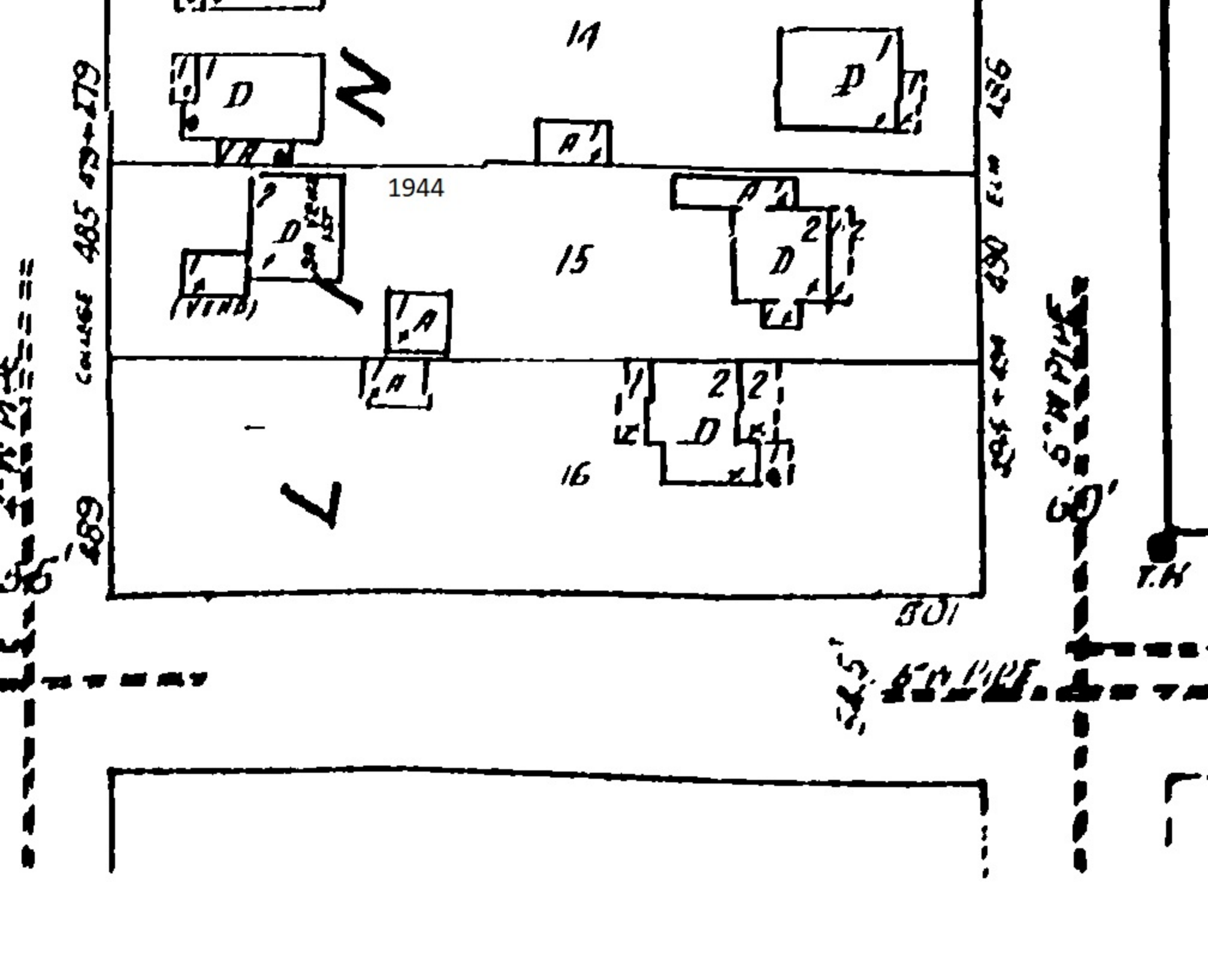


650

650

500

650



689 course 485 52+279

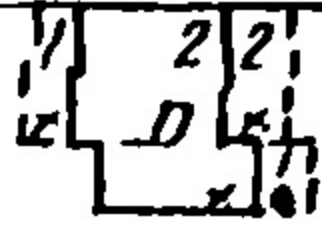
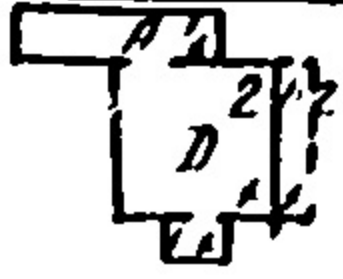
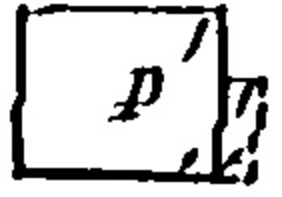
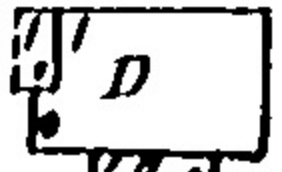
937 477 062 490 510 436

14

1944

15

16



L

801

6th PL

5th PL

T.H.

City of Norman WebMap

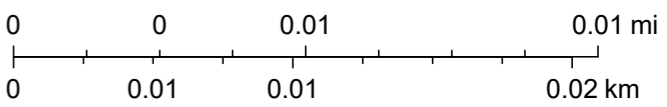


3/25/2024, 9:28:38 AM

1:271

- Core Area
- Community Separator 2025
- Ten Mile Flats 2025
- Easement
- Conservation Easements
- Lot Line
- Parcel
- Address Number
- OU
- Park
- Lake Thunderbird
- Railroad
- Streets
- Centerline Labels (10,000+)

AerialPhoto2019 Red: Band_1	AerialPhoto2015 Blue: Band_3	AerialPhoto2010 Green: Band_2	AerialPhoto2007 Red: Band_1	AerialPhoto2001 Blue: Band_3
AerialPhoto2021 Red: Band_1	AerialPhoto2017 Blue: Band_3	AerialPhoto2013 Blue: Band_3	AerialPhoto2005 Red: Band_1	AerialPhoto1997 Blue: Band_3
AerialPhoto2019 Green: Band_2	AerialPhoto2015 Red: Band_1	AerialPhoto2010 Red: Band_1	AerialPhoto2007 Green: Band_2	AerialPhoto2001 Green: Band_2
AerialPhoto2021 Green: Band_2	AerialPhoto2017 Red: Band_1	AerialPhoto2013 Red: Band_1	AerialPhoto2005 Blue: Band_3	AerialPhoto1997 Green: Band_2
AerialPhoto2019 Blue: Band_3	AerialPhoto2015 Green: Band_2	AerialPhoto2010 Blue: Band_3	AerialPhoto2007 Blue: Band_3	AerialPhoto2001 Red: Band_1
AerialPhoto2021 Blue: Band_3	AerialPhoto2017 Green: Band_2	AerialPhoto2013 Green: Band_2	AerialPhoto2005 Green: Band_2	AerialPhoto1997 Red: Band_1



City of Norman, GIS Services Division, Merrick

Historic District Commission Meeting Minutes

March 7, 2022 Feedback

485 College Ave

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

Anaïs Starr presented the staff report:

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

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

Stephen Teel, the applicant, discussed the project:

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

Commission discussed consisted of:

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

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

Public comments consisted of:

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

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

Progress of active COA's:

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

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

Administrative Bypasses Issued:

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

Six-month extension requests: None.

*

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

Anaïs Starr presented the following updates:

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

*

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

Commission and staff discussion consisted of:

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

Appendix A
Preservation Guidelines References
485 College Avenue

Appendix A – Preservation Guidelines References

Site Features

2.2 Guidelines

- .1 Garden Structures.** Garden structures, such as pergolas and trellis, larger than 120 square feet, are to be located behind the principal structure with very limited or no visibility from the front right-of-way. Front or side yard installation can be considered if documentation shows one existed historically. Structures abutting or attached to the principal structure will be reviewed as a building addition. Structures that have a roof and/or sides will be reviewed as accessory structures.
- .2 Materials.** Structures are to be comprised of wood. Metal, composite wood or cement fiberboard will be considered on a case-by-case basis. Vinyl is prohibited.
- .3 Height.** Structure shall be no taller than the height of the principal structure.
- .4 Swimming Pools.** Swimming pools are to be located behind the principal structure with no visibility from the front right-of-way. Side yard installations will be considered on a case-by-case basis. A front yard installation is prohibited. Corner lots are considered to have two front elevations.

2.9 Guidelines Sidewalks, Driveways, and Off-Street Parking

- .1 Front Driveway Location.** Preserve and retain historic front driveways locations. New or expanded front driveways shall be perpendicular to the street, except in individual cases where there is historical documentation of an alternate configuration. Unless there is historic documentation otherwise, driveways shall be located along the property line on one side of the house.
- .2 Driveway Width.** Driveways shall be one car width, not to exceed 10 feet wide, unless there is historic documentation of an alternate configuration. Driveway width may vary as it approaches a garage in order to correspond to the width of the door opening.
- .3 New Driveway Composition.** Driveways shall be constructed from material allowed by the City Code. Existing gravel driveways may remain in place subject to other provisions in the City Code.
- .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.
- .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.

