



The City of OKLAHOMA CITY

Staff Only: \_\_\_\_\_ Date Stamp

Zoning: HP or HL

District: \_\_\_\_\_

HPCA: 21 00119

Received by: \_\_\_\_\_

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): 311 NW 25th St, Oklahoma City, OK, 73103

Legal Description of Property (lot, block, addition): JEFFERSON PARK ADD 011 013

Year built: 1922 Exterior wall material: Masonry Floor area: 1454 sq.ft.

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

- New Construction  Addition  Fence  Demolition (specify structure) \_\_\_\_\_
 Paving (specify) \_\_\_\_\_  Renovation (specify) \_\_\_\_\_
 Work not specified above Replacement of current windows with historically appropriate windows

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: 11/04/24
Name (printed): Michael McGill Organization: MaM Homes LLC
Address: 1901 Honeysuckle LN Phone: 405-633-0991
City, State, Zip: Midwest City, OK, 73130 Email: mamhomes.llc@gmail.com

I prefer to be:  Mailed or  Emailed.

Representative Signature: \_\_\_\_\_ Date: \_\_\_\_\_
Name (printed): \_\_\_\_\_ Organization: \_\_\_\_\_
Address: \_\_\_\_\_ Phone: \_\_\_\_\_
City, State, Zip: \_\_\_\_\_ Email: \_\_\_\_\_

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 Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

### **Reason for Replacement**

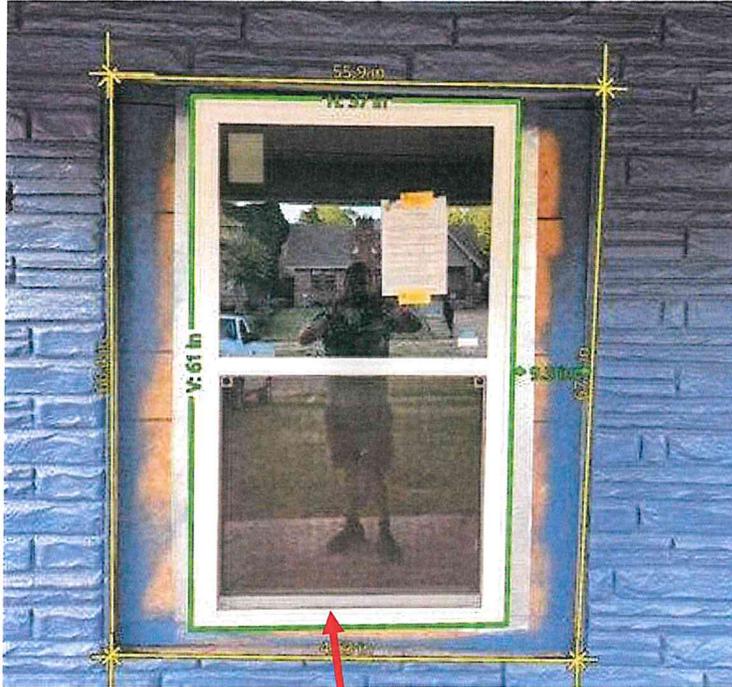
The majority of the windows have been replaced with non-historically appropriate windows as provided below in the *Existing Windows Measured* section. The intention of this application is to obtain permission from the commission to install historically appropriate windows. As evidence that the proposed windows are historically appropriate, photographs of the historical windows have been provided below in the *Historical Windows Labeled* section.

