



# The City of OKLAHOMA CITY

## HISTORIC PRESERVATION AND HISTORIC LANDMARK CERTIFICATE OF APPROPRIATENESS **MINOR REVISION** **HPCA-24-00061 R-1**

**Owner:** Kyle McAllister  
617 NW 33rd Street  
Oklahoma City, OK 73118

**Representative:** McAllister and Assoc.  
Darrell McAllister  
11516 Country Drive  
Oklahoma City, OK 73170

On 5/28/2024, Planning Department staff received your request for a revision to the previously approved Certificates of Appropriateness for the property located at **529 NW 25th Street**.

In accordance with the §59-4250.4.J of the City of Oklahoma City Municipal Code, also known as the Historic Preservation Ordinance, Planning Department staff has reviewed in detail the application and determined that the following items are in conformance with the provisions of the Historic Preservation Ordinance and the Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts:

To revise the previously approved application to: **Revision to Item 2) Construct a dwelling, to add an additional window on the south elevation (elective).**

Approved: October 28, 2024  
Effective: November 13, 2024  
Expiration: July 19, 2025

The enclosed 5 attachment(s) must remain attached for this document to be valid.

Attest:

A handwritten signature in black ink, appearing to read "Katie McLaughlin Friddle".

Katie McLaughlin Friddle,  
Historic Preservation Officer  
City of Oklahoma City, Planning Department

**Please contact the Planning Department (405/297-1831) for final inspection of your design review project upon completion.**

*Your project may require a permit. Please check with the Plan Review section of the Development Services Department, 8th Floor, 420 W Main St (405/297-2525), for details. To obtain a permit, please submit the Certificate of Approval with the original attachments stamped "approved." Please contact the Planning Department (405/297-1831) for inspection of your final design review project upon completion.*



The City of  
**OKLAHOMA CITY**

# 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): 529 NW 25th St. Oklahoma City, OK 73118

Legal Description of Property (lot, block, addition): Albion PLace Addition, Block 002, 78.5' of Lot 1

Year built: N/A Exterior wall material: Brick and Siding Floor area: 1628 sq.ft.

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

☒ New Construction ☐ Addition ☒ Fence ☒ Demolition (specify structure) Small trees only  
☒ Paving (specify) Drive, Sidewalk ☐ Renovation (specify) \_\_\_\_\_  
☒ Work not specified above \_\_\_\_\_

Revision to HPCA-24-00061, Item 2) Construct a dwelling, to add additional window on south elevation. See Anderson basis-of-design product information attached.

## 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 [Signature] Date 10/07/24  
Name (printed) Kyle S. McAllister Organization Home Owner  
Address 617 NW 33rd St. Phone 405-837-9500  
City, State, Zip Oklahoma City, OK 73118 Email kylesmcallister@gmail.com

I prefer to be: ☐ Mailed or ☒ Emailed.  
Representative Signature \_\_\_\_\_ Date \_\_\_\_\_  
Name (printed) Darrell McAllister Organization McAllister and Assoc.  
Address 11516 Country Drive Phone 405-659-7236  
City, State, Zip Oklahoma City, OK 73170 Email darrell@mcallisterarch.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.