Fences and Masonry Walls

2.10 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 Repair of Fences. *If an existing fence or wall is replaced with a fence that is the same in material, height, location, and design; it will be considered ordinary maintenance and repair and will not require a Certificate of Appropriateness.*

.2 Installation of Fences. *Front and side yard fences of up to 4 feet in height and rear yard fences of up to 6 feet in height, may be approved by Administrative Bypass if they meet the following criteria:*

- a. Composed of the following materials: wood, cast iron, iron, twisted wire, painted aluminum that mimics the appearance of cast iron or iron fences or a combination of these materials. Chain link, stone, brick, or stucco walls will be forwarded to the Historic District Commission for review. Vinyl fences are prohibited.*
- b. Of traditional or historic design, contemporary designs/horizontal designs will be forwarded to the Commission for review.*

No footing required. Walls or fences that require a footing shall be forwarded to the Commission for review.

2.11 Guidelines

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

.1 Replacing Conforming Fences. *If an existing, conforming type of fence or wall is being replaced with one that is the same in material, height, placement, and style, a Certificate of Appropriateness is not required.*

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

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

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

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

.6 Fences on Corner Properties Adjacent to Alleys. *Fences on corner properties with alley access shall be located very carefully to maximize sight lines and minimize conflicts between alley traffic, pedestrians, and on-street traffic.*

.7 Fence and Wall Materials. *Fences or walls shall be constructed of wood, brick, stone, iron or cast or forged metal, stucco, or a combination of these materials. Stone or*

brick used in walls shall be compatible in size, scale, and style to that used elsewhere in the historic district, or typical of residential structures of this type, age, and location. No vinyl, cinder block, concrete block, or corrugated metal, may be used for fences or walls in historic districts. Chain link in the rear yard will be considered on a case-by-case basis.

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

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

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

Non-Contributing Resources

2.14 Guidelines

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

.1 Preservation Guidelines Apply. The Historic Preservation Guidelines apply to all structures in Norman's Historic Districts, both contributing and non-contributing.

.2 Support Harmony Between Old and New. Non-contributing structures shall be controlled only to the degree necessary to make them compatible with the general atmosphere of the district with regard to alterations, additions, changes to the site, and the like. As with all requests for Certificates of Appropriateness in historic districts, each project will be evaluated on its own merits for overall impact on the district as a whole.

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.

Roofs

3.9 Standards for Administrative Bypass

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

.1 Re-Roofing. *Reroofing with in-kind materials with no change to the shape, pitch, or structure of the roof. Replacement in-kind of existing, non-historic composition roofing material with any type of contemporary asphalt, laminated or composition shingles is not subject to review and does not require a Certificate of Appropriateness.*

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

.3 New Features. *New roof features such as skylights, solar tubes, and equipment such as power ventilators, solar collectors, photovoltaics, and antennae that are:*

- a. Located on rear of the structure, and not visible from the front right of way right-of-way. Corner lots are considered to have two front elevations.*

3.10 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 Features. Retain and preserve historic wood, tile and slate roofs as well as roof features that contribute to the overall historic character of a building, such as cresting, dormers, cupolas, and cornices.

.2 Replace Only Deteriorated Portions of Roof Features. If replacement of a deteriorated roof feature is necessary, replace only the deteriorated portion in-kind to match the original feature in design, dimension, detail, and material. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.

.3 Replacements Match Original. If full replacement of historic roofing material or feature is necessary, replace it in-kind, matching the original in scale, detail, pattern, design, and material. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.

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

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

.6 Locate New Features and Mechanical Equipment Carefully. New roof features such as dormers, skylights, and solar tubes, and equipment such as power ventilators, solar collectors, photovoltaics, and antennae, shall be introduced carefully so as not to compromise the historic roof design, or damage character-defining roof materials, or the overall character of the historic district.

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

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

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

.10 Alternative Materials for Roofs. Metal simulated clay, slate or other designs as well as other materials will be reviewed on a case-by-case basis to see if appropriate to the historic structure and compatible with the surrounding historic district.

3.12 Window Guidelines

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

.1 Retain Original Windows. Retain and preserve original windows, including glass, frames, sash, muntins, sills, heads, moldings, surrounds, and hardware.

.2 Retain Historic Glass. *Retain original glass in historic windows if at all possible. Leaded glass windows shall be preserved. Bubbles and waves give old glass its distinctive look and add to the historic character of the house.*

.3 Glass Replacement. *Individual panes of historic glass that have been broken or cracked, may be replaced with modern-day clear glass. Salvaged historic glass or reproduction historic “wavy” glass is also acceptable replacement historic glass was present.*

.4 Glass Variations.

- a. *Privacy glass may only be located in the rear or on the side of the structure, where not visible from the front. Smoked or tinted glass is not appropriate for use in historic structures.*
- b. *Beveled glass in doors and windows is allowed as long as it is compatible with style of the historic building and the original configuration of window panes remains.*
- c. *Colored glass may be used in transoms and sidelights if supported by historical documentation or compatible with the architectural style.*

.5 Replace Only Deteriorated Features. *If replacement of a deteriorated window or door feature or details is necessary, replace only the deteriorated feature in-kind rather than the entire unit. Broken sash cords, for example, can be repaired and do not necessitate replacing an entire window. Match the original in design, dimension, placement, and material.*

.6 Sash Replacement. *Replacement sash, often referred to as sash replacement kits, are acceptable for use in historic structures. However, replacement window sash shall be unclad wood, with single-pane thickness, true divided light patterns that match the historic muntin pattern and profile of the house.*

.7 Window Replacement. *An original window that is deteriorated more than 50% and is not repairable may be replaced in-kind if it meets the following:*

- a. *Shall have a wood exterior, unless replacing a metal casement window.*
- b. *Light patterns same as the original.*
- c. *Size and dimension the same as the original.*
- d. *Double-pane simulated divided lights with wood muntins on the exterior and interior and a shadow bar between the panes may be allowed for windows on the side or rear that are not visible from the street.*

.8 Retain Original Metal Windows. *Replace original metal casement windows only as a last resort after weatherization measures have proven unsuccessful.*

.10 Materials. *Wood is allowable for in-kind replacement of windows. Aluminum-clad and metal windows can be considered for the replacement of metal casement windows that are deteriorated on a case-by-case basis. Fiberglass and aluminum-clad windows can be considered on non-contributing resources and on rear elevations not visible from the front right-of-way. Vinyl-clad windows are prohibited for both contributing and non-contributing structures in the historic districts.*

.11 New Primary and Secondary Accessory Structures. *Windows in new construction are to 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.

.12 Additions. For construction of additions, choose windows that match the original structure. While single-pane, true divided light, wood frame windows are the most desirable choice for new construction in historic districts, double-pane glass wood windows with interior and exterior applied muntins and shadow bars between the panes are permitted. Aluminum cladding of wooden windows is permissible for use in additions. Vinyl or vinyl-clad windows are prohibited.

Entrances, Porches, and Balconies

3.15 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 review.

.1 Screening of a rear porch. Screening of a rear porch that is temporary, easily reversible, and is designed to preserve the historic character of the porch and the building. Screening must be with compatible materials.

.2 Balconies and Porches. Balconies and porches that are less than 120 square feet, built on the rear and not visible from the front right-of-way and compatible with the structure in material, scale, and size.

.3 Handrails. Installation of handrails required by building code may be approvable by Administrative Bypass. Handrails must meet adopted City building codes and be of a simple design that is compatible with the house in material and scale. Wood or metal are acceptable materials for handrails on historic structures.

3.16 Guidelines

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

.1 Preserve Original Entrances, Porches, and Balconies. Retain and preserve entrances, porches, and balconies that contribute to the overall historic character of a building, including columns, pilasters, piers, entablatures, balustrades, sidelights, fanlights, transoms, steps, railings, floors, and ceilings.

.2 Replace Only Deteriorated Elements. If replacement of a deteriorated detail or element of an entrance, porch, or balcony feature is necessary, replace only the deteriorated detail or element in-kind rather than the entire feature. Match the original in design, dimension, and material. Compatible substitute materials can be considered only if using the original material is not available.

.3 Match Original. If full replacement of an entrance, porch, or balcony is necessary, replace it in-kind, matching the original in design, dimension, detail, texture, and material. Compatible substitute materials can be considered only if original material is no longer available.

.4 Replace Missing Features. Replace missing entrance, porch, or balcony features with a new feature based on accurate documentation of the missing original or

a new design compatible with the historic character of the building and the district.