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

### Existing Windows Measured

F101



F101

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

F102



F102

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

F103



F103

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

F104

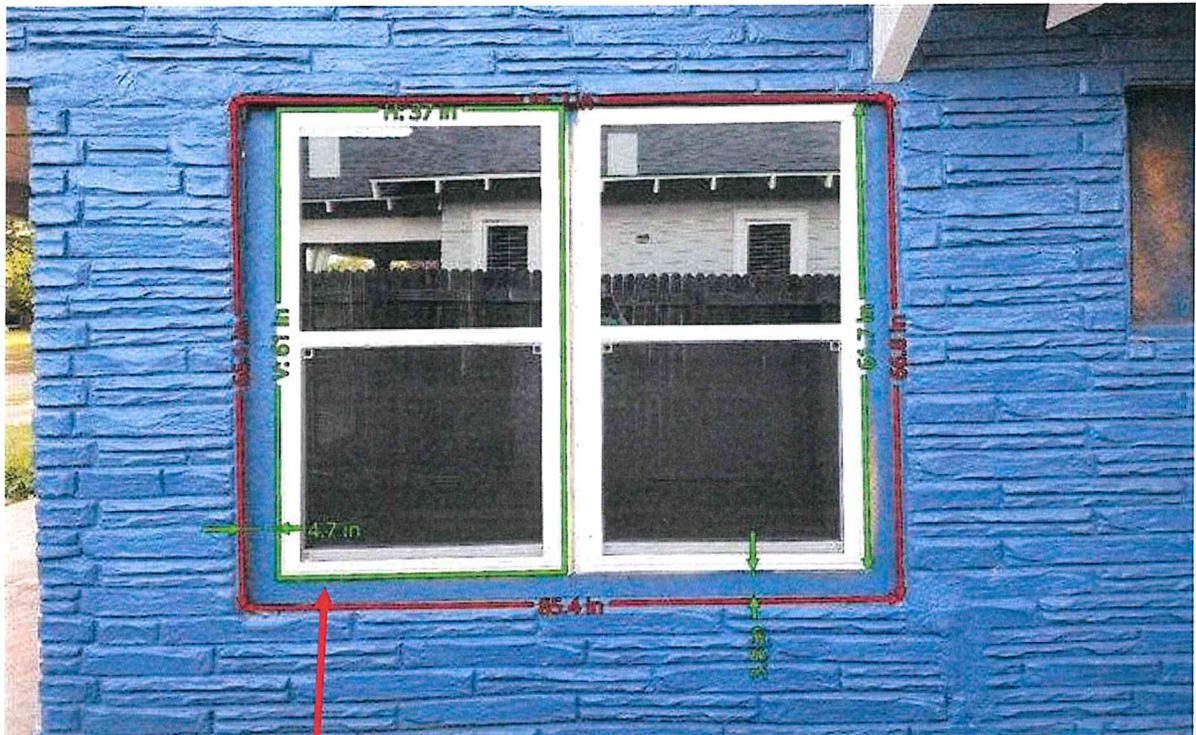


F104

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

R101

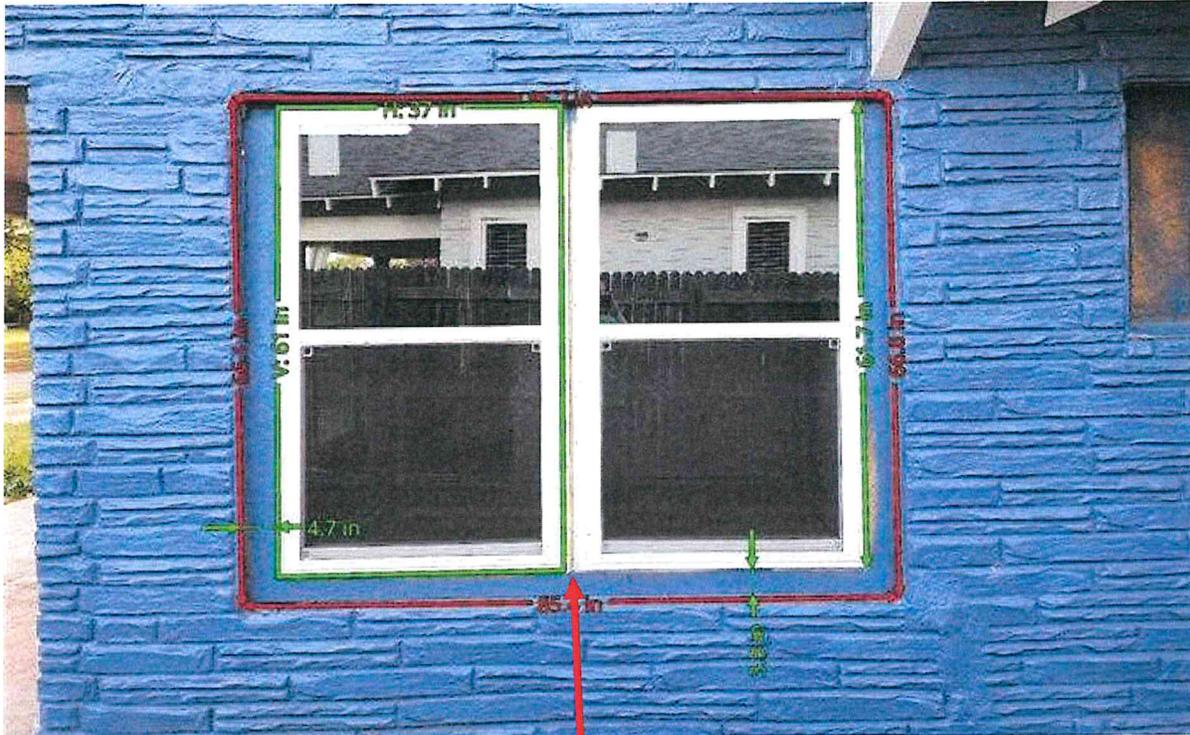


R101

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

