

Revision 1



The City of
OKLAHOMA CITY

Staff Only:

Date Stamp

Zoning: HP or HL

District:

HPCA- 24 - 00008

Received by: [Signature] 11/14/2024

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NOTE: any relevant permits must be applied for and paid for separately in the Development Services Dept.

NOTE: Contact Historic Preservation Staff for final design inspection when work is complete.

Please select: ☒ New Project ☐ Revision ☐ Extension ☐ Violation Notice Issued

Location of Proposed Work (Address): 101 Northwest 19th Street, Oklahoma City, OK 73103

Legal Description of Property (lot, block, addition): Heritage Hills East, Block 2000, Lot

Year built: 1932 Exterior wall material: Solid Wood Siding Floor area: 1,418 sq.ft.

Itemized Work Items (List EACH ITEM proposed. Work not listed here will NOT be reviewed):

☐ New Construction ☐ Addition ☐ Fence ☒ Demolition (specify structure) Windows
☐ Paving (specify) ☐ Renovation (specify)
☐ Work not specified above

Owner's Authorization

I hereby certify that all above statements and statements contained in all attached 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 approved plans in a good and workmanlike manner. I authorize the City of Oklahoma City to enter the property for the purpose of observing and photographing the project for presentations and to ensure consistency between the approved proposal and the completed project.

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

Owner's Signature

Candace Arnold

Date

10-17-2024

Name (printed)

Candace Arnold

Organization

Address

101 NW19th

Phone

405-245-3908

City, State, Zip

Oklahoma City, OK 73103

Email

candacelarnold@yahoo.com

I prefer to be:

☐ Mailed or ☒ Emailed.

Representative Signature

Jessica Herndon

Date

10/16/2024

Name (printed)

Jessica Herndon

Organization

Ten Key Remodels

Address

1524 W Edmond Rd

Phone

405-938-1939

City, State, Zip

Edmond, OK, 73003

Email

jessica@tenkeyproperties.com

I prefer to be:

☐ Mailed or ☒ Emailed.

Contact: ☐ Owner ☒ Representative

Is Federal money, a federal license or a federal permit included/required for any part of this project? Yes / No

If yes, what Federal agency?

Is the property owner pursuing the Federal Tax Credits for Rehabilitation of income producing historic properties? Yes / No (For questions concerning the federal tax credit program, telephone the State Historic Preservation Office at (405) 522-4479).

NOTE: Specific deadlines apply to submission of additional documentation or requests for appeals. Should your project be continued or denied, you are responsible for compliance with those deadlines.

SECTION A: SCOPE OF WORK

SCOPE OF WORK

101 NW 16th Street
Oklahoma City , OK 73103

November 5, 2024

I. SCOPE OF WORK FOR 12 OVER 1 WINDOW REPLACEMENTS

A. Assessment of Existing Conditions

1. Evaluated all existing 12 over 1 windows for excessive rot, water damage and decay resulting from insufficient maintenance, necessitating their replacement to ensure structural integrity and historical accuracy.
2. Documented the condition of frames, sashes, and surrounding materials for city review.

B. Removal and Replacement of Existing 12 Over 1 Windows

1. Removed all existing 12 over 1 windows throughout the house.
2. Installed new sashes that are exact replicas of the original design, ensuring compliance with historical accuracy.
3. Carefully preserved existing frames, exterior casing/ trim, and stops in place when removing windows.
4. Replaced aluminum windows due to historical inaccuracy. Replaced with 12 over 1 windows based on size of frame compared to existing similar sized windows.

C. Installation of Restor Wood Windows for 12 Over 1 Windows

1. Partnered with Restor Wood Windows to rebuild replicas of the existing windows.
2. Ensure that the new windows are historically accurate single-pane reproductions, matching the aesthetic and specifications of the original windows.

II. SCOPE OF WORK FOR 15 OVER 1 WINDOW REPLACEMENTS

A. Assessment of Existing Conditions

1. Evaluated all existing 15 over 1 windows for excessive rot, water damage and decay resulting from insufficient maintenance, necessitating their replacement to ensure structural integrity and historical accuracy.
2. Documented the condition of frames, sashes, and surrounding materials for city review.

B. Removal and Replacement of Existing 15 Over 1 Windows

1. Removed all existing 15 over 1 windows throughout the house.

2. Installed new sashes that are exact replicas of the original design, ensuring compliance with historical accuracy.
3. Carefully preserved existing frames, exterior casing/ trim, and stops in place when removing windows.
4. Replaced aluminum window due to historical inaccuracy. Replaced with 15 over 1 window based on size of frame compared to existing similar sized windows.

C. Installation of Restor Wood Windows for 15 Over 1 Windows

1. Utilized Restor Wood Windows to rebuild replicas of the existing windows.
2. Ensure that the new windows are historically accurate single-pane reproductions, matching the aesthetic and specifications of the original windows.

III. SCOPE OF WORK FOR 5 PANE WINDOW REPLACEMENTS

A. Assessment of Existing Conditions

1. Evaluated all existing 5 pane windows for excessive rot, water damage and decay resulting from insufficient maintenance, necessitating their replacement to ensure structural integrity and historical accuracy.
2. Documented the condition of frames, sashes, and surrounding materials for city review.

B. Removal and Replacement of Existing 5 Pane Windows

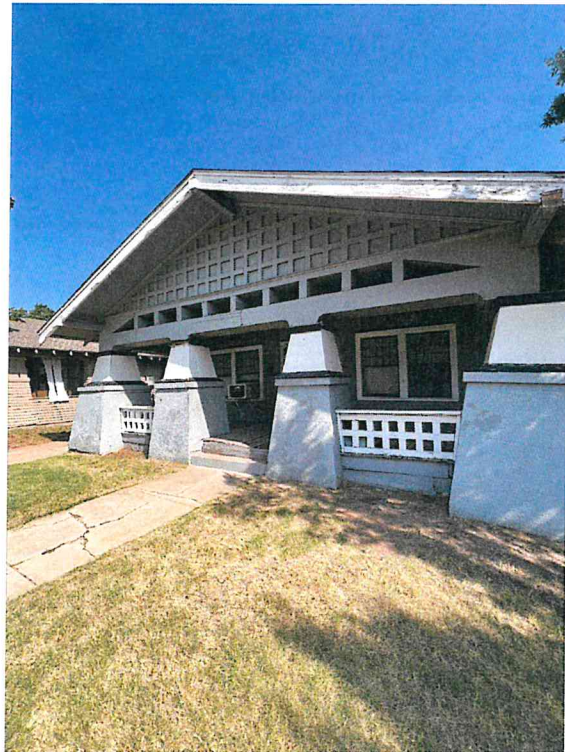
1. Removed all existing 5 pane windows throughout the house.
2. Installed new sashes that are exact replicas of the original design, ensuring compliance with historical accuracy.
3. Carefully preserved existing frames, exterior casing/ trim, and stops in place when removing windows.