.5 Screen Porches Carefully. *Consider the screening of a historic porch only if the alteration is reversible and can be designed to preserve the historic character of the porch and the building.*

.6 Avoid Enclosures. *It is not appropriate to enclose a front porch or a front balcony.*

.7 Avoid Removing Details. *It is not appropriate to remove any detail material associated with entrances and porches, such as graining, beveled glass, or bead board, unless an accurate restoration requires it.*

.8 Avoid Changes to Primary Façades. *It is not appropriate to remove an original entrance or porch or to add a new entrance or porch on a primary façade.*

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

.10 Maintain Porch Elevation. *At no time shall the porch elevation be lowered to grade and steps redesigned.*

.11 Maintain Wood Elements. *Wood porch floors and columns may require an eventual replacement due to moisture penetration; wood floors and columns shall only be replaced with wood of the same profile and dimension.*

12. New Balconies and Porches. *Balconies and porches built on the rear and not visible from the front right-of-way are to be constructed to be compatible with the principal structure in material, scale, and size. New balconies or porches on the front or side of a historic structure will only be considered if there is historic evidence that one existed. The design and materials are to be based on historic evidence of the design or be a design seen in similar structures in the historic neighborhood.*

13. Respect Design. *Original design, construction, and materials shall be respected on primary façades. Installation of non-original materials, such as decorative tile, is not appropriate.*

Additions to Historic Buildings

4.4 Guidelines

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

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

.2 Locate Addition Inconspicuously. *Locate a new addition on an inconspicuous façade of the historic building, usually the rear one. Additions that alter the front façade are generally considered inappropriate for a historic structure.*

.3 Limit Size and Scale. *The footprint of the addition shall not exceed 50% of the footprint of the existing structure or 750 square feet, whichever is greater. Exterior dimensions of the addition shall not exceed the exterior dimensions of the existing structure, including height, width, and depth. An addition which does not increase the footprint of the existing structure may be allowed to increase roof height and will be reviewed on a case-by-case basis.*

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

.5 Avoid Detracting From Principal Building. *It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature. Construct new additions so that character-defining features of the historic buildings are not destroyed, damaged, or obscured.*

485 College Ave

COA Request

Submittal Items

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

Staff Only Use:

HD Case # _____

Date _____

Received by: _____

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: 485 College, Norman, Okla 73069

Applicant's Contact Information:

Applicant's Name: David L. Boeck

Applicant's Phone Number(s): 405-325-2266

Applicant's E-mail address: DLB@OU.EDU

Applicant's Address: 830 Van Vleet Oval, Room 162

Applicant's relationship to owner: Contractor Engineer Architect

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

Owner's Name: Stephen Teel

Owner's Phone Number(s): 405-409-4347

Owner's E-mail: stephenteel@yahoo.com

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

1) Replace or add Fence and Siding

2) New Roof, New Eaves, New Gutters, New Porch

3) New Windows and Door, Add Doormer

4) Add Sunroom and pool to back.

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

Authorization:

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

Property Owner's Signature: 

Date: 3/6/2024

(If applicable): I authorize my representative to speak in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.

Authorized Representative's Printed Name: David L. Boeck

Authorized Representative's Signature: 

Date: 3/6/2024

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

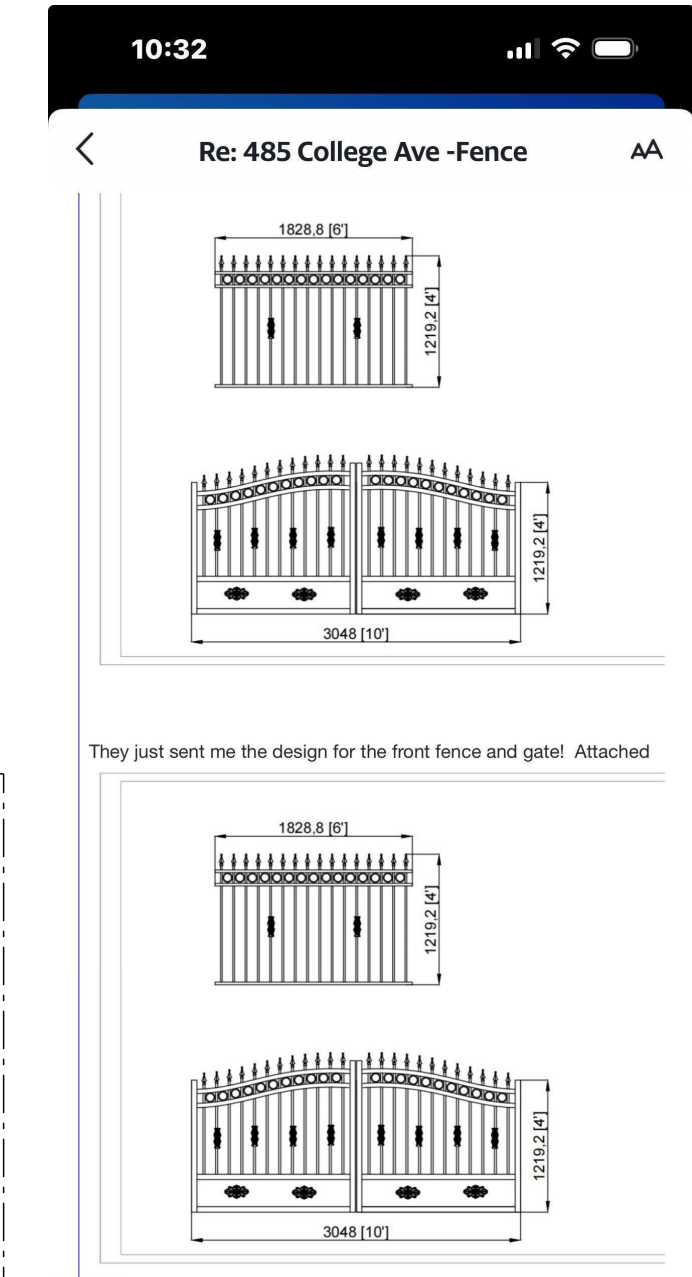
- a) Installation of 4' wrought iron fence with brick columns in front yard;**
- b) Installation of 8' solid metal fence with brick columns along the side property lines;**
- c) Installation of 8' solid metal fence with brick columns along the rear property lines;**
- d) Installation of wrought iron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



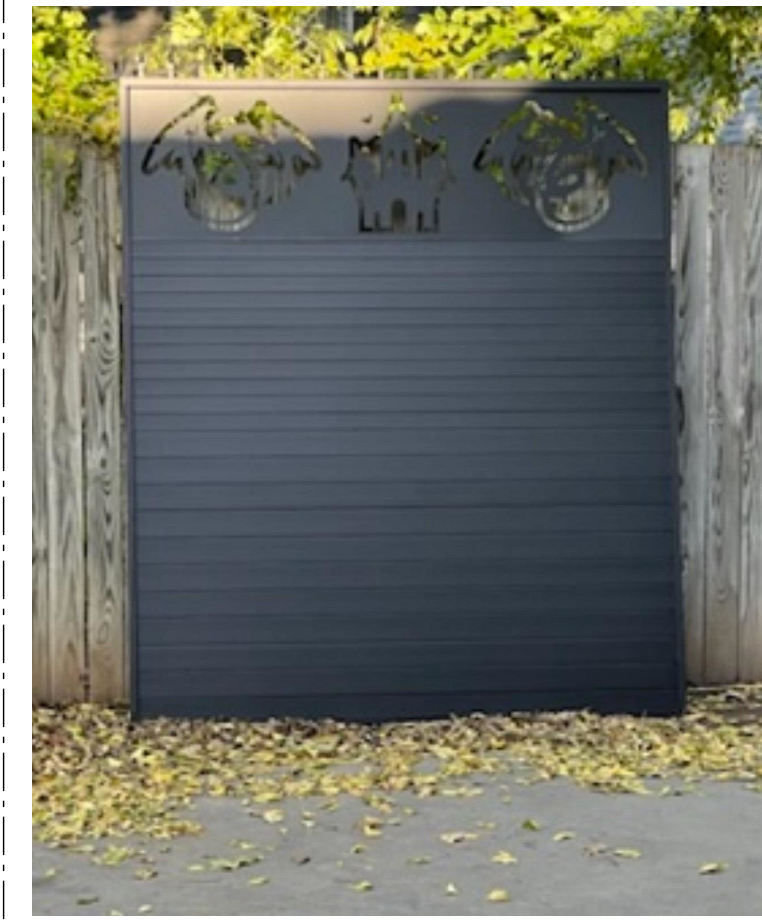
GREEN HOUSE DETAIL
NO SCALE

SITE COVERAGE INFORMATION

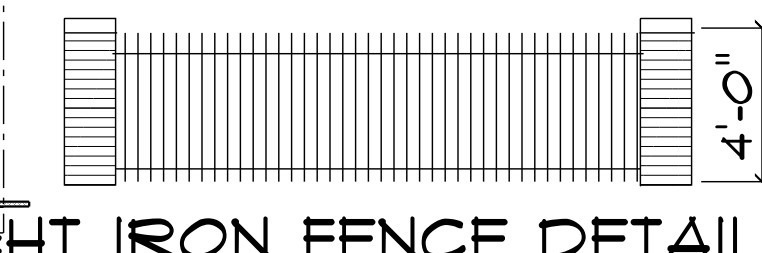
SITE:	7,637.5 SQUARE FEET
HOUSE, GREENHOUSE AND SHED:	1,988.0 SQUARE FEET
PAVING:	1,114.5 SQUARE FEET
PERCENTAGE OF COVERAGE	49.3 %