R102

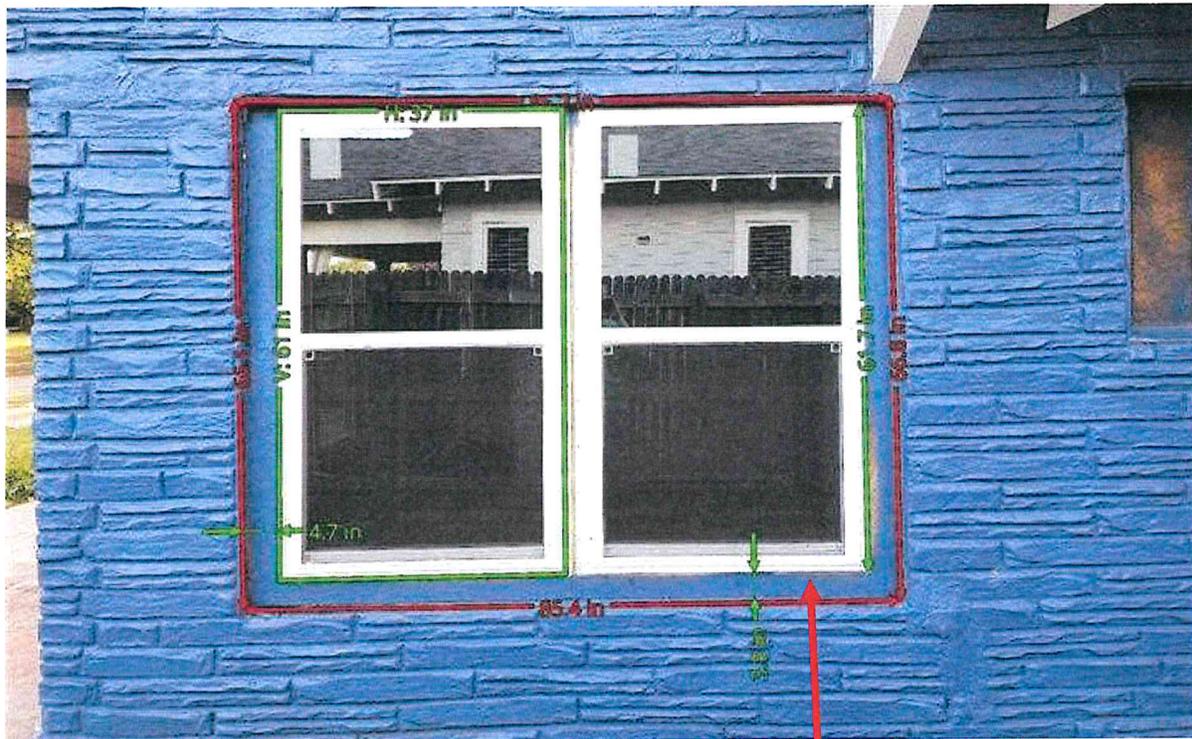


R102

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

R103



R103

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

**R104**

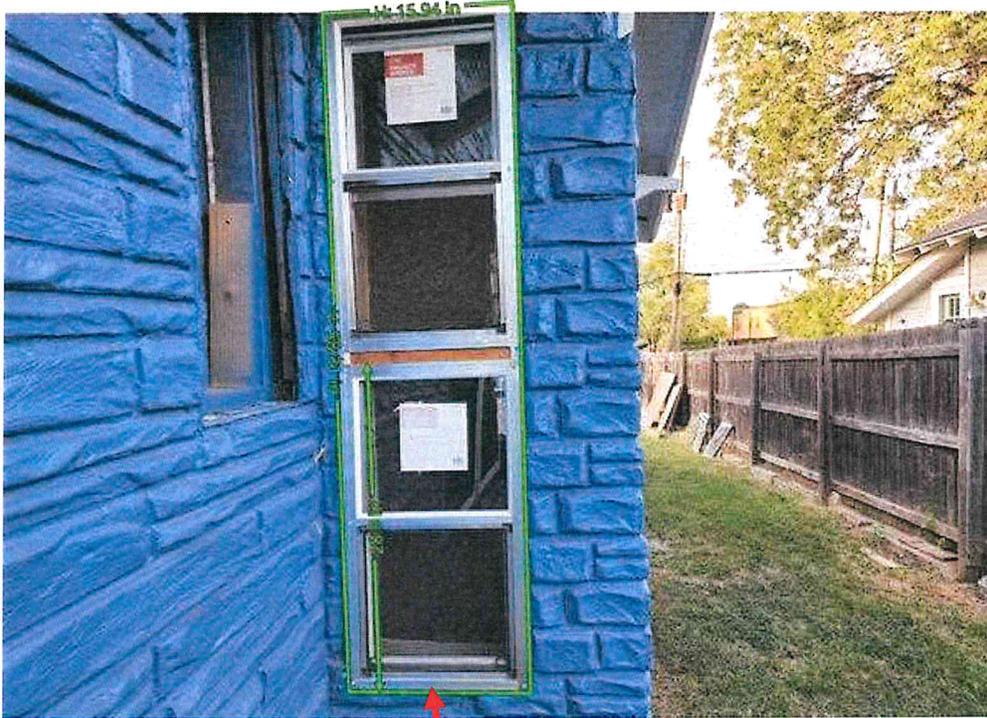


**R104**

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

**R105**



**R105**

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103  
Window Replacement

R106



R106

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