C. Installation of Restor Wood Windows for 5 Pane Windows

1. Utilized Restor Wood Windows to rebuild replicas of the existing windows.
2. Ensure that the new windows are historically accurate single-pane reproductions, matching the aesthetic and specifications of the original windows.

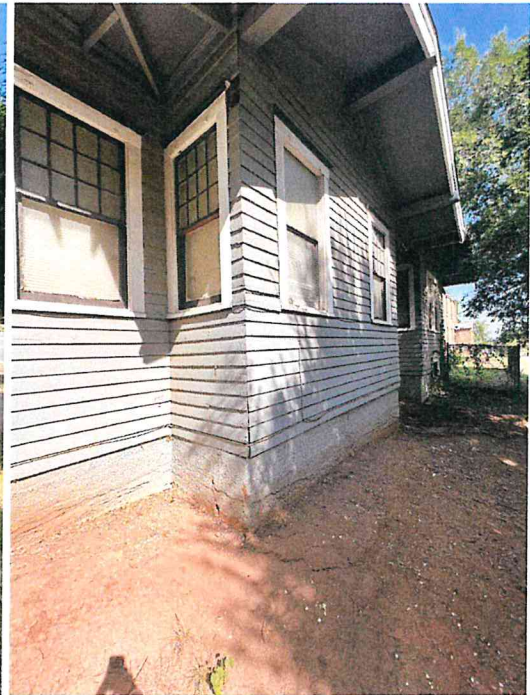
SECTION B: DOCUMENTATION OF EXISTING CONDITIONS

EXISTING CONDITIONS: FRONT OF HOUSE - Regarding Windows Replacement



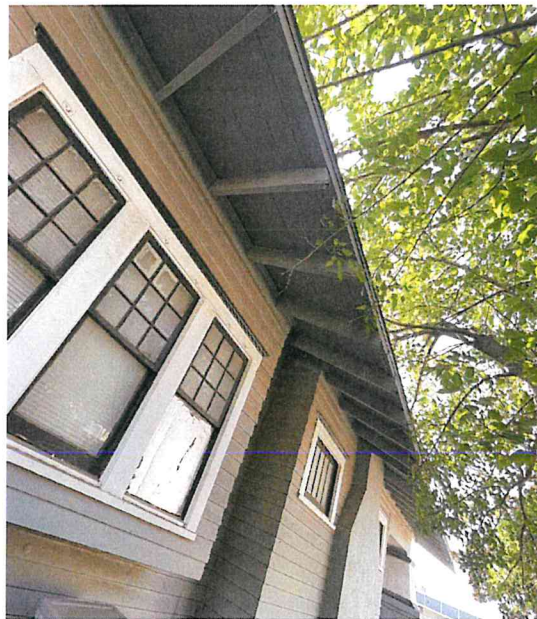


EXISTING CONDITION: RIGHT SIDE OF HOUSE - Regarding Window Replacement





EXISTING CONDITION: LEFT SIDE OF HOUSE - Regarding Window Replacement





EXISTING CONDITION: BACK OF HOUSE - Regarding Window Replacement



Left Side Windows 3 & 5 (L103 & L105)

New Window

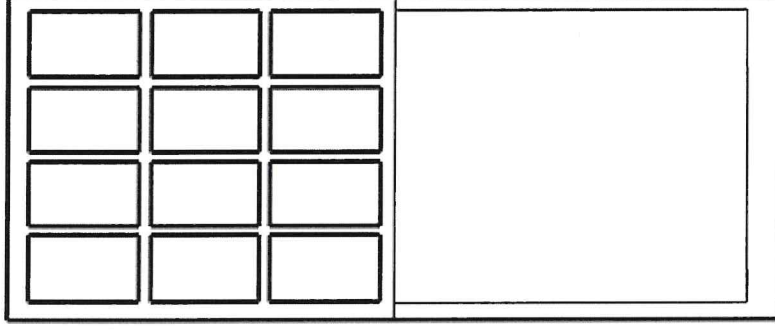
- Total Height: 49 3/4"
- Total Width: 24"
- Upper Rail Height: 2 1/8"
- Lower (meeting) Rail Height: 1 1/4"
- Lower Sash Rail: 3 1/8"
- Upper and Lower Sash Stiles: 2 1/8"
- Muntins 3/4"

• Glass Panels

- Height: 9 15/16"
- Width: 5 13/16"

Old Windows:

- L103: No photo documentation. Original window was 9 over 1. We installed 12 over 1
- L105: No photo documentation. Original window was 9 over 1. We installed 12 over 1



Left Side Window 4 (L104)

New Window:

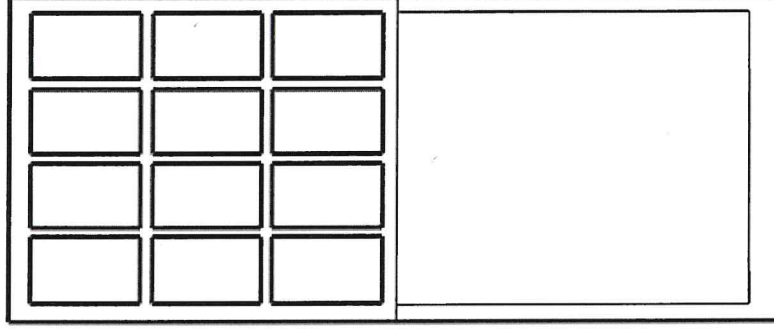
- Total Height: 49 $\frac{3}{4}$ "
- Total Width: 24 $\frac{1}{8}$ "
- Upper Rail Height: 2 $\frac{1}{8}$ "
- Lower (meeting) Rail Height: 1 $\frac{1}{4}$ "
- Lower Sash Rail: 3 $\frac{1}{8}$ "
- Upper and Lower Sash Stiles: 2 $\frac{1}{8}$ "
- Muntins $\frac{3}{4}$ "

- Glass Panels

- Height: 9 $\frac{15}{16}$ "
- Width: 5 $\frac{7}{8}$ "