WROUGHT IRON FENCE
DETAIL
NO SCALE



SOLID FENCE DETAIL
NO SCALE



WROUGHT IRON FENCE DETAIL
NO SCALE

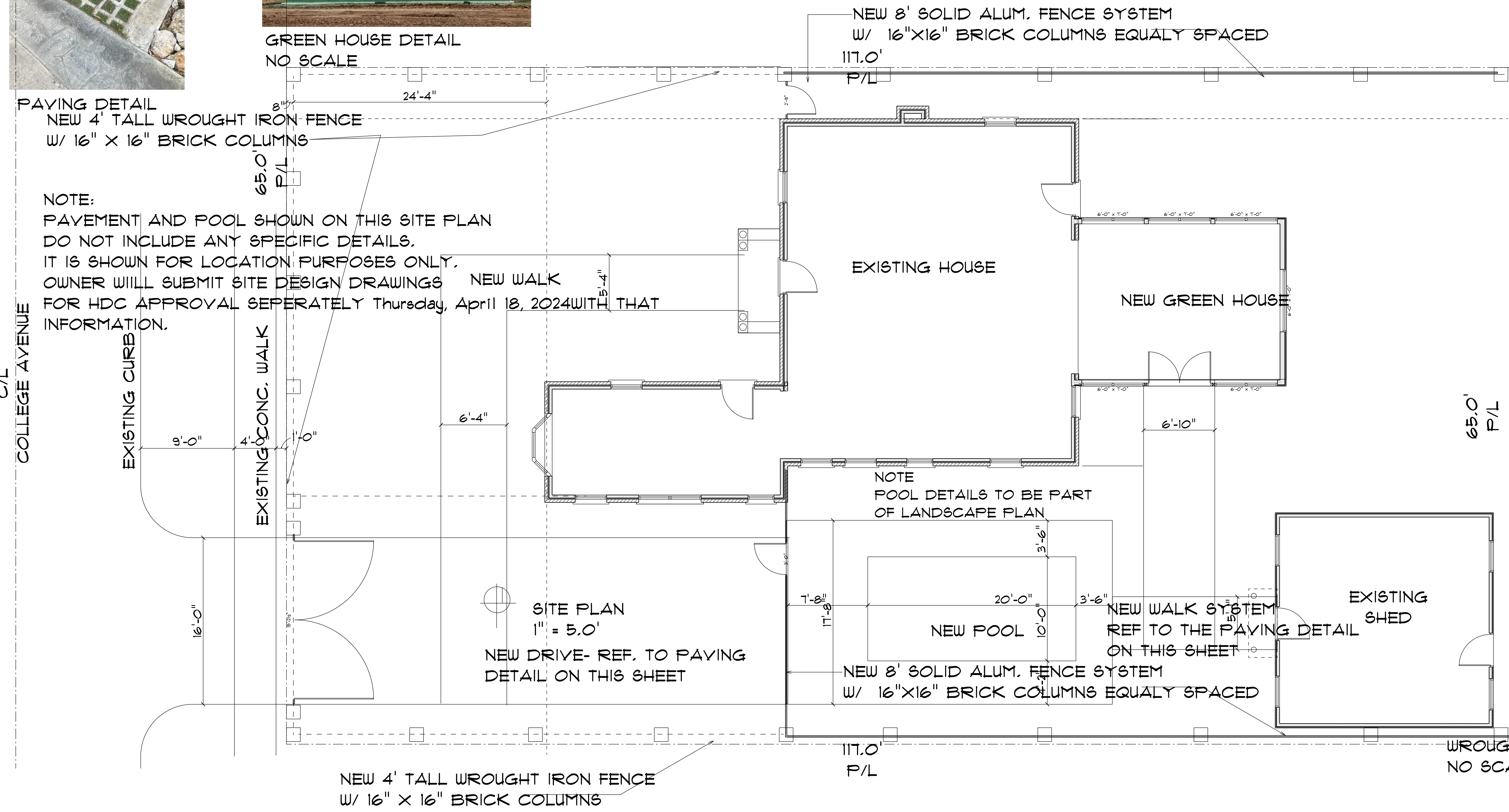
PAVING DETAIL
NEW 4' TALL WROUGHT IRON FENCE
W/ 16" X 16" BRICK COLUMNS

NOTE:
PAYEMENT AND POOL SHOWN ON THIS SITE PLAN
DO NOT INCLUDE ANY SPECIFIC DETAILS.
IT IS SHOWN FOR LOCATION PURPOSES ONLY.
OWNER WILL SUBMIT SITE DESIGN DRAWINGS
FOR HDC APPROVAL SEPERATELY Thursday, April 18, 2024 WITH THAT
INFORMATION.