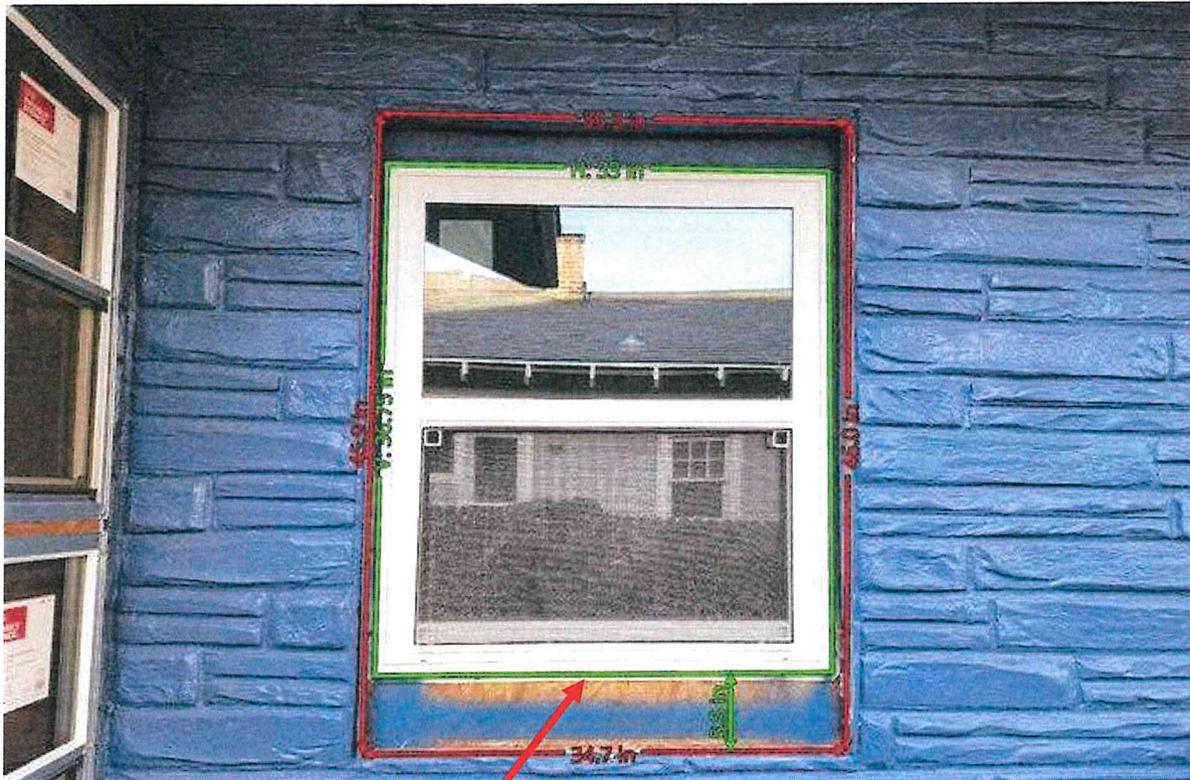
**R107**



**R107**

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103  
Window Replacement

R108



R108

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

**R109**

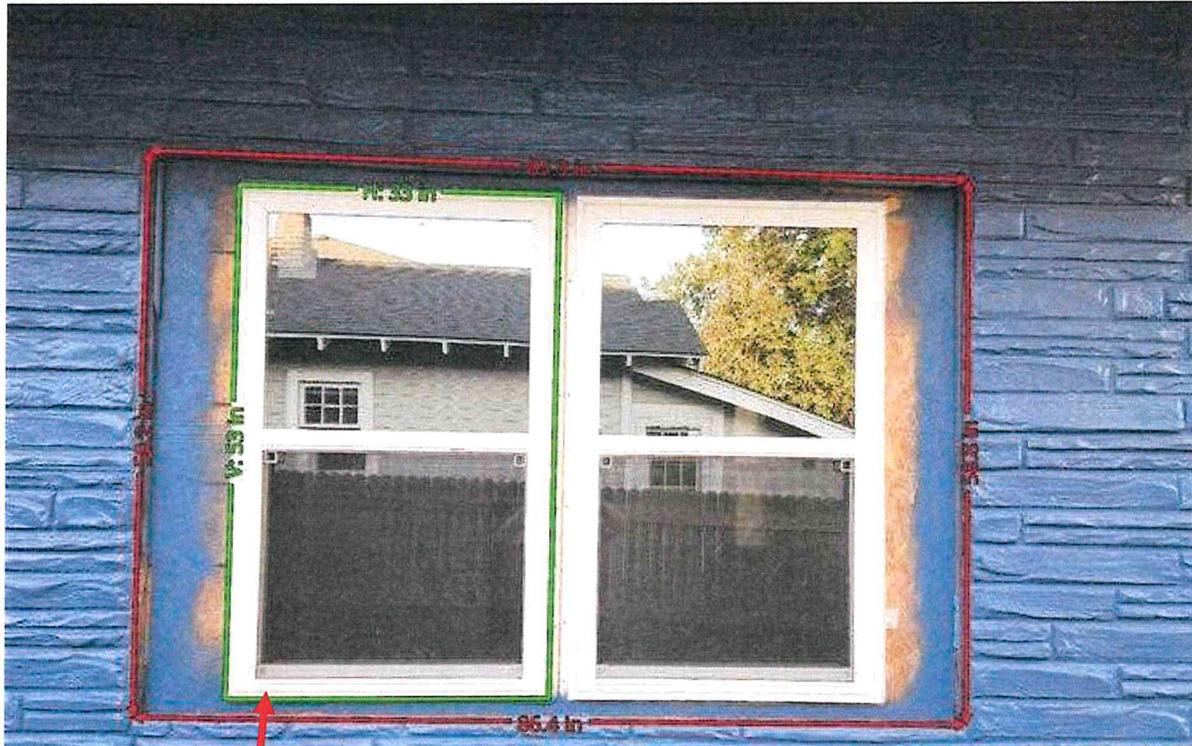


**R109**

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

**R110**

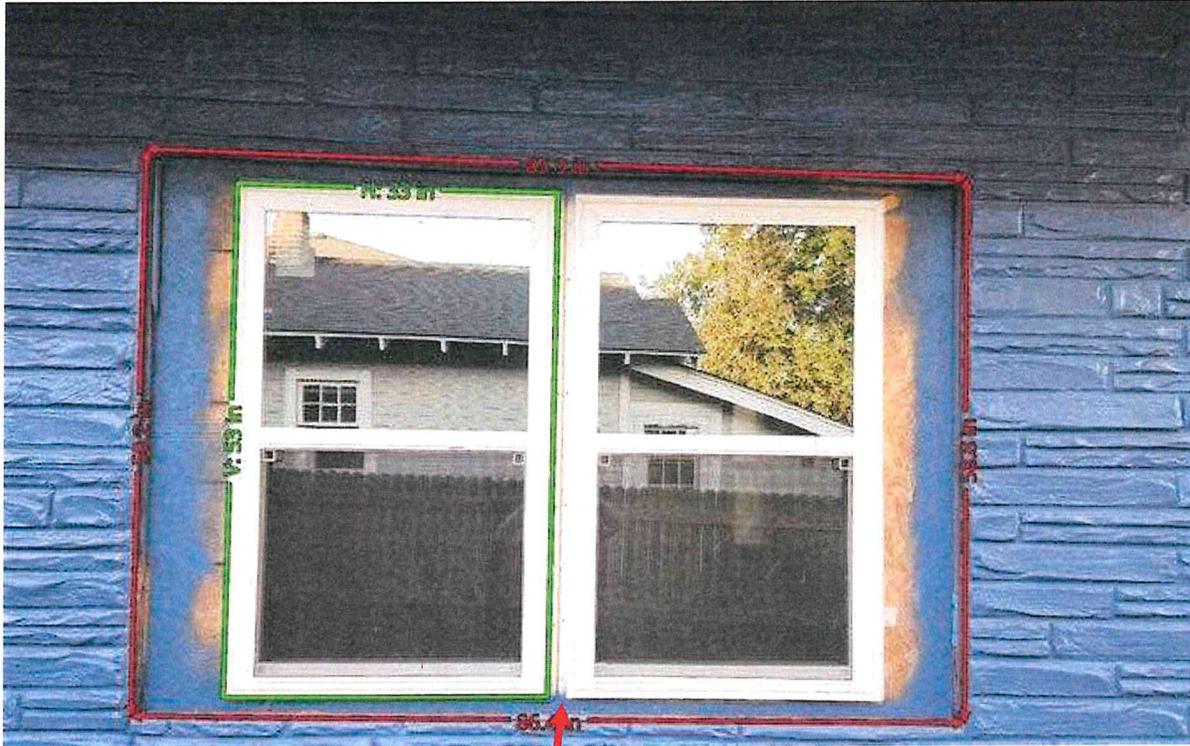


R110

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

**R111**

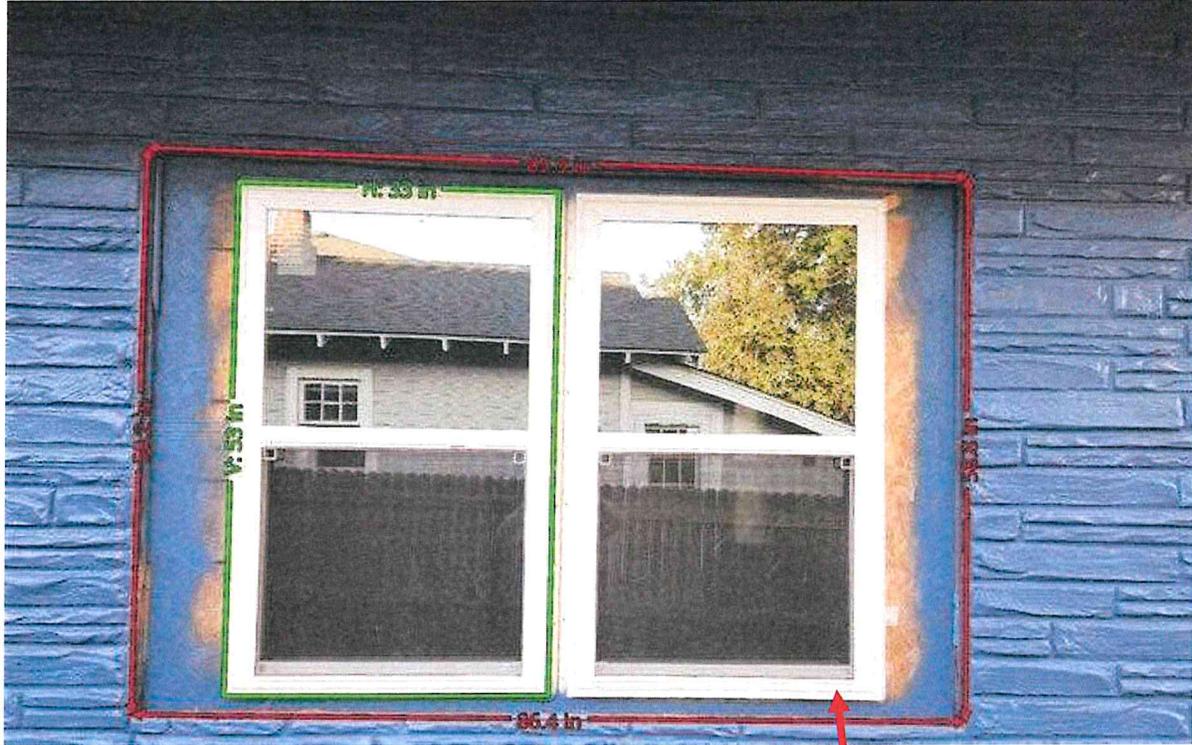


R111