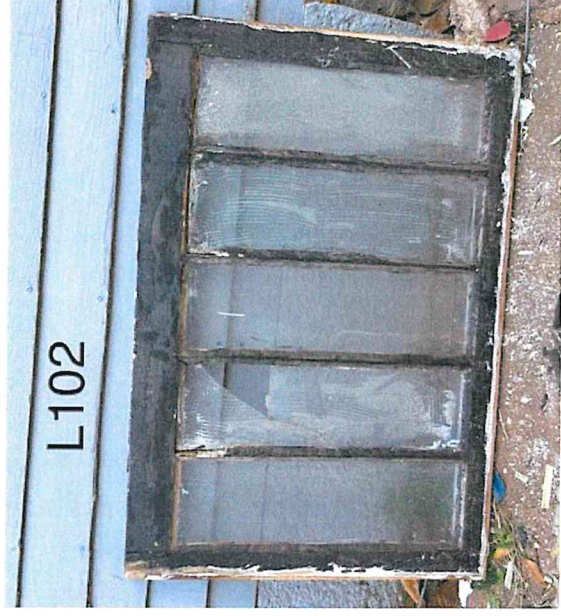
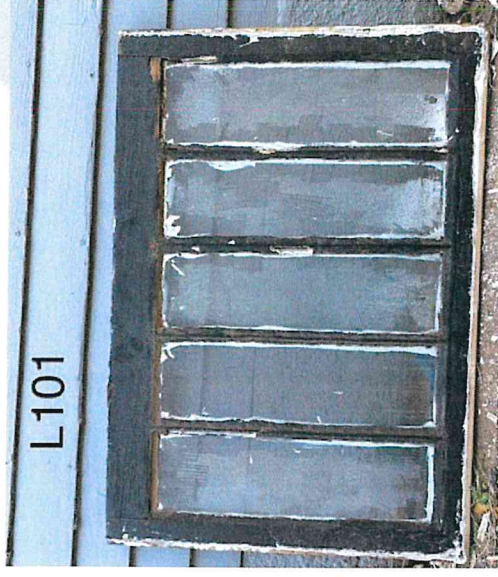
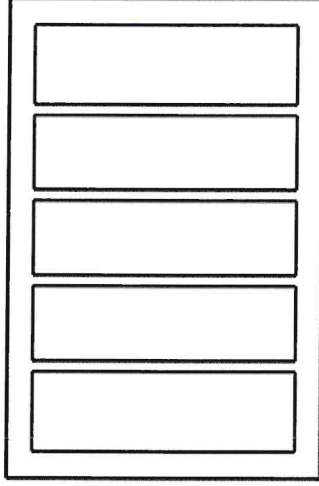
Old Windows:

- L104: No photo documentation. Original window was 9 over 1. We installed 12 over 1



Left Side Window 1 & 2 (L101 & L102)

- Total Height: 23 3/8"
- Total Width: 35 7/8"
- Upper Rail Height: 2 1/8"
- Lower Rail: 3 1/8"
- Stiles: 2 1/8"
- Muntins 3/4"
- Glass Panels
 - Height: 18 1/8"
 - Width: 7 3/16"



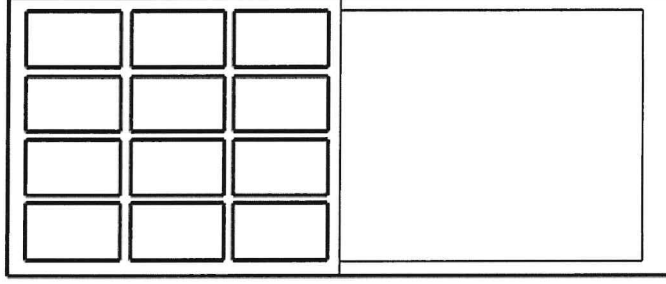
- Old Window:
- L101: Sturdy / Muntins Deteriorating from Rot
 - L102: Muntins Deteriorating from Rot

Right Side Window 1 & 2 (R101 & R102)

- Total Height: 57 3/4"
- Total Width: 30 1/4"
- Upper Rail Height: 2 1/8"
- Lower (meeting) Rail Height: 1 1/4"
- Lower Sash Rail: 3 1/8"
- Upper and Lower Sash Stiles: 2 1/8"
- Muntins 3/4"
- Glass Panels
 - Height: 11 7/8"
 - Width: 7 15/16"

Old Window:

- R101: Previously Aluminum
- R102: Previously Aluminum

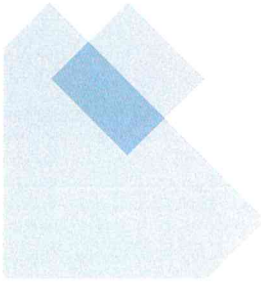


- | | | | |
|--|--|--|--|
| | | | |
| | | | |
| | | | |
| | | | |

R105

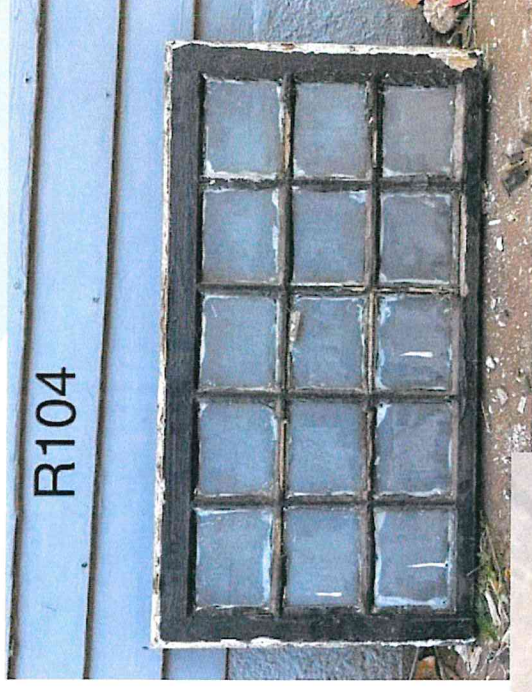
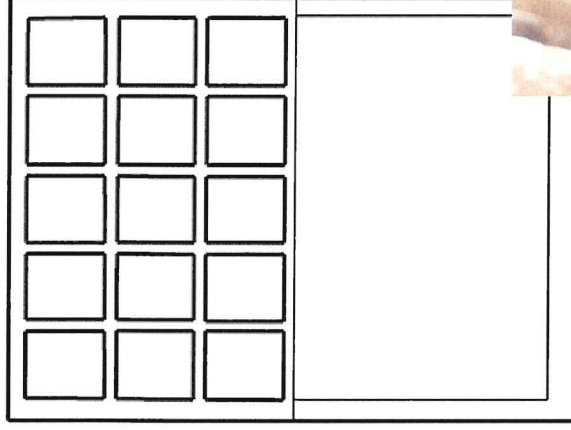
R108

- R103: Muntins broken and deteriorated. Rails and stiles wobbly.
- R105: Muntins falling apart when removing glazing putty.
- R108: Muntins rotted. Can wiggle and pull off interior muntins with little force.