C/L
COLLEGE AVENUE

EXISTING CONC. WALK

EXISTING CURB

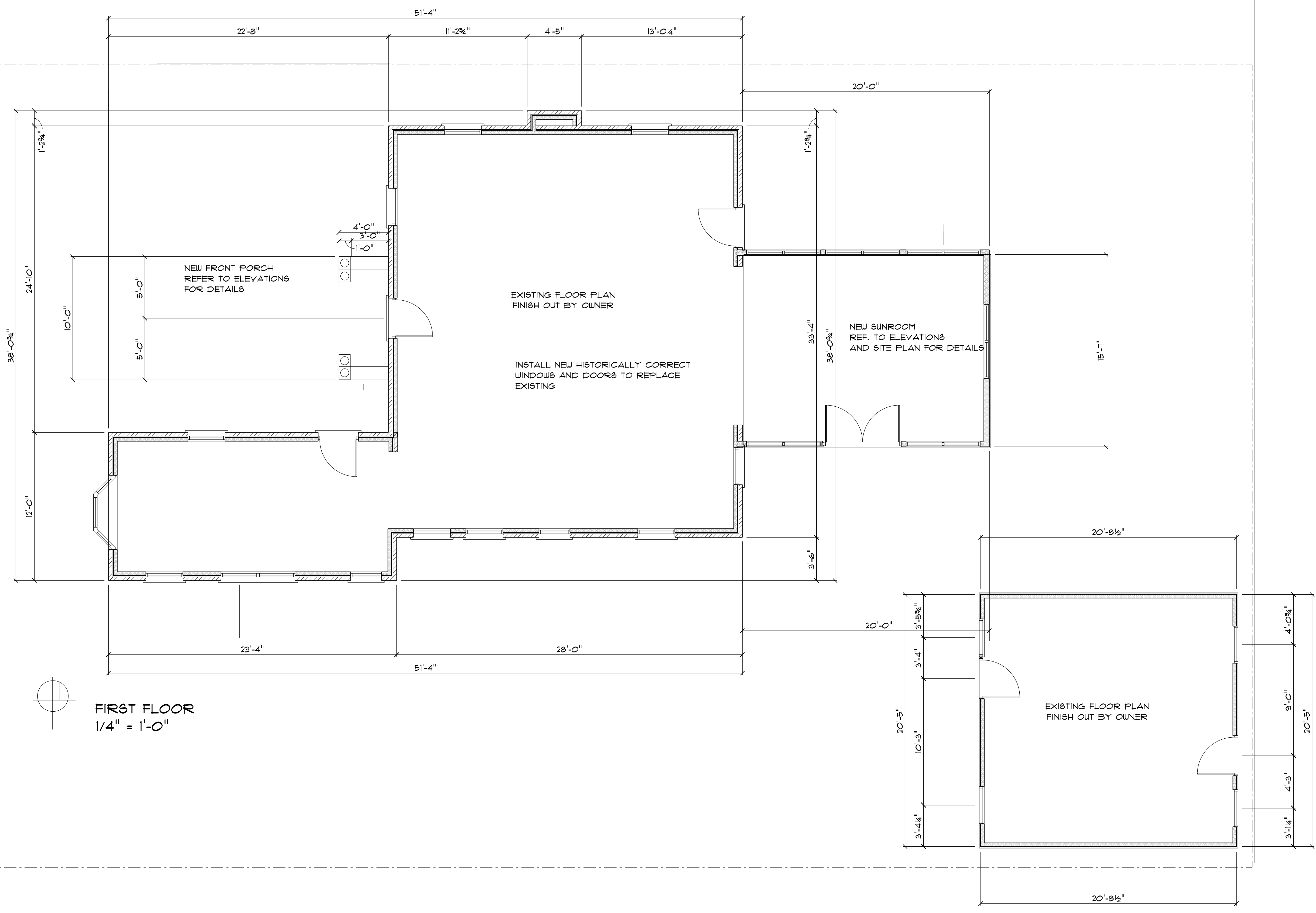


DLB ARCHITECTS PC
922 SCHULZE DRIVE
NORMAN, OKLAHOMA 73071
Phone 405.118.4842

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

NO.	REVISIONS	DESCRIPTION	DATE

SHEET NUMBER
A 1.0

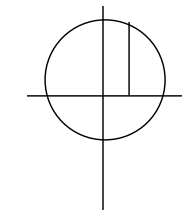
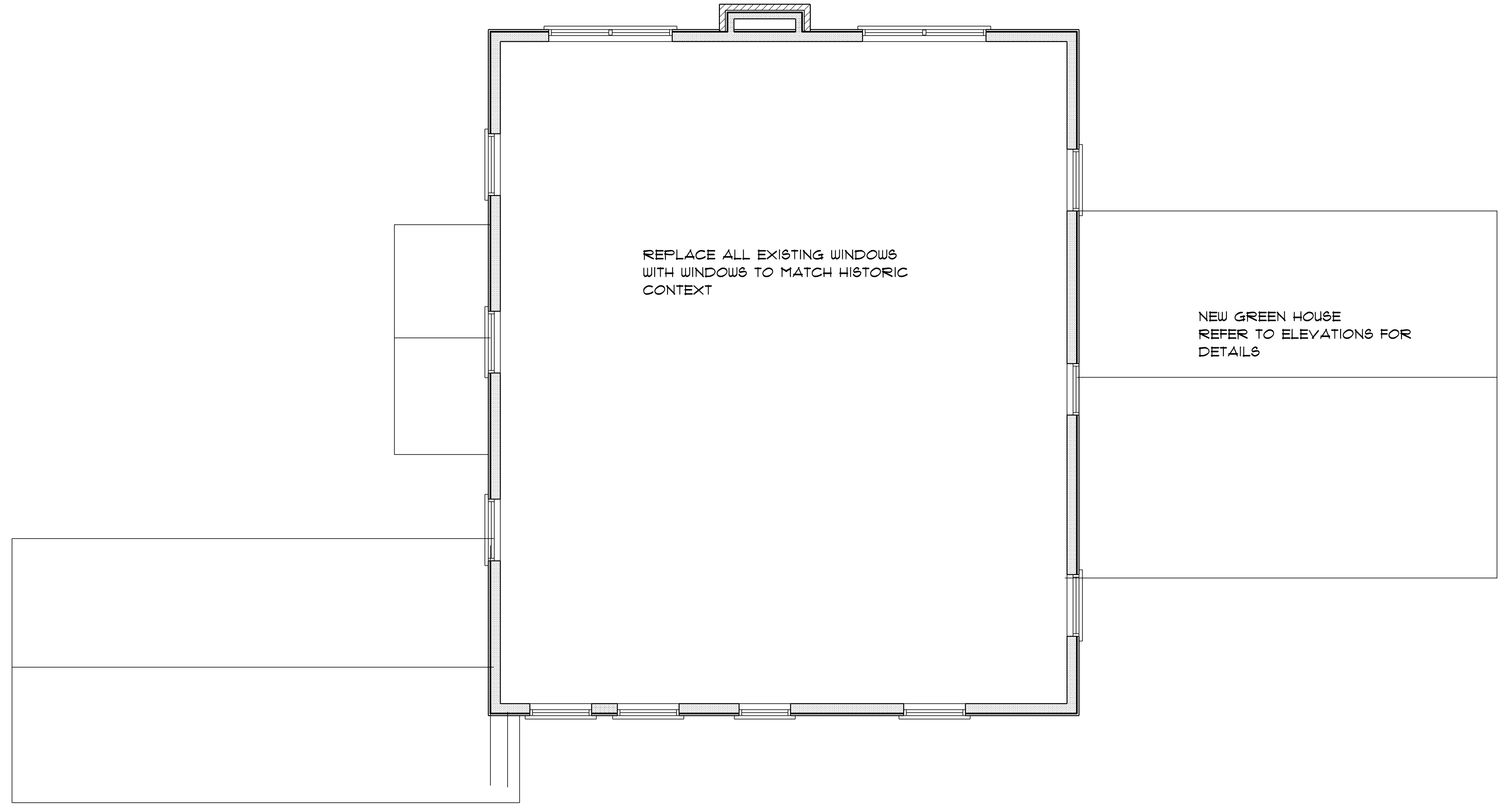


FIRST FLOOR
1/4" = 1'-0"



NO.	REVISIONS	DESCRIPTION	DATE

Proj. No. 21-071
Date: 01-08-2021
Scale: (HORIZ.) 1/4" = 1'-0"
(VERT.) 1/4" = 1'-0"
Drawn By: GAD
Checked By: EKD
Approved By: EKD



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

Proj. No. 21-071
Date: 02-08-2021
Scale: (Metric) NA
(Imperial) NA
Drawn By: GAD
Checked By: BLS
Approved By: DCD

REVISIONS

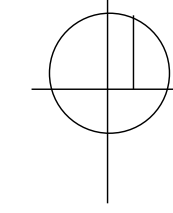
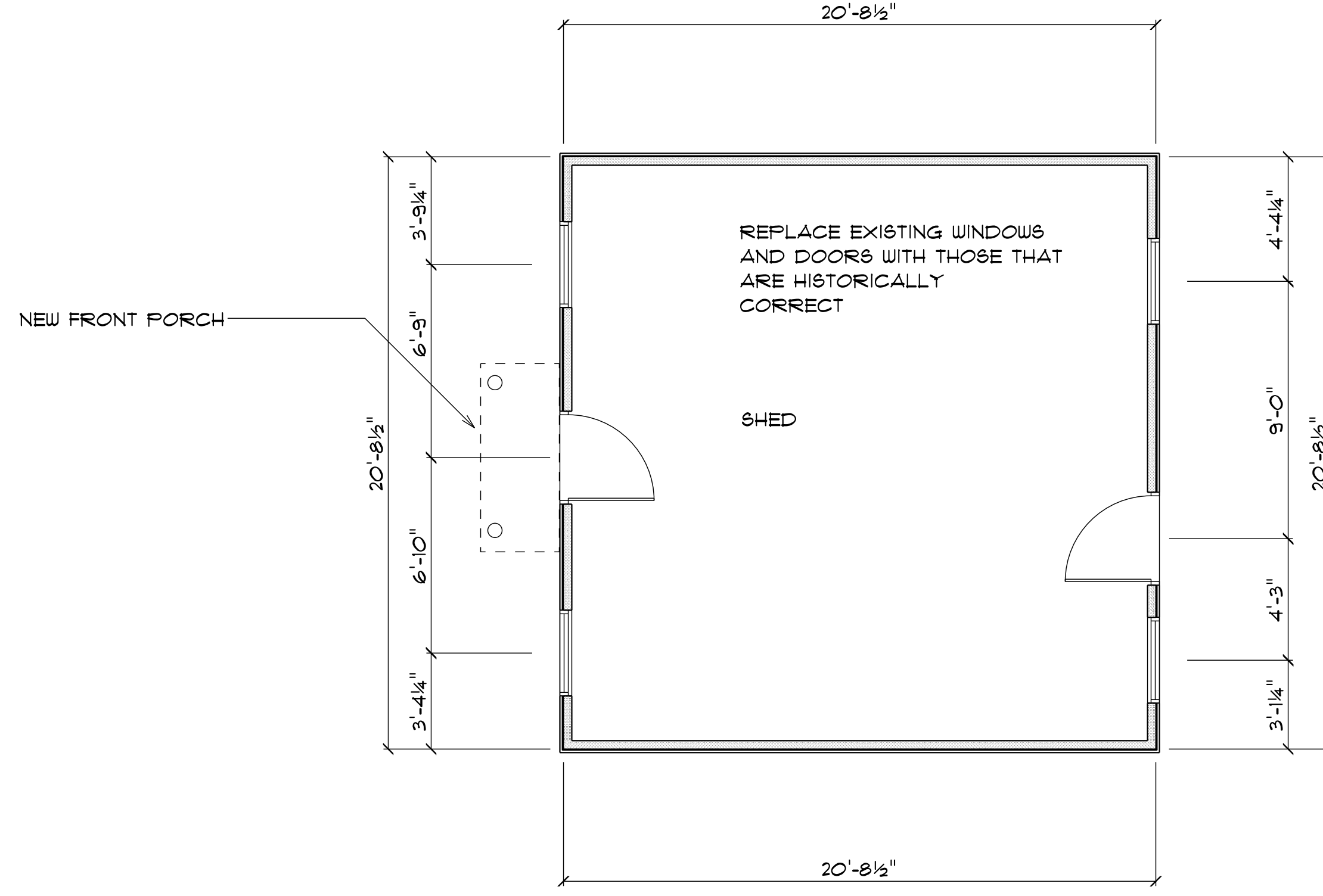
NO.	DESCRIPTION	DATE

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



DLB ARCHITECTS PC
922 SCHULZE DRIVE
NORMAN, OKLAHOMA 73071
Phone: (405) 919-8822
dlb@dlb.edu

SHEET NUMBER
A 2.1



SHED PLAN
1/4" = 1'-0"

Proj. No. 21-071
Date: 02/26/21
Scale: (Per: 1/4")
Drawn By: JAD
Checked By: JAD
Approved By: DKD