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

R112

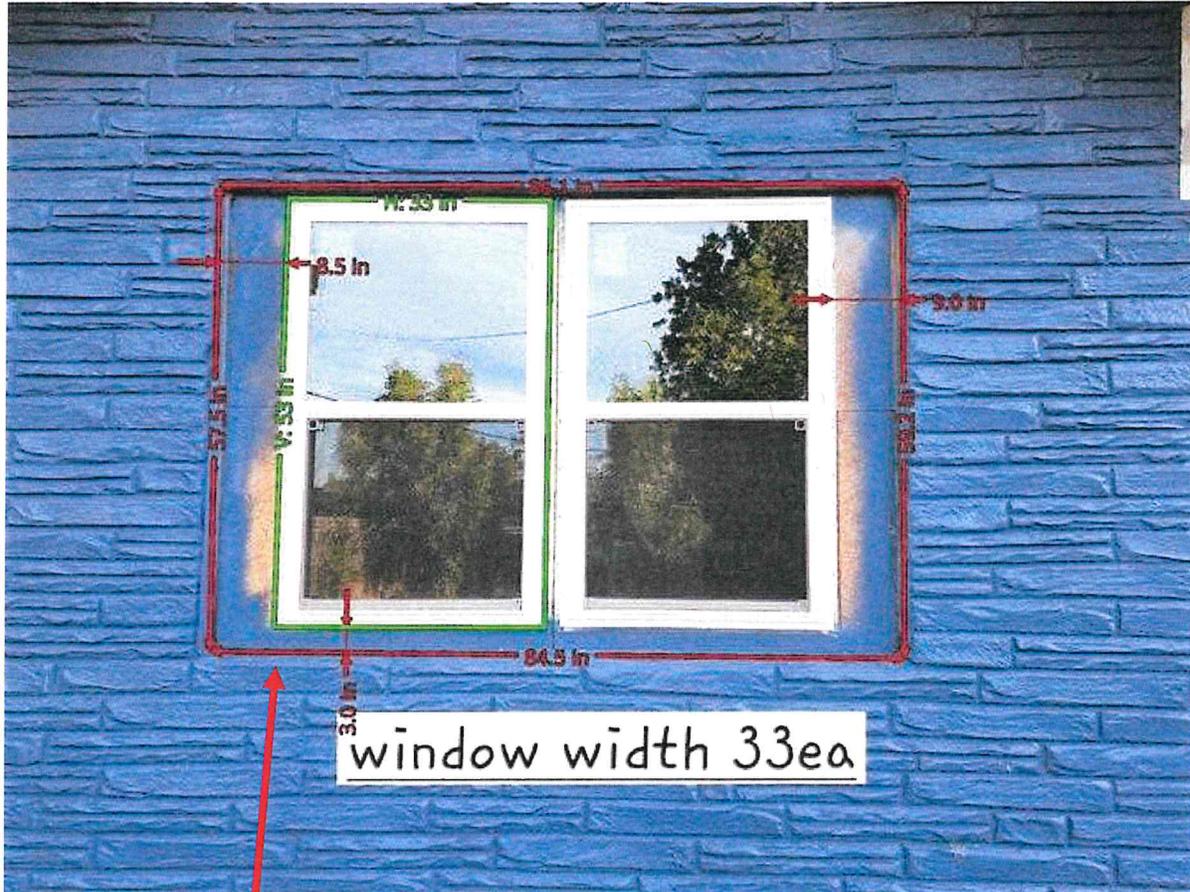


R112

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

B101

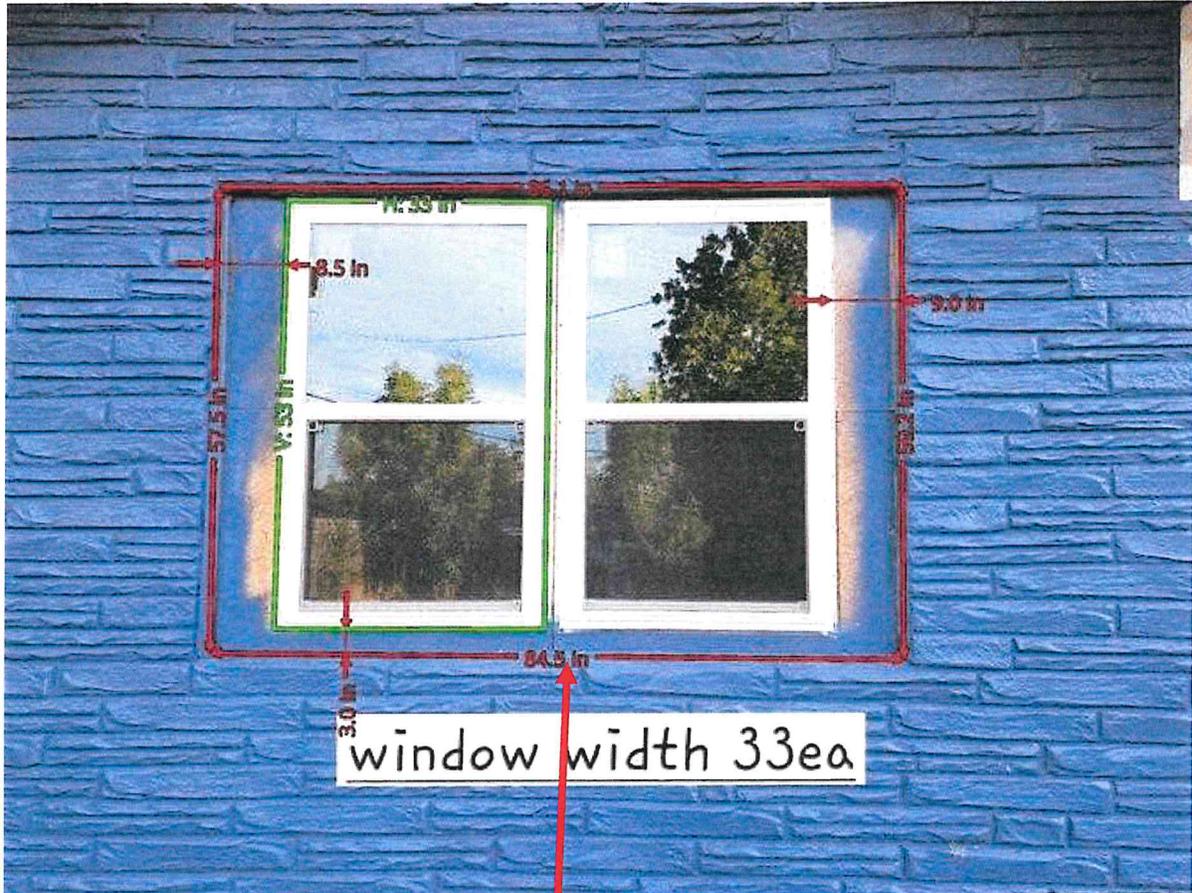


B101

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

B102

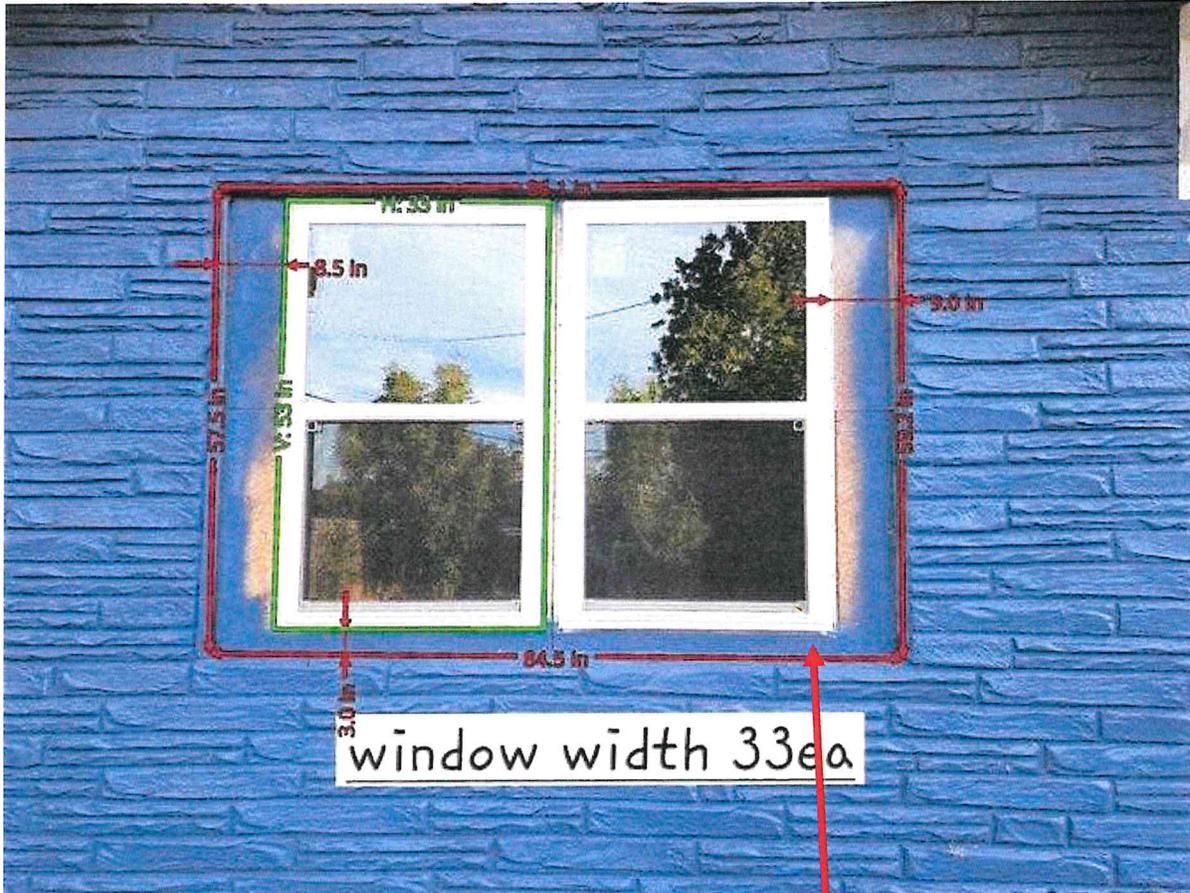


B102

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

B103

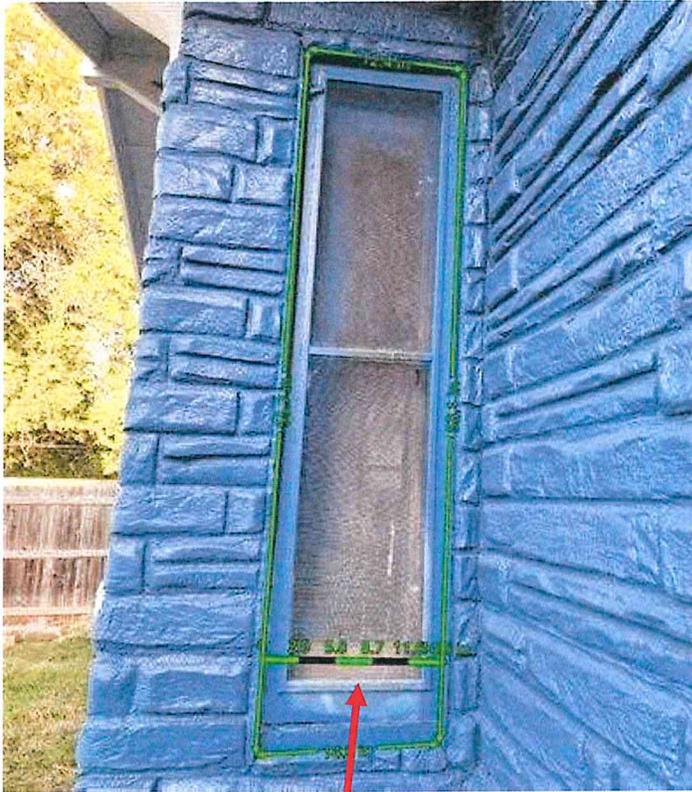


B103

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