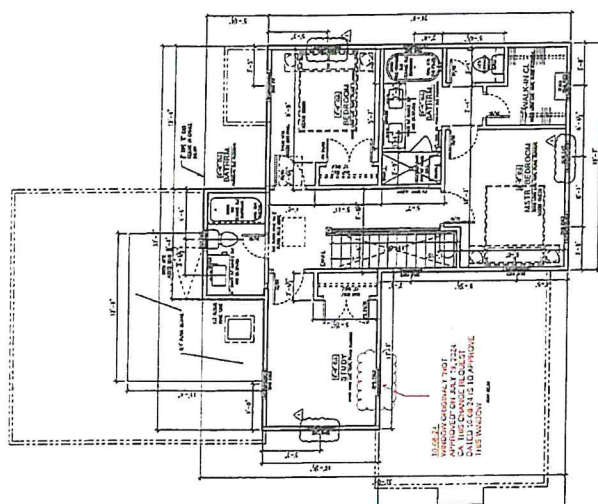
## Certificate of Appropriateness

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Notes: \_\_\_\_\_

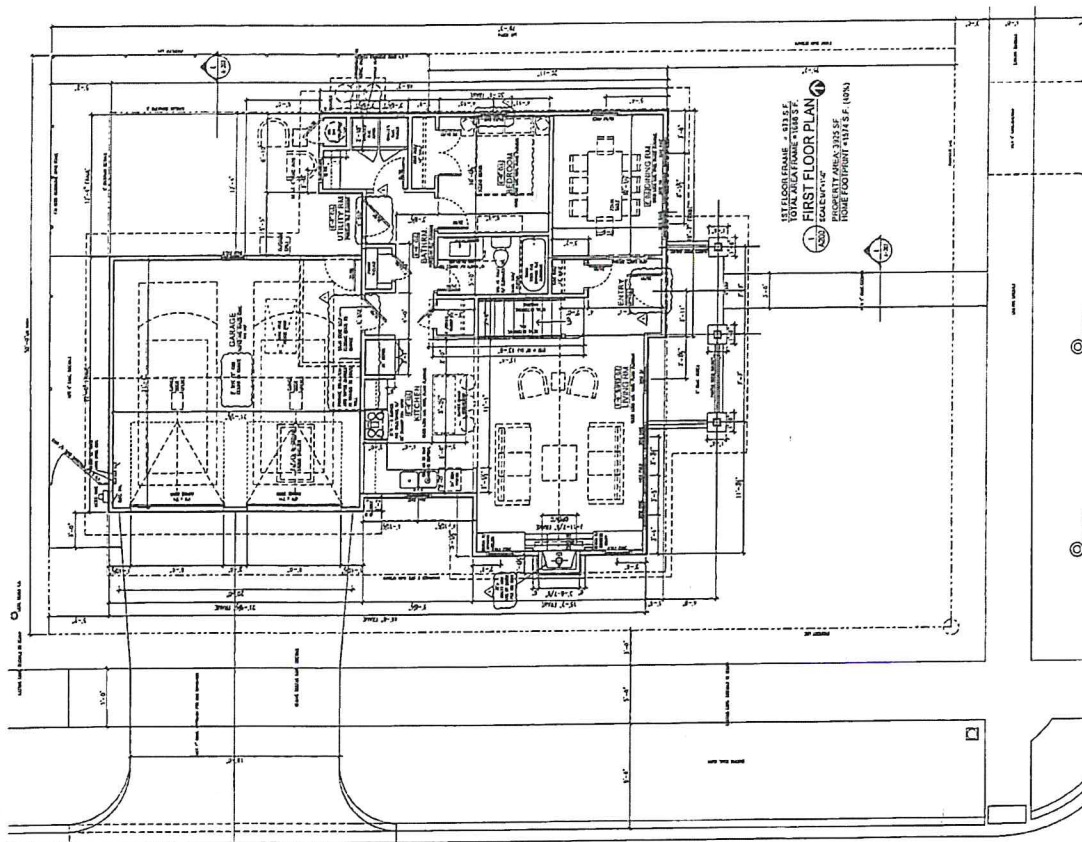
By RJ

Staff Only:	Date Stamp
Zoning: <u>HP or HL</u>	
District: <u>Paseo</u>	
HPCA- <u>24-00061</u> <u>R1</u>	
Received by: <u>RJ</u>	

RECEIVED  
U.S. DEPARTMENT OF JUSTICE  
OCT 10 2024



**2** SECOND FLOOR PLAN   
SCALE 1/4" = 1'-0"



1ST FLOOR FRAME = 613 S.F.  
TOTAL AREA FRAME = 1648 S.F.  
**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
PROPERTY AREA: 3,925 S.F.  
HOME FOOTPRINT = 1,514 S.F. (40%)

By RJ

RECEIVED

DATE: 11/05/2024

TIME: 10:15 AM

ELEVATIONS LEGEND

BRICK

BRICK BUSHING

BRICK CHIMNEY

BRICK GABLE

BRICK HALF GABLE

BRICK PORCH

BRICK ROOF

BRICK SHED

BRICK SIDEWALK

BRICK STAIRS

BRICK WALL

BRICK WINDOW

BRICK YARD

ELEVATIONS NOTES

1. ALL ELEVATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).

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KYLE and HAYLEY McALLISTER

NEW HOME

1115 County Road 7130

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1115 County Road 7130

DATE: 11/05/2024

TIME: 10:15 AM

The diagram contains several architectural drawings of a house. At the top left is the 'ELEVATIONS LEGEND' which lists various materials and their corresponding symbols. Below this are four main elevation drawings: 'SOUTH ELEVATION', 'NORTH ELEVATION', 'EAST ELEVATION', and 'WEST ELEVATION'. Each drawing shows the exterior of the house from that perspective, including windows, doors, and rooflines. To the right of the main drawings is a 'FRONT ELEVATION' detail showing a close-up of a window and door area. At the bottom right is an 'ELEVATIONS NOTES' section with five numbered notes. The drawings are labeled with 'SCALE: 1/4" = 1'-0"'. The house appears to be a two-story structure with a gabled roof and a mix of brick and siding materials.