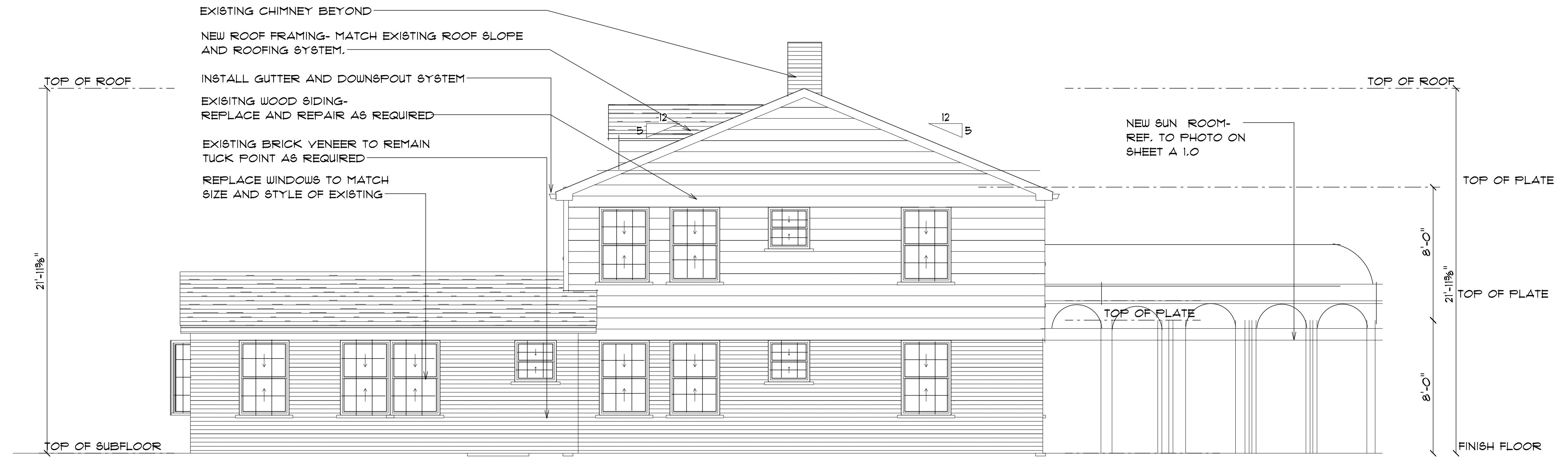
NO.	REVISIONS DESCRIPTION	DATE

SHEET NUMBER
A 2.2

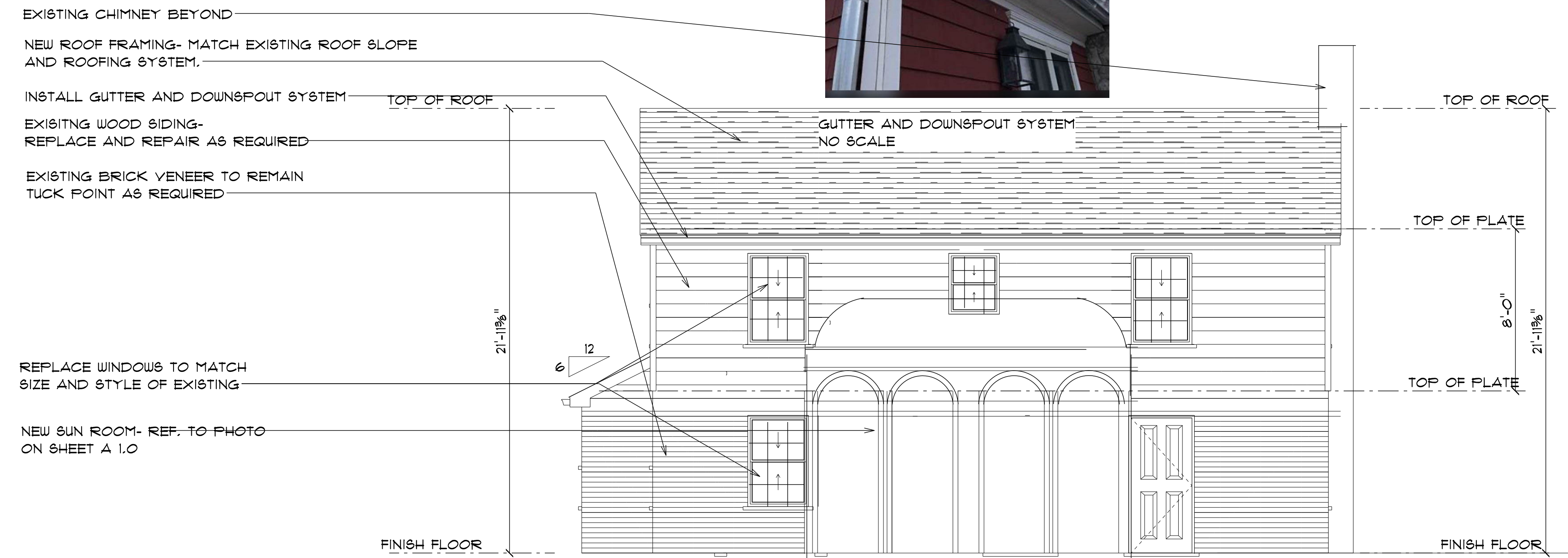
HISTORIC RESIDENCE EXTERIOR REMODEL
FOR STEPHEN TEEL
485 SOUTH COLLEGE
NORMAN, OKLAHOMA 73069



DLB ARCHITECTS PC
922 SCHULZE DRIVE
NORMAN, OKLAHOMA 73071
DLB@DLB.EDU
Phone: (405) 918-8242



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



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

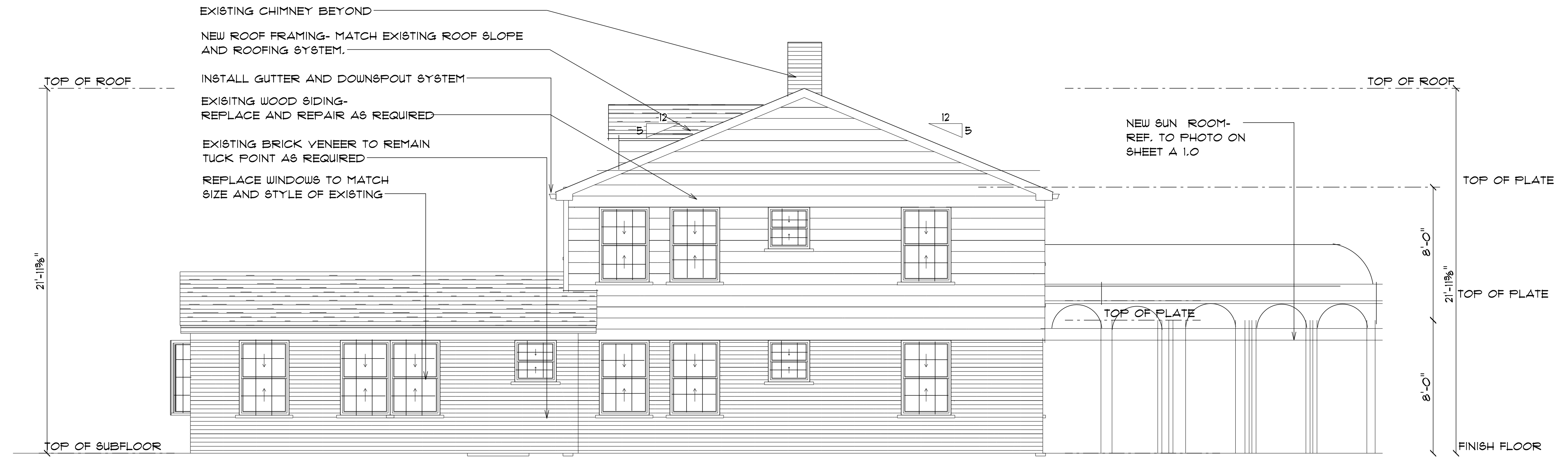
DLB ARCHITECTS PC
922 SCHULZE DRIVE
NORMAN, OKLAHOMA 73071
DLB@OU.EDU
Phone (405) 918-8242



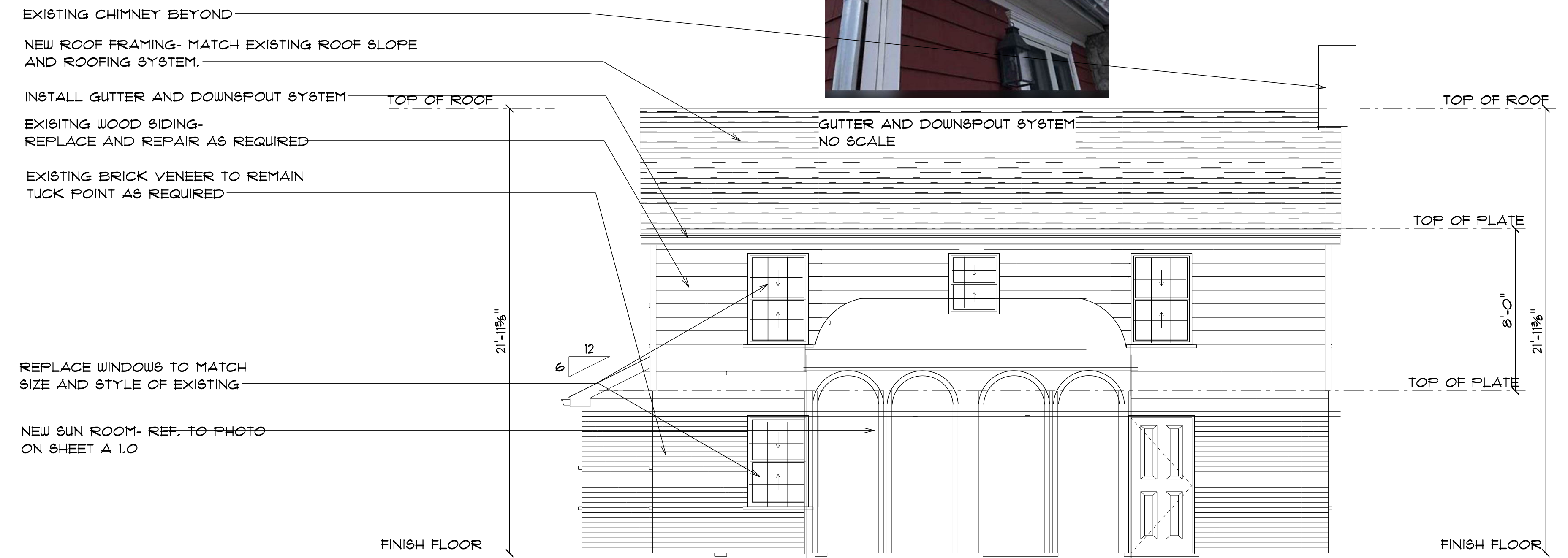
**HISTORIC RESIDENCE EXTERIOR REMODEL
FOR STEPHEN TEEL**
485 SOUTH COLLEGE
NORMAN, OKLAHOMA 73069