**B104**



**B104**

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

**B105**



**B105**

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

**B106**



**B106**

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

**B107**



**B107**

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

**L101**



**L101**

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

L102

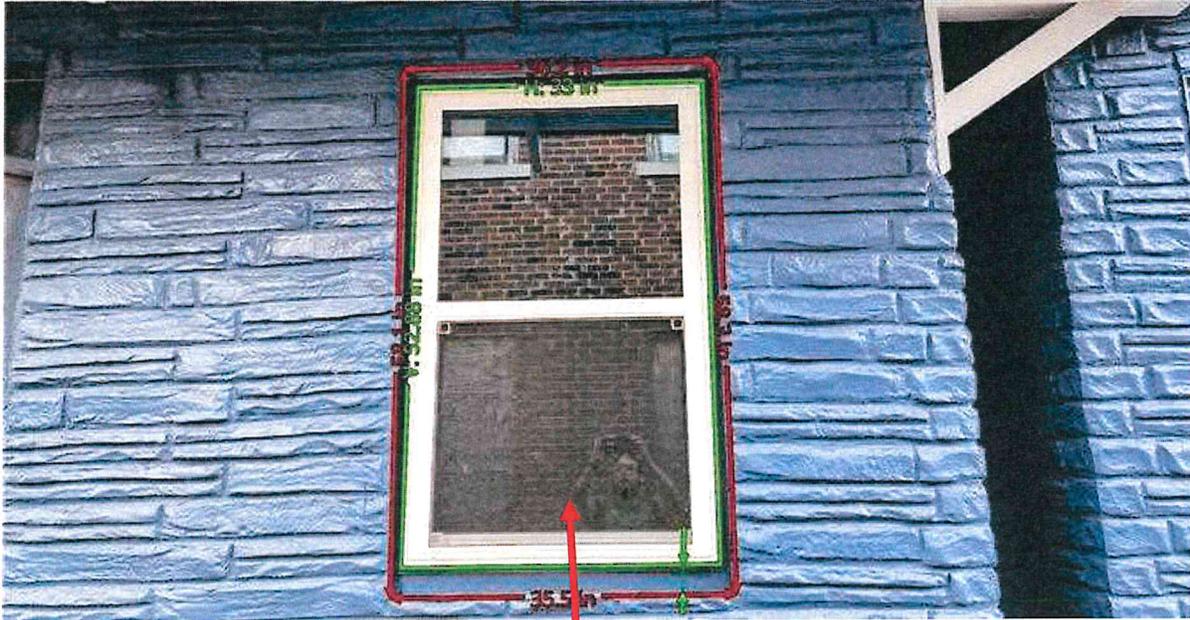


L102

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

L103



L103