Right Window 4 (R104)

- Total Height: 37 $\frac{3}{4}$ "
- Total Width: 36"
- Upper Rail Height: 2 $\frac{1}{8}$ "
- Lower (meeting) Rail Height: 1 $\frac{1}{4}$ "
- Lower Sash Rail: 3 $\frac{1}{8}$ "
- Upper and Lower Sash Stiles: 2 $\frac{1}{8}$ "
- Muntins $\frac{3}{4}$ "
- Glass Panels
 - Height: 6 $\frac{7}{8}$ "
 - Width: 7 $\frac{3}{16}$ "



Old Window:

- R104: Muntins deteriorating when removing glazing putty.

Right Side Window 6 & 7 (R106, R107)
New Window

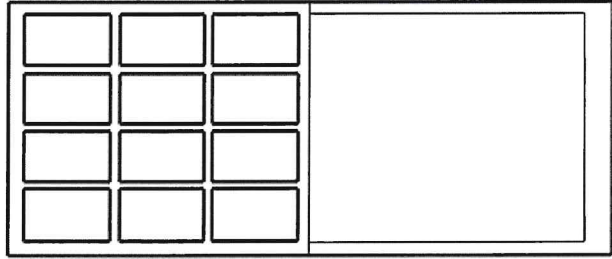
- Total Height: 57 3/4"
- Total Width: 30 1/8"
- Upper Rail Height: 2 1/8"
- Lower (meeting) Rail Height: 1 1/4"
- Lower Sash Rail: 3 1/8"
- Upper and Lower Sash Stiles: 2 1/8"
- Muntins 3/4"

• Glass Panels

- Height: 11 7/8"
- Width: 7 7/8"

Old Window:

- R106: All muntins deteriorated beyond repair
- R107: Previously Aluminum



Right Side Window 9 & 10 (R109, R110)

New Windows:

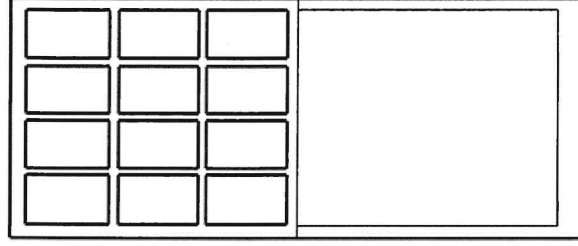
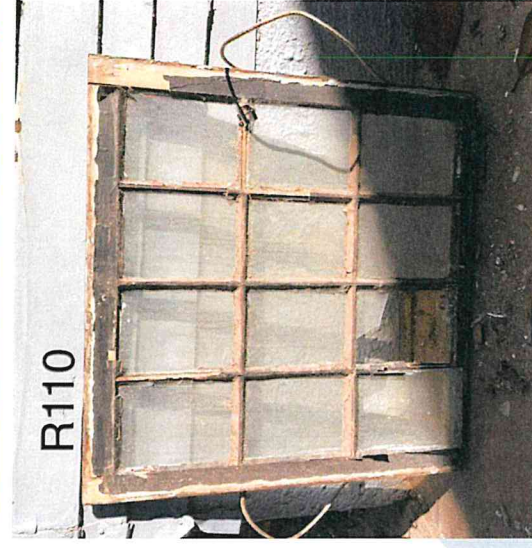
- Total Height: 57 $\frac{3}{4}$ "
- Total Width: 30"
- Upper Rail Height: 2 $\frac{1}{8}$ "
- Lower (meeting) Rail Height: 1 $\frac{1}{4}$ "
- Lower Sash Rail: 3 $\frac{1}{8}$ "
- Upper and Lower Sash Stiles: 2 $\frac{1}{8}$ "
- Muntins $\frac{3}{4}$ "

Glass Panels

- Height: 11 $\frac{7}{8}$ "
- Width: 7 $\frac{3}{16}$ "

Old Windows:

- R109: Muntins and stiles deteriorating when trying to remove any paint.
- R110: Sash extremely unstable with rotted, disintegrating muntins.

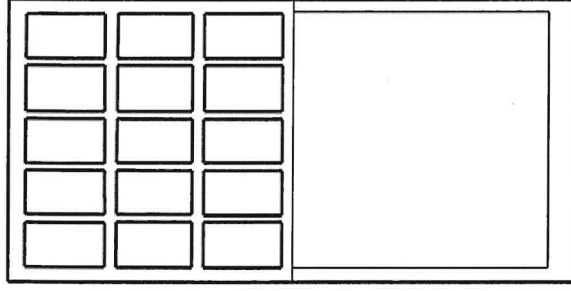


Front Window 2 & 4 (F 102 & 104)

- Total Height: 57³/₄"
- Total Width: 36"
- Upper Rail Height: 2 1/8"
- Lower (meeting) Rail Height: 1 1/4"
- Lower Sash Rail: 3 1/8"
- Upper and Lower Sash Stiles: 2 1/8"
- Muntins 3/4"

Glass Panels

- Height: 11 7/8"
- Width: 7 3/16"

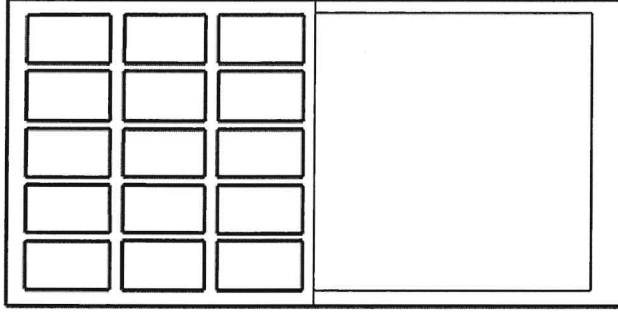


Old Window:

- F102: All muntins deteriorated from rot. Attempting to remove glazing putty, removes muntin.
- F104: Solid feeling window, but was able to remove rotted wood from stile with pointer finger and thumb. Muntins deteriorated from rot.