NO.	REVISIONS	DESCRIPTION	DATE

SHEET NUMBER
A 3.0



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



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

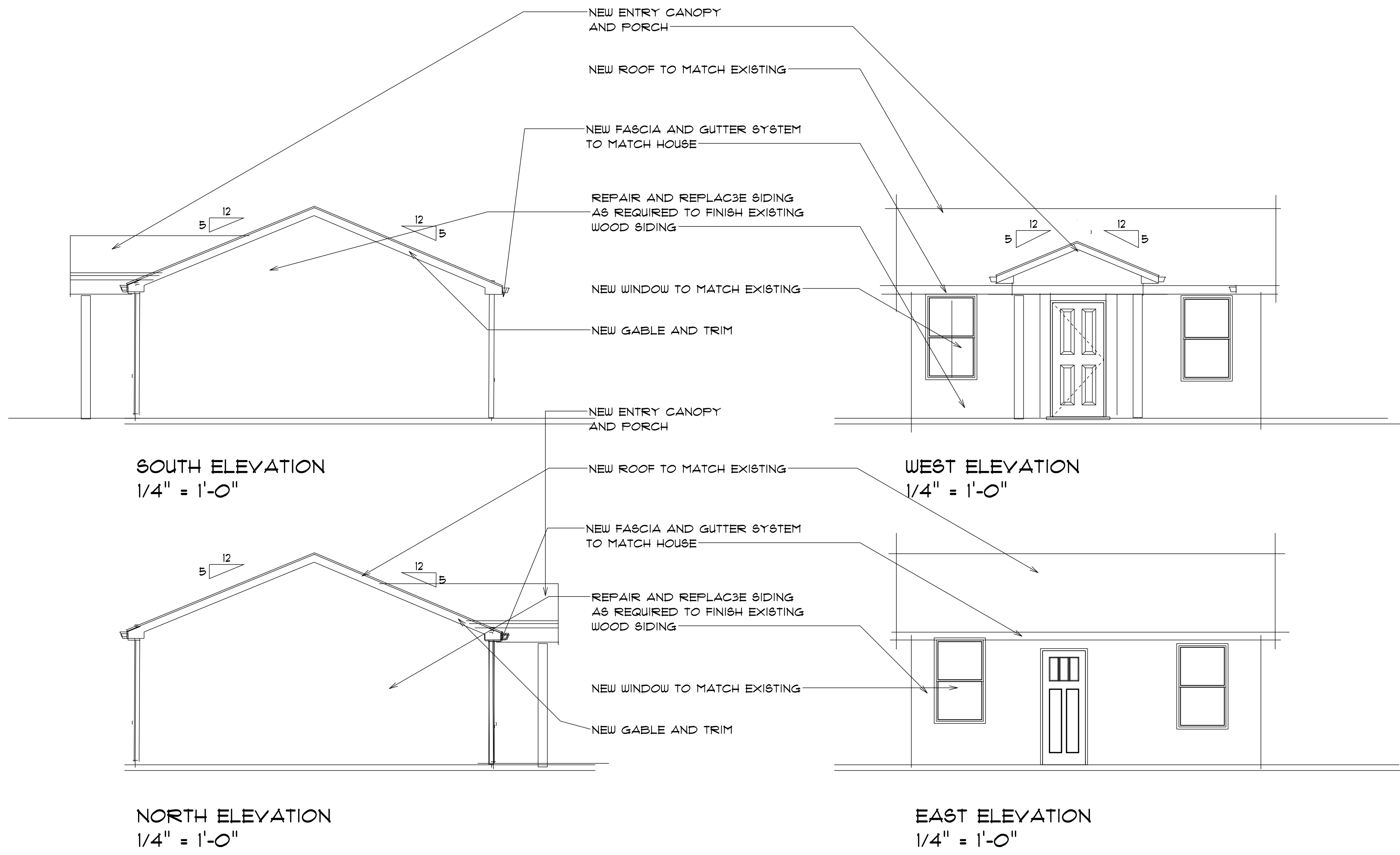
DLB ARCHITECTS PC
922 SCHULZE DRIVE
NORMAN, OKLAHOMA 73071
DLB@OU.EDU
Phone (405) 918-8242



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

NO.	REVISIONS	DESCRIPTION	DATE

SHEET NUMBER
A 3.0



DLB ARCHITECTS PC
 922 SCHULZE DRIVE
 NORMAN, OKLAHOMA 73071
 Phone (405) 918-8822
 dlb@dlbpc.com



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

NO.	REVISIONS DESCRIPTION	DATE

**SHEET NUMBER
 A 3.2**

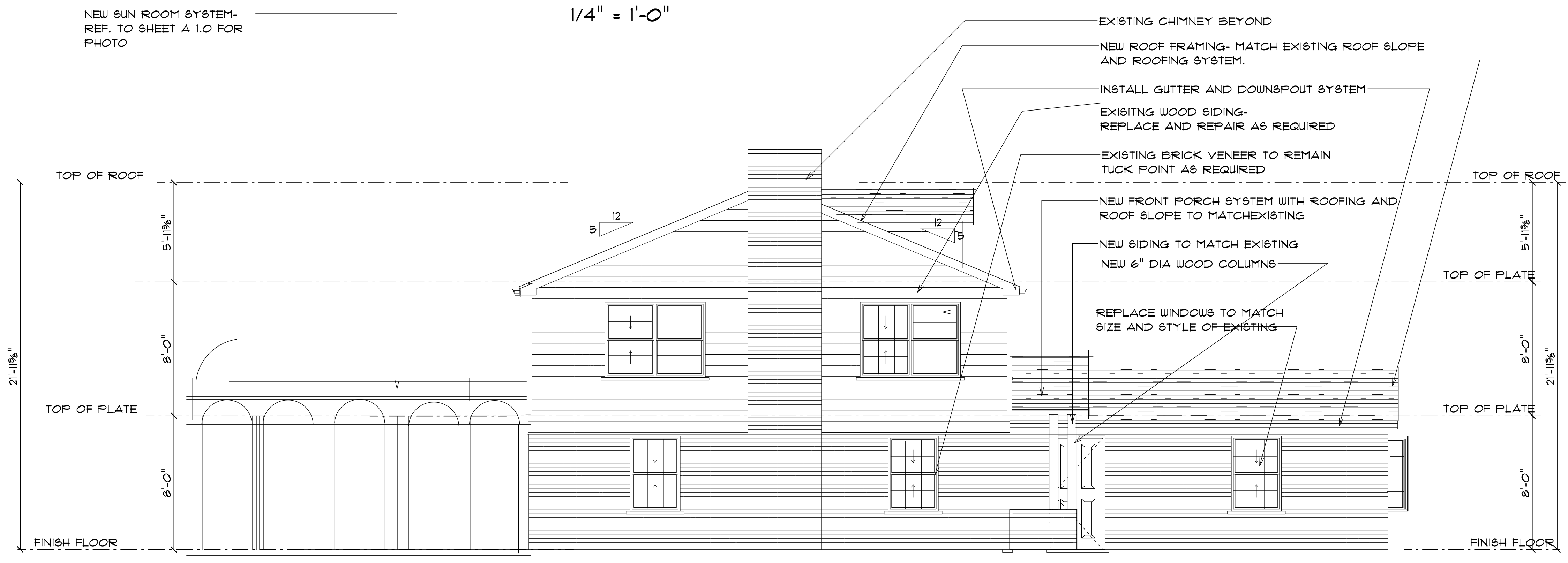
Proj. No. 21-071
 Date: 02-08-2021
 Scale: 1/4" = 1'-0"
 Drawn By: JAD
 Checked By: JES
 Approved By: DKB