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

L104



L104

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

L105



L105

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

L106

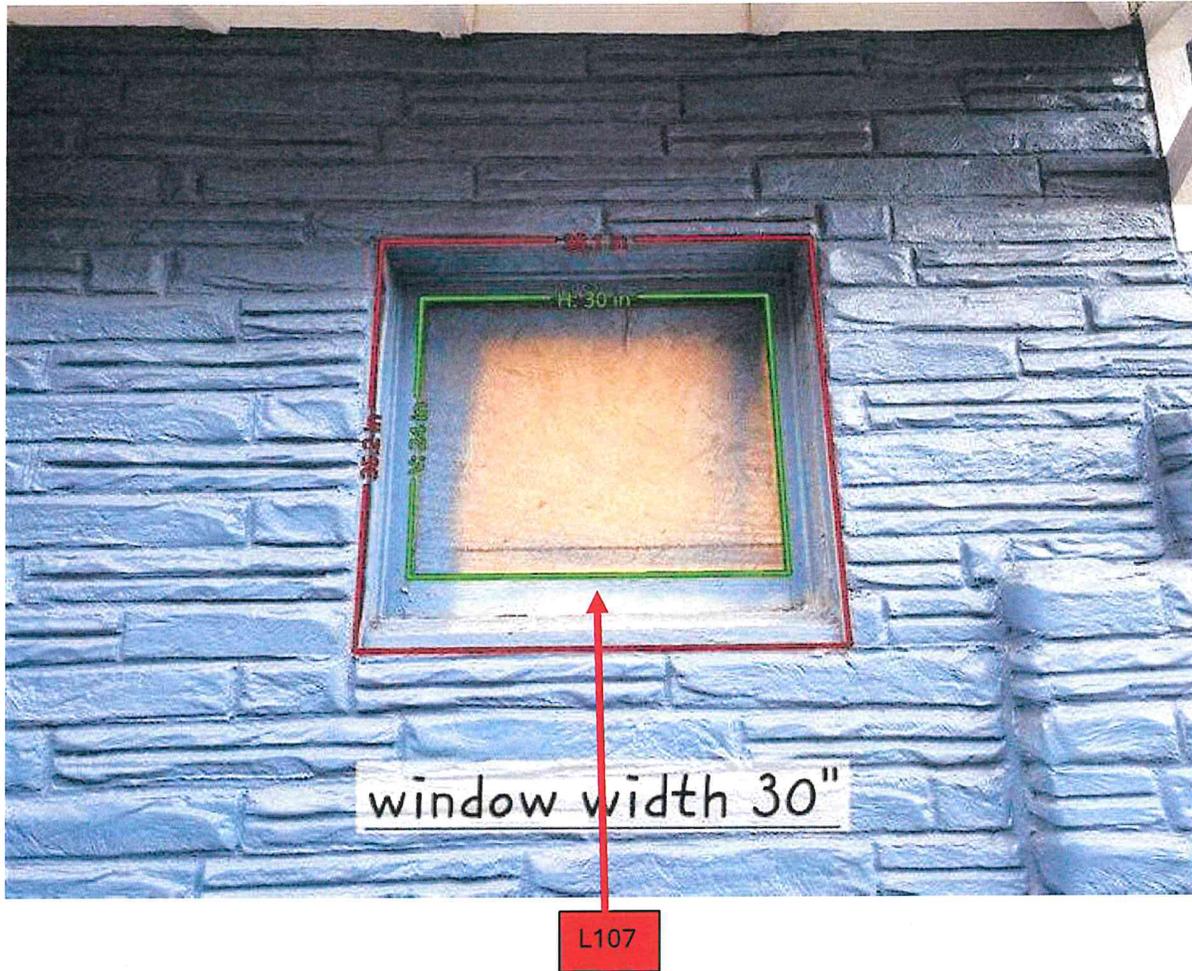


L106

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

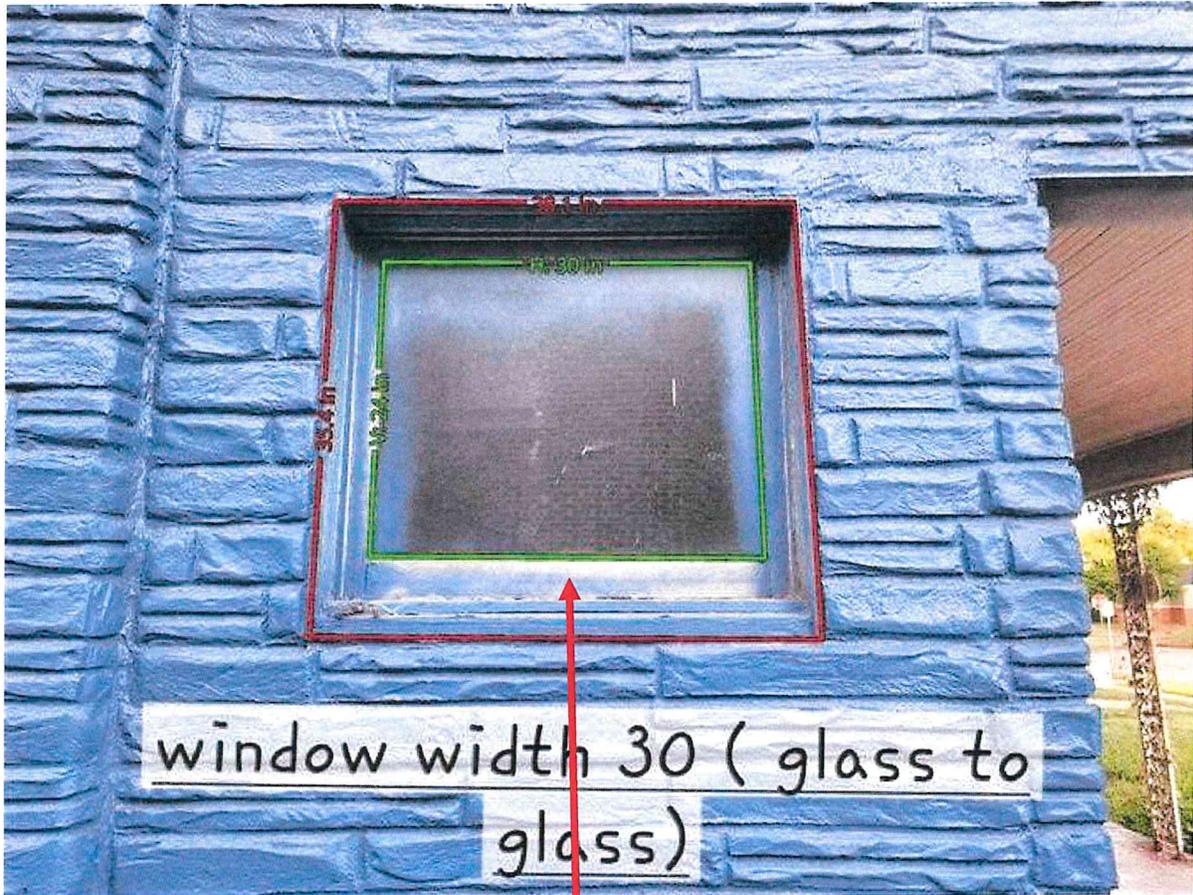
L107



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311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

L108



window width 30 (glass to glass)