Certificate of Appropriateness

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 Notes: \_\_\_\_\_

By RJ

## REPLACEMENT SOLUTIONS

Homeowners and realtors agree that Andersen products increase the value of a home by at least 10%. So you're not just replacing their windows, you're upgrading their home.



### INSERT WINDOWS



#### 400 Series Woodwright® Double-Hung Insert Windows

The classic, traditional style of Woodwright full-frame windows in a time-saving insert.



#### 400 Series Tilt-Wash Double-Hung Insert Windows

Our best-selling double-hung windows in an insert for easy replacement.

### REPLACEMENT WINDOWS



#### 400 Series Replacement Casement & Awning Windows

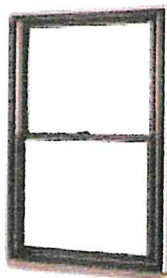
Available without an installation flange for easy window replacement from inside or outside. Features predrilled, through-the-jamb installation holes for quick installation.

Our insert and replacement windows include flat self-hanging shims, backer rod, installation screws and complete instructions.



### CUSTOM-SIZE FULL-FRAME WINDOWS

When the existing window frame is rotted or deteriorated, or you're modifying the size or shape of the existing window opening, our full-frame double-hung, casement, awning and specialty windows are available in custom sizes to fit your project.



### CUSTOM-SIZE PATIO DOORS

Whether you need a hinged or gliding patio door for replacement, Andersen has a number of custom-size options to fit your project.



### Certificate of Appropriateness

\*2020 Andersen brand surveys of U.S. realtors and homeowners.

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Notes: \_\_\_\_\_

By RJ

# WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS



## FEATURES

### FRAME

**A** Perma-Shield® exterior cladding protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.\*

**B** For exceptional long-lasting performance, sill members are constructed with a wood core and a Fibrex® material exterior.

**C** Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

**D** A factory-applied rigid vinyl flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

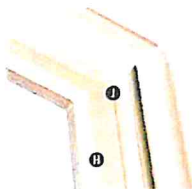
**E** Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

**F** For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

### SASH

**G** Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

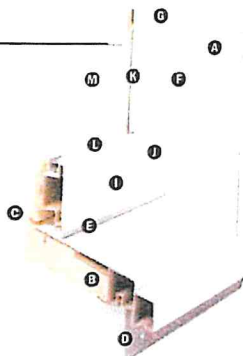
### Wood Jamb Liner



**H** Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

**I** Low-maintenance sash exterior provides long-lasting protection and performance. Sash exteriors on most units include Fibrex material.

**J** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



### GLASS

**K** In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

**L** Silicone bed glazing provides superior weathertightness and durability.

**M** High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun® glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

### Patterned Glass

Patterned glass options are available. See page 12 for more details.

### HARDWARE



Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

## EXTERIOR & INTERIOR OPTIONS

### EXTERIOR COLORS



### INTERIOR OPTIONS



## HARDWARE



Standard Lock & Keeper

Antique Brass | Black | Bright Brass  
Brushed Chrome | Distressed Bronze  
Distressed Nickel | Gold Dust  
Oil Rubbed Bronze | Polished Chrome  
Satin Nickel | Stone | White

## OPTIONAL HARDWARE Sold Separately

### CONTEMPORARY



Bar Lift

Available in all hardware finishes.  
Shown in Distressed Nickel.

### ESTATE™



Hand Lift

Finger Lifts

Antique Brass | Bright Brass  
Brushed Chrome | Distressed Bronze  
Distressed Nickel | Oil Rubbed Bronze  
Polished Chrome | Satin Nickel

### TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome  
Distressed Bronze | Distressed Nickel | Gold Dust | Oil Rubbed Bronze  
Polished Chrome | Satin Nickel | Stone | White

### CLASSIC SERIES™

Bar Lift

Hand Lift

Finger Lifts

Stone | White

Bold name denotes finish shown.

### HARDWARE FINISHES



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes.

See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

## Certificate of Appropriateness

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Notes:

By

RJ