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



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

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



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

DLB ARCHITECTS PC
 922 SCHULZE DRIVE
 NORMAN, OKLAHOMA 73071
 DLB@OU.EDU
 Phone (405) 919-9322

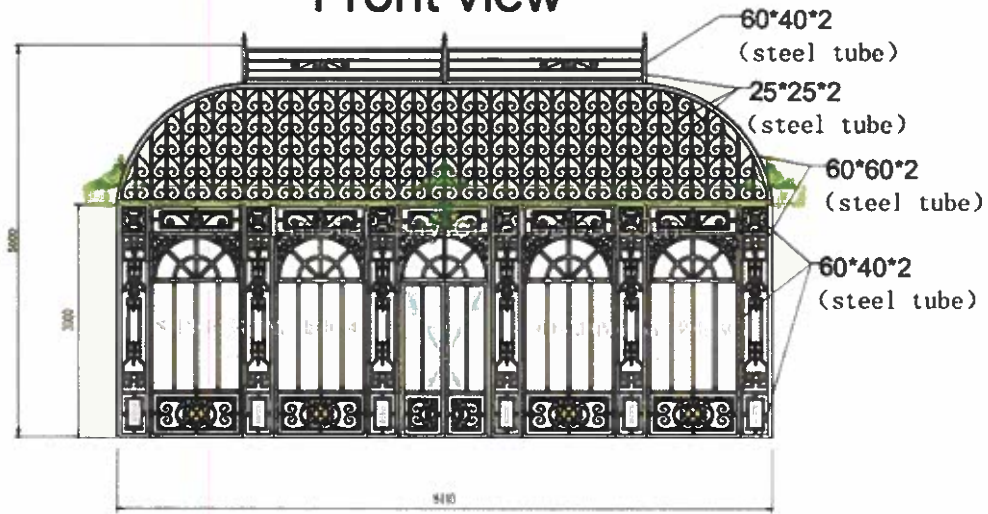


HISTORIC RESIDENCE EXTERIOR REMODEL
 FOR STEPHEN TEEL
 485 SOUTH COLLEGE
 NORMAN, OKLAHOMA 73069

NO.	REVISIONS DESCRIPTION	DATE

Proj. No.: 210211
 Date: 02-08-2021
 Scale: (Horiz.) 1/4" = 1'-0"
 (Vert.) N/A
 Drawn By: [Signature]
 Checked By: [Signature]
 Approved By: [Signature]

Front view



Left(Right) view







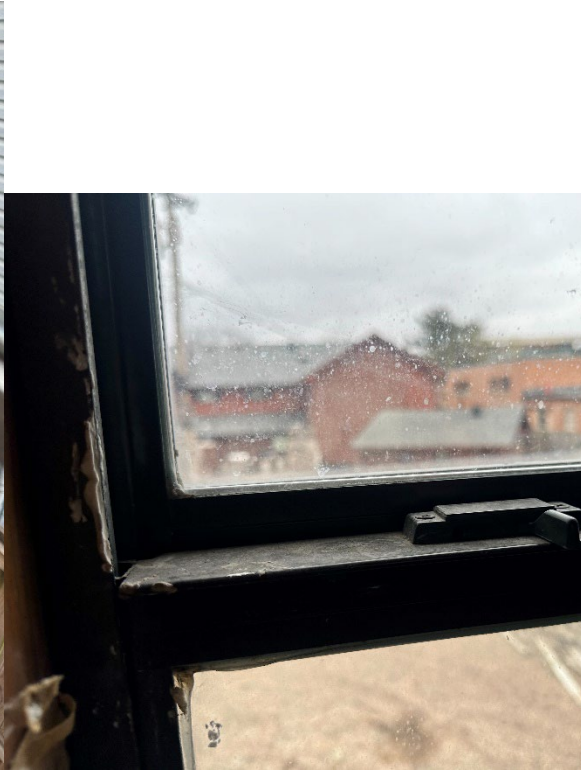














Mr Gutter

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

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

Stephen Teel
490 Elm Ave
Norman, OK 73069

CONTACT US

(405) 602-1609
support@mrgutterok.com

(405) 409-4347
stephenteel@yahoo.com

ESTIMATE

Services	qty	unit price	amount
Colors - S/GS/ABC - Dark Bronze Potentially need a lift for run in between garages, not included in price, will discuss with homeowner when ready for installation will need 6 - 3" outlets for half round			
Half Round Gutter - 6.5" HR Gutter Aluminum 6" Half Round Gutter 11 7/8"x.027" Alum 3500 Bear Claw Series Hanger W/ Screw #10 2" Black Ruspert Screw W/ Washer Wedges For Slant / Straight Fascia	421.0	\$12.00	\$5,052.00
Half Round Gutter - 6.5" HR Gutter End Caps Half Round Aluminum Gutter Left & Right End Caps	28.0	\$7.00	\$196.00
Half Round Gutter - Corners Inside 90- 4 Outside 90- Inside Bay- Outside Bay-	4.0	\$16.00	\$64.00
Half Round Gutter - 4" Half Round Gutter Outlet Round Downspout Outlets (1 Per Downspout H/R Gutter Only)	8.0	\$5.51	\$44.08
Half Round Gutter - 4xRx10 Round Smooth Downspouts	11.0	\$90.00	\$990.00
Half Round Gutter - 4xRxE Round Elbows	24.0	\$9.00	\$216.00
Half Round Gutter - 6.5" HR Gutter AquaDUCT™ Screen Hanger System	421.0	\$18.90	\$7,956.90

-Durable filtration system composed of a louvered cover with an integrated stainless steel mesh screen to capture the rain and repel the leaves for Clog-Free® gutters.

-The screen doubles as the hanger providing uniform support of the system. Designed to lock into the patented lip of the gutter for the strongest connection to hold both the gutter and the cover in place.

-Maintenance is faster and easier. Frequency depends on your surroundings. Just clean as needed to make sure screen stays clear of debris and buildup.

Half Round Gutter - AquaDUCT™ Screen Corners	4.0	\$18.90	\$75.60
High-flow Inside / Outside Aqueduct Corners			
Misc Items - Height Up-Charge	325.0	\$2.10	\$682.50
Up charge for installations over 13'			
Warranties - Gutter Guarantee			
5 Year Guarantee On Labor And Materials			
		Subtotal	\$15,277.08
		Previous Customer	- \$3,055.42
		Total	\$12,221.66

Thank you for choosing Mr Gutter Services.

If you have any questions about your service please call us and let us know

Office- 405-602-1609

Specification

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

Finished products



TAFCO WINDOWS

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

Details

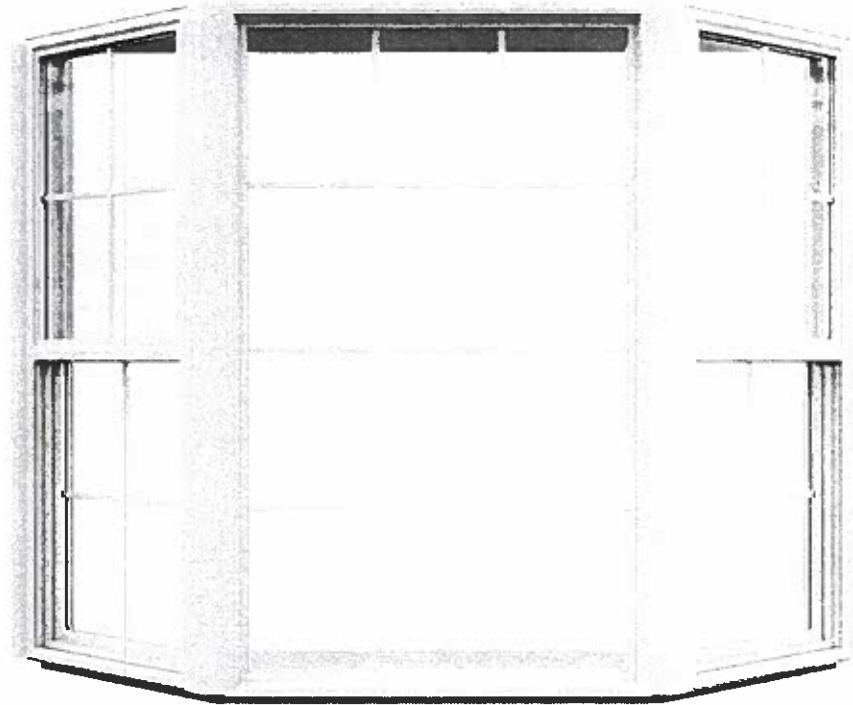
Exterior Color/ Finish	Brown	Exterior Color/Finish Family	Brown
Features	Insect Screen	Frame Material	Aluminum
Frame Type	Standard Frame	Glass Type	Energy Efficient Glass
Glazing Type	Double-Pane	Grid Pattern	Equal Light
Grille Type	Grille Between Glass	Hardware Color/Finish Family	Brown
Included	Grid,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

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

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



Hover Image to Zoom



Hover Image to Zoom

\$1855⁰⁰

 **\$310.00 /mo†** suggested payments with 6 months† financing [Apply Now](#) 

 Share  Print

 Feedback  Live Chat

Overview



- One large vinyl window with a smaller vinyl single-hung window on either side, angled to extend a room; comes with a wood head and seat board
- SunResist Low-E insulating glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
- Top sash is stationary; bottom sash slides open vertically
- Built with high-quality extruded white vinyl that won't chip or peel and resists fading, mildew and condensation
- Block and tackle balance system supports the vertical operation of the sash in single-hung and double-hung styles, so the sash will not slam shut
- Weatherstripping creates a tight seal against outdoor elements
- Optional tilt assist feature lets you tilt the sash in for convenient cleaning from inside your home
- Lifetime limited warranty on window; 10-year warranty on exterior finish

CA Residents: [⚠ Prop 65 Warning\(s\)](#)

 **Installation Manual**
PDF

 **Warranty Guide**
PDF

 **Prop65 Warning Label**
PDF

 **Use and Care Manual**
PDF

Specifications



Product Features



Compare



JELD-WEN V-2500 81-in x 50-in Single-hung Vinyl New Construction White Bay Window \$1,243.72

Reviews ★★★★★ 11
[Shop JELD-WEN](#) ★★★★★ 11