Front Window 1 & 3 / Back Window 3 (F 101, 103, B103)

- Total Height: 57³/₄"
- Total Width: 36¹/₄"
- Upper Rail Height: 2 1/8"
- Lower (meeting) Rail Height: 1 1/4"
- Lower Sash Rail: 3 1/8"
- Upper and Lower Sash Stiles: 2 1/8"
- Muntins 3/4"
- Glass Panels
 - Height: 11 7/8"
 - Width: 7 1/4"



Old Window:

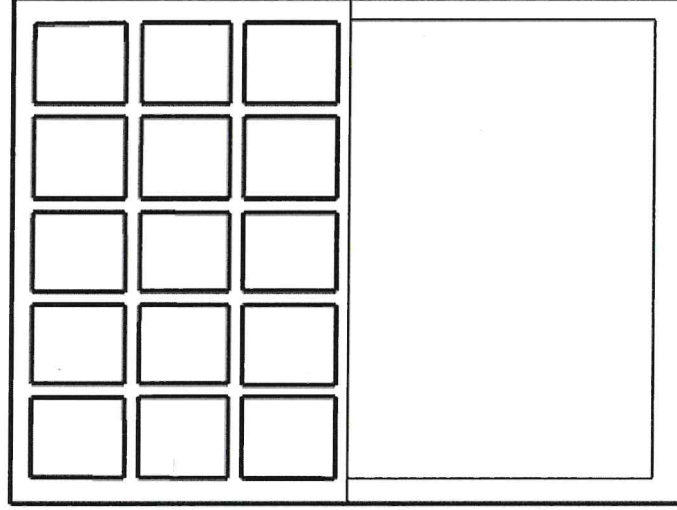
- F101: We are unsure if this is for F101, but likely. Muntins deteriorate to the touch. Meeting rail gone.
- F103: We are unsure if this is F103, but likely. Muntins deteriorate to the touch
- B103 Previously Aluminum

Back Window 1 & 2 (B101 & B102)

- Total Height: 37
- Total Width: 36 1/4"
- Upper Rail Height: 2 1/8"
- Lower (meeting) Rail Height: 1 1/4"
- Lower Sash Rail: 3 1/8"
- Upper and Lower Sash Stiles: 2 1/8"
- Muntins 3/4"
- Glass Panels
 - Height: 6 3/4"
 - Width: 7 15/16"

Old Window:

- B101: Previously Aluminum
- B102: Previously Aluminum



Documented bottom sashes that are not linked to an upper sash.



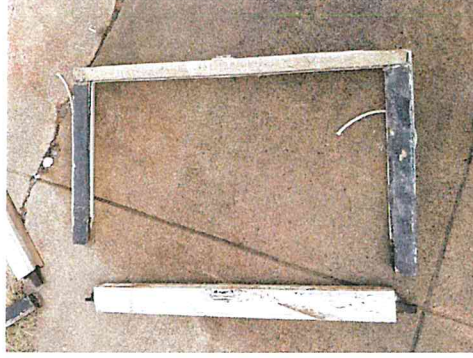
Documented bottom sashes that are not linked to an upper sash.



Documented bottom sashes that are not linked to an upper sash.



Additional photos of condition of bottom sashes. Significant rot and decay.



Window Type	Window Location Code	Width	Height	Upper Sash Height	Stile Width	Total Vertical Muntin	Total Horizontal Muntin	Upper Rail Height	Meeting Rail Height	Lower Rail Height	Glass Height Inch	Glass Width Inches
12/1 normal	L103	24	49.75	24.75	2.125	2.25	1.5	2.125	1.25	3.125	9 15/16"	5 13/16"
12/1 normal	L105	24	49.75	24.75	2.125	2.25	1.5	2.125	1.25	3.125	9 15/16"	5 13/16"
12/1 normal	L104	24.125	49.75	24.75	2.125	2.25	1.5	2.125	1.25	3.125	9 15/16"	5 7/8"
12/1 normal	R103	28	57.75	28.625	2.125	2.25	1.5	2.125	1.25	3.125	11 7/8"	7 3/16"
12/1 normal	R105	28	57.75	28.625	2.125	2.25	1.5	2.125	1.25	3.125	11 7/8"	7 3/16"
12/1 normal	R108	28	57.75	28.625	2.125	2.25	1.5	2.125	1.25	3.125	11 7/8"	7 3/16"
12/1 normal	R109	30	57.75	28.625	2.125	2.25	1.5	2.125	1.25	3.125	11 7/8"	7 3/16"
12/1 normal	R110	30	57.75	28.625	2.125	2.25	1.5	2.125	1.25	3.125	11 7/8"	7 3/16"
12/1 normal	R106	30.125	57.75	28.625	2.125	2.25	1.5	2.125	1.25	3.125	11 7/8"	7 7/8"
12/1 normal	R107	30.125	57.75	28.625	2.125	2.25	1.5	2.125	1.25	3.125	11 7/8"	7 7/8"
12/1 normal	R101	30.25	57.75	28.625	2.125	2.25	1.5	2.125	1.25	3.125	11 7/8"	7 15/16"
12/1 normal	R102	30.25	57.75	28.625	2.125	2.25	1.5	2.125	1.25	3.125	11 7/8"	7 15/16"
12/1 short	B101F	30.25	37	18.3125	2.125	2.25	1.5	2.125	1.25	3.125	6 3/4"	7 15/16"
12/1 short	B102F	30.25	37	18.3125	2.125	2.25	0	2.125	0	3.125	18 1/8"	7 15/16"
5 pane vertical	L101C	35.875	23.375	23.375	2.125	3	0	2.125	0	3.125	18 1/8"	7 3/16"
5 pane vertical	L102C	35.875	23.375	23.375	2.125	3	0	2.125	0	3.125	18 1/8"	7 3/16"
15/1 short	R104	36	37.75	18.5625	2.125	3	1.5	2.125	1.25	3.125	6 7/8"	7 3/16"
15/1	F102	36	57.75	28.625	2.125	3	1.5	2.125	1.25	3.125	11 7/8"	7 3/16"
15/1	F104	36	57.75	28.625	2.125	3	1.5	2.125	1.25	3.125	11 7/8"	7 3/16"
15/1	F101	36.25	57.75	28.625	2.125	3	1.5	2.125	1.25	3.125	11 7/8"	7 1/4"
15/1	F103	36.25	57.75	28.625	2.125	3	1.5	2.125	1.25	3.125	11 7/8"	7 1/4"
15/1	B103	36.25	57.75	28.625	2.125	3	1.5	2.125	1.25	3.125	11 7/8"	7 1/4"

SECTION C: SITE PLAN

TEN KEY PROPERTIES



SITE PLAN

JANUARY 18, 2024

REV:

SQUARE FOOTAGE

EXISTING FLOOR FRAME:	1,319 SQ FT
PROPOSED FLOOR FRAME:	1,319 SQ FT
TOTAL PROPOSED FRAME:	1,319 SQ FT

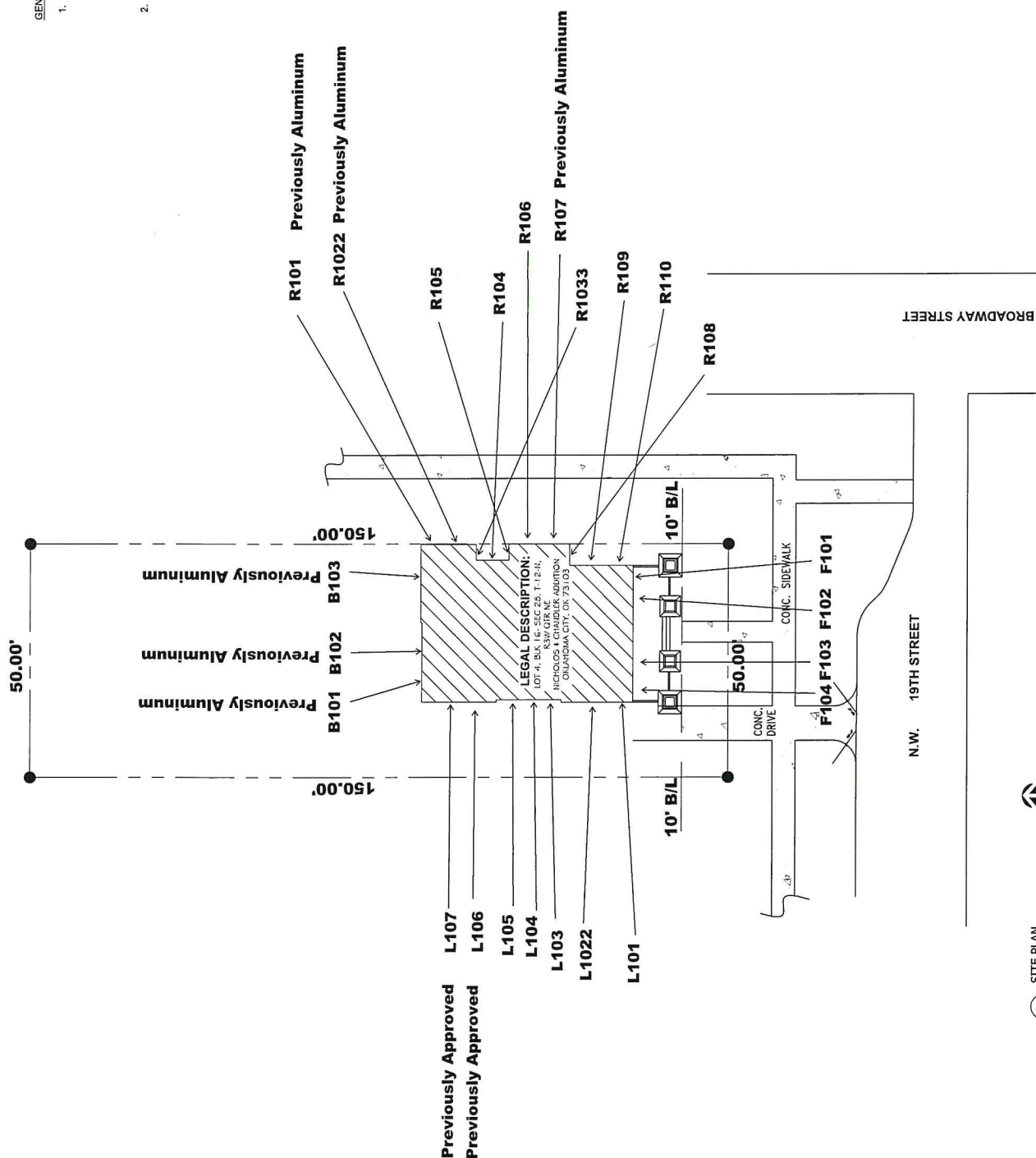
CANDACE ARNOLD
101 NW 19th Street
OKLAHOMA CITY, OKLAHOMA 73103

1524 WEST EDMOND ROAD
EDMOND, OKLAHOMA 73003
PHONE: (405) 724-0265
EMAIL: SALES@TENKEYPROPERTIES.COM
MONDAY-FRIDAY: 8:30 a.m. - 5:30 p.m.

TEN KEY HOME & KITCHEN REMODELS

GENERAL NOTES:

1. CONTRACTOR TO VERIFY CAPACITY OF EXISTING BUILDING SYSTEMS SUCH AS ELECTRICAL AND PLUMBING TO VERIFY IF SYSTEM UPGRADES ARE REQUIRED TO ACCOMMODATE NEW FIXTURES AND DEVICES.
2. FIELD VERIFY ALL DIMENSIONS



1 SITE PLAN
1,319 SF Scale: 1" = 10'-0"

©TEN KEY PROPERTIES 2022

One example: Although the original research community perceived the market as a homogeneous group, the researchers found that the market was in fact composed of several distinct segments. As a result of this discovery, the researchers were able to develop a more targeted marketing strategy. Another example: The researchers discovered that the market was composed of several distinct segments. As a result of this discovery, the researchers were able to develop a more targeted marketing strategy. Another example: The researchers discovered that the market was composed of several distinct segments. As a result of this discovery, the researchers were able to develop a more targeted marketing strategy.

SECTION D: ELEVATIONS

SECTION E: CONSTRUCTION METHODS AND MATERIALS

Details: Window Sashes



RE^{wood}S^{windows}ASH



It's not just our name. *It's what we do.*
www.restorwoodwindows.com 405.459.0949

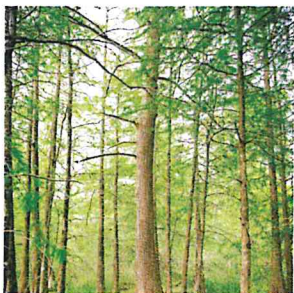


When we began to produce our own version of the authentic wood windows you see across the country in historic neighborhoods, we wanted to make sure we kept the traditions of materials and craftsmanship as close to the original as possible. We wanted to focus on replicating the look and feel of the original wood windows. To reproduce a wood window that would blend in with the existing wood windows in the home.

The end result was the creation of ReSash Wood Windows.

QUALITY MATERIALS

The first step in creating a wood window that matches the existing quality of historic wood windows is building them with quality materials. After receiving input from experts in the field of restoration, we decided that these were the materials that were best suited for building our ReSash Wood Windows.



ACCOYA / CYPRESS SELECT

Depending on the needs and budget of the project, we offer Accoya or Cypress Select as the two exclusive grades of lumber for our historic replica wood window sashes. Both provide a high quality finish, strength and durability that will allow the new windows to last for years and years to come.



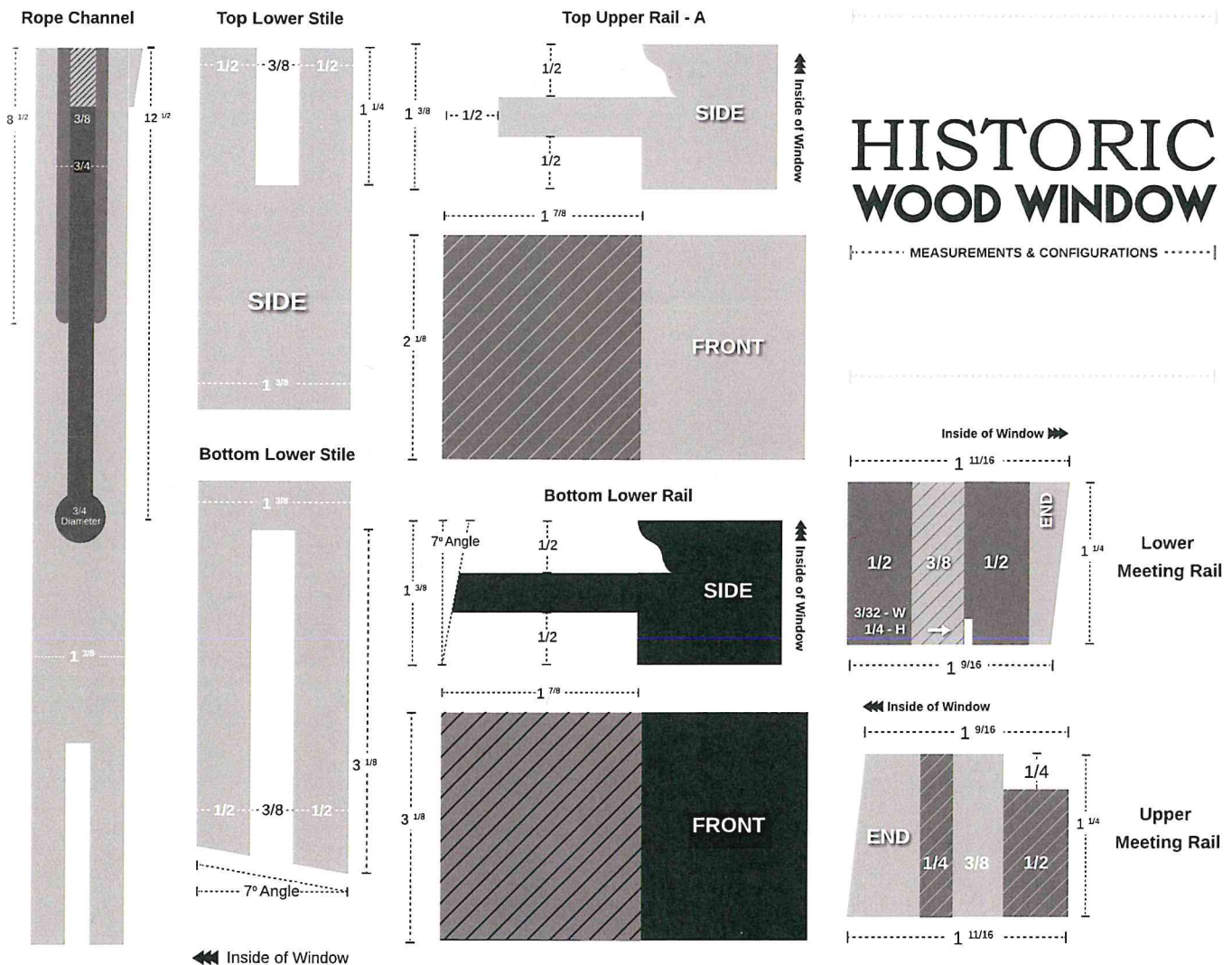
SARCO TYPE M GLAZING PUTTY

Multi-Glaze Type M Putty retains its elasticity which allows it to expand and contract while maintaining its adherence and watertight bond between the glass and wood window sash. Since 1943, Sarco has been manufacturing the nation's top glazing putty in the restoration industry.



SASH BUILD DIAGRAMS

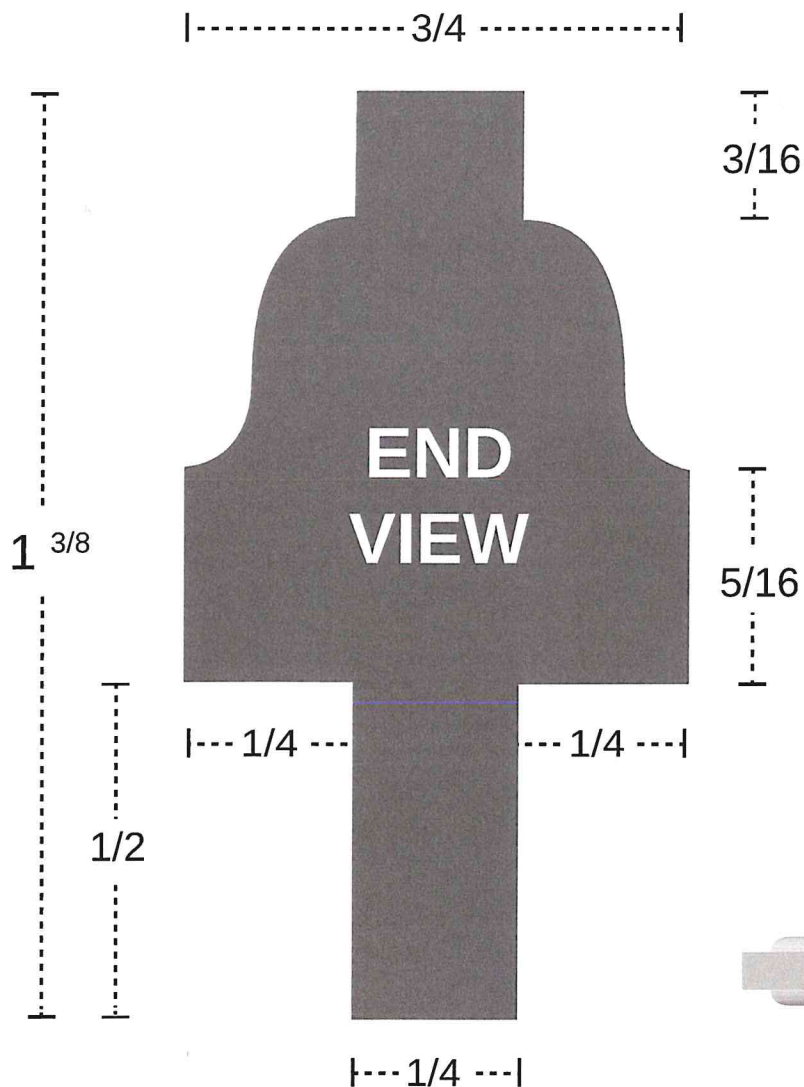
Creating an authentic replica of an historic wood window sash takes time and great care to ensure the end product is as good as the original. Our measurements and configurations duplicate the exact build the craftsmen created when these historic homes were originally built.





MUNTIN DIAGRAMS

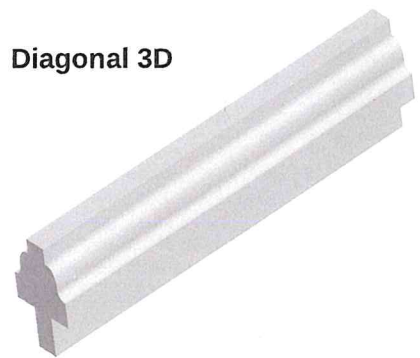
Completing the look of any historic reproduction is the muntin for creating divided lites. Here are some of the diagrams that show the Roman Ogee we utilize in our ReSash Wood Windows.



HISTORIC WOOD WINDOW MUNTINS

MEASUREMENTS & CONFIGURATIONS

Diagonal 3D

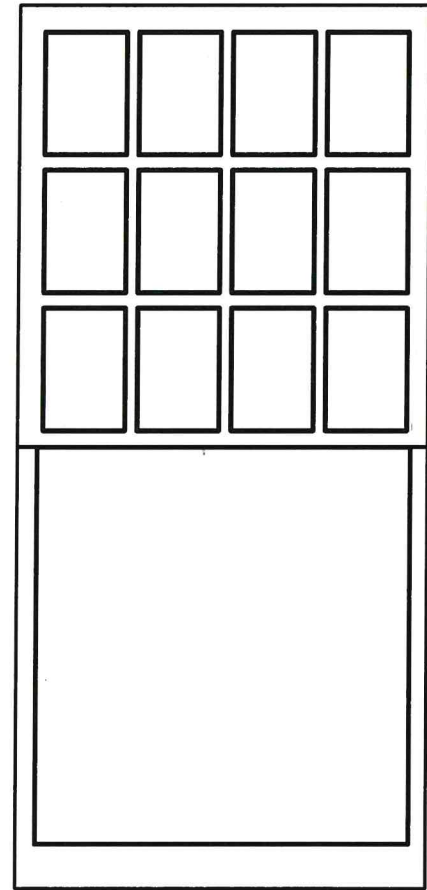
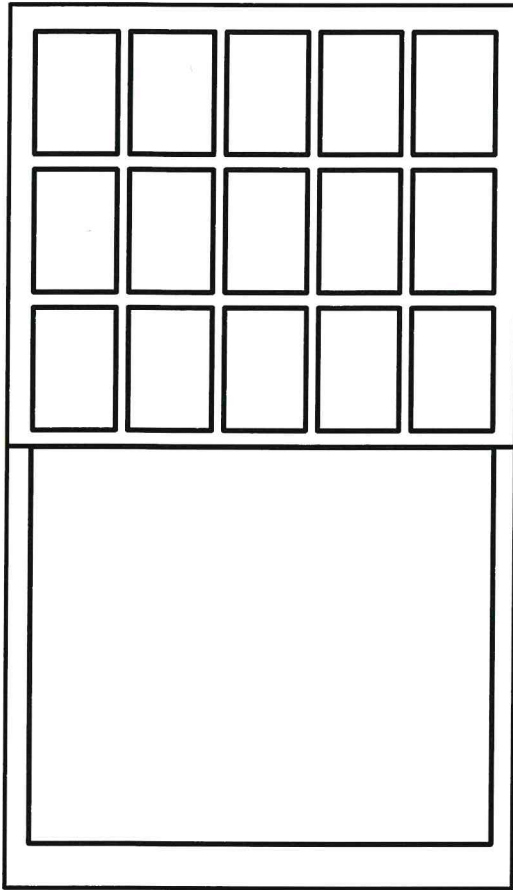


Top View





ReSash Wood Window lite configurations.



SECTION G: PRODUCTS

Details: Glass in Windows



GLASS UNLIMITED

PERFORMANCE DATA REPORT

GLASS CONFIGURATION

Exterior Lite 3.0mm (1/8") Clear

VISIBLE LIGHT

Transmittance (LT) 90%

Reflectance - Out (LR) 8%

Reflectance - In 8%

SOLAR ENERGY

Transmittance 86%

Reflectance - Out (ER) 8%

UV LIGHT

Transmittance 73%

Damage Weighted Index - (ISO) 0.85

U-VALUES

Winter U-Factor 1.04

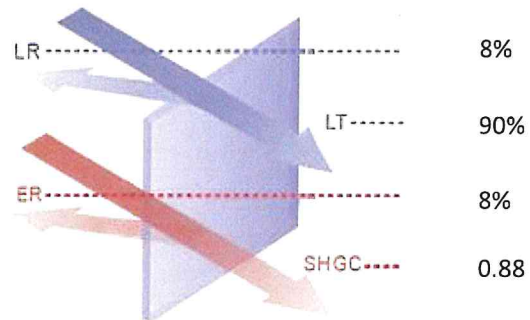
OTHER VALUES

Solar Heat Gain Coefficient (SHGC) 0.88

Shading Coefficient 1.01

Light-to-Solar Gain Ratio (LSG) 1.03

Relative Heat Gain - BTU/Hr/Sq. Ft. 215



Performance values presented are center of glass based on representative production samples and product modeling using LBNL Optic 6 and Window 7.3 software programs utilizing NFRC 100 Environmental Design Considerations. Actual values may differ due to variations in the manufacturing process.

Thermal stresses or building codes may require the use of heat-treated glass. This document is not an evaluation of the risk of glass breakage from thermal stresses.

Not all coatings are recommended for all glass surfaces. Please contact AGC Technical Services at 1-800-251-0441 for assistance, or email us at info@us.agc.com. Please refer to the AGC General Terms and Conditions & Limited Warranty at us.agc.com for additional product information.

This information is provided "as is" without warranty of any kind, either express or implied. AGC assumes no responsibility for any and all errors in this information or for the use of the information provided, and specifically disclaims any and all liability for any claims or damages that may result from providing this information contained in this report or any related web site, including any web sites maintained by third parties and linked to the AGC web site.

800-251-0441 | info@us.agc.com | us.agc.com

Created: 23/4/2019

© 2017 AGC Glass North America. All Rights Reserved.