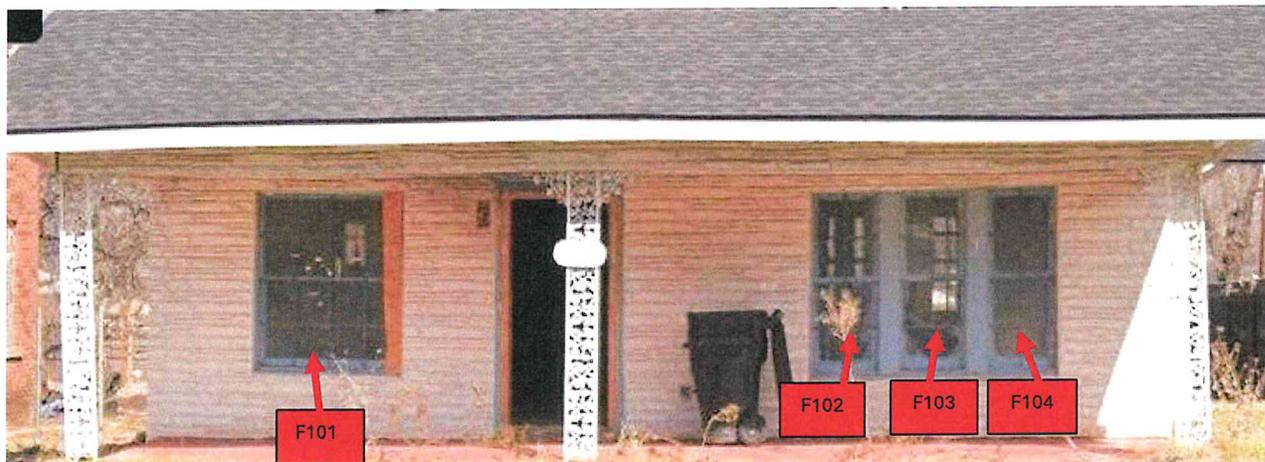
L108

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

### Historical Windows Labeled

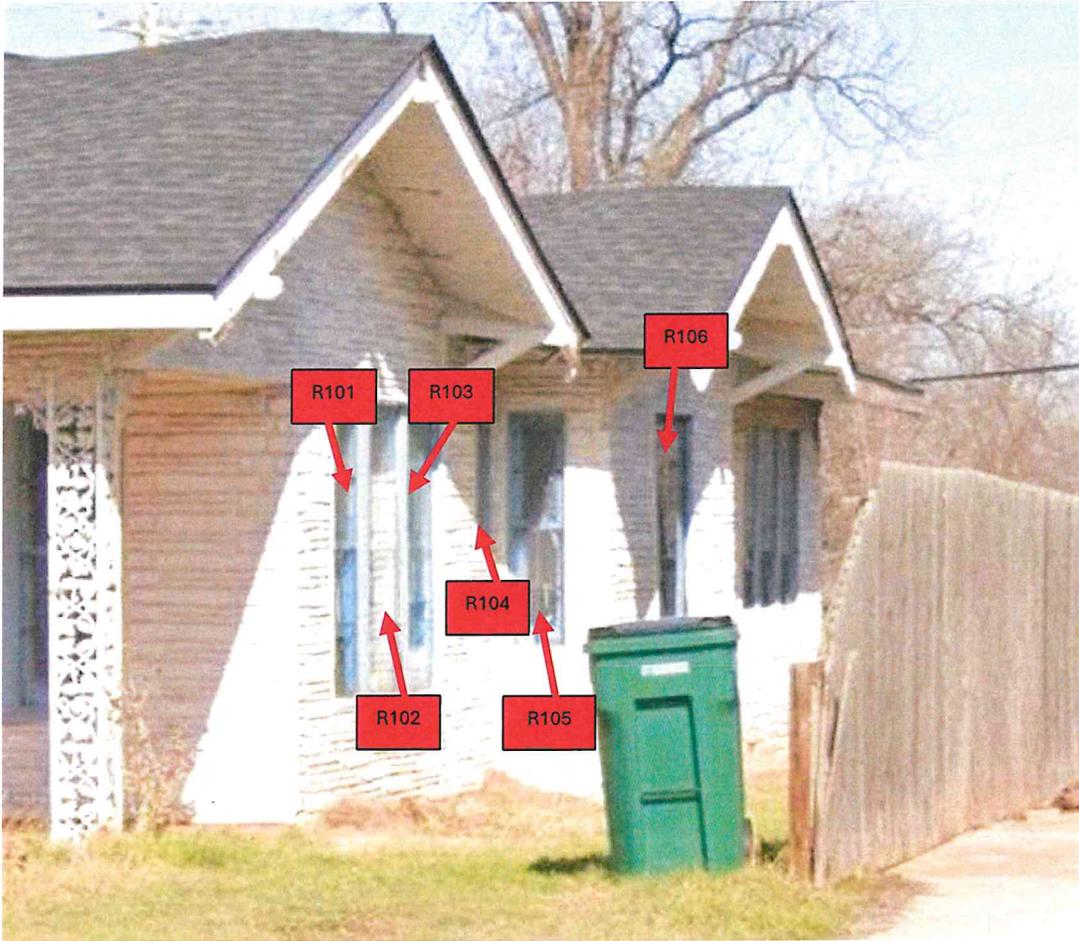
South Side (Street View)



East Side Taken from South

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

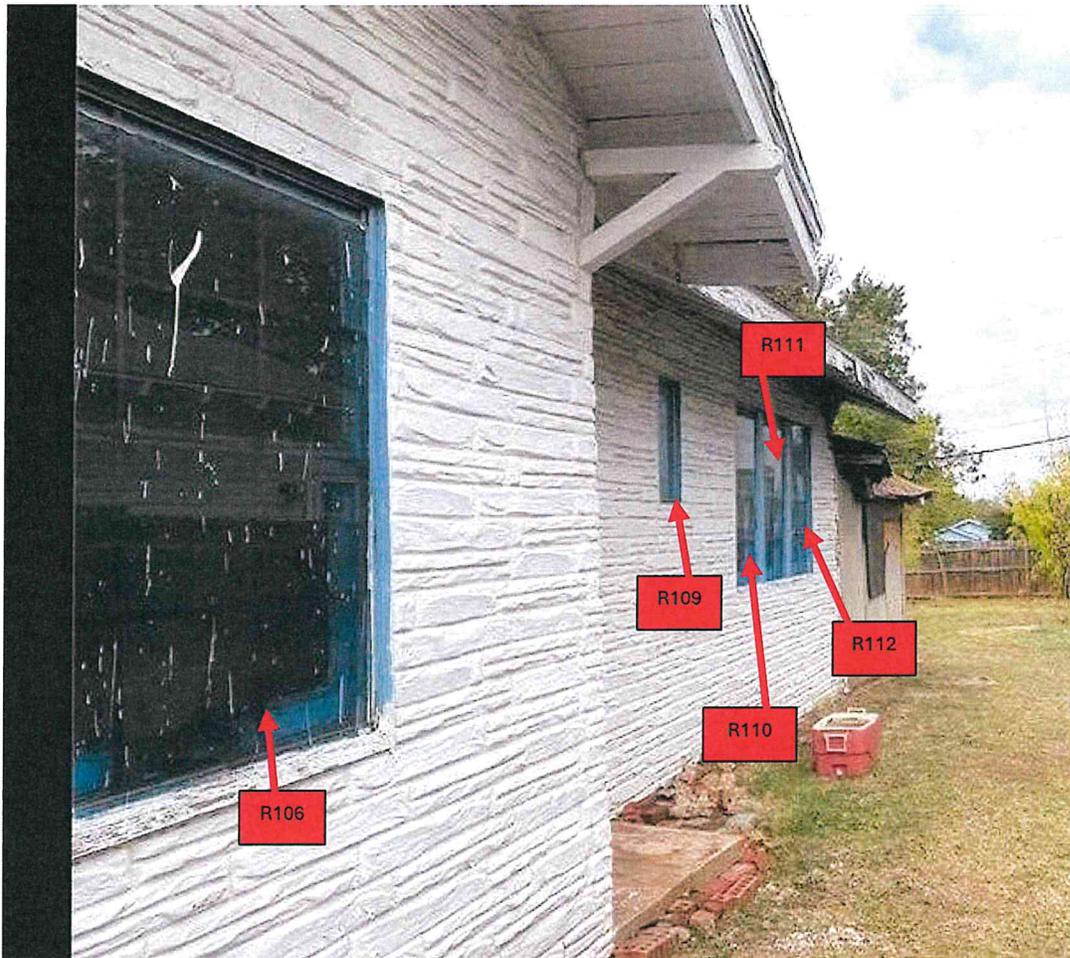
Window Replacement



**East Side**

Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement



Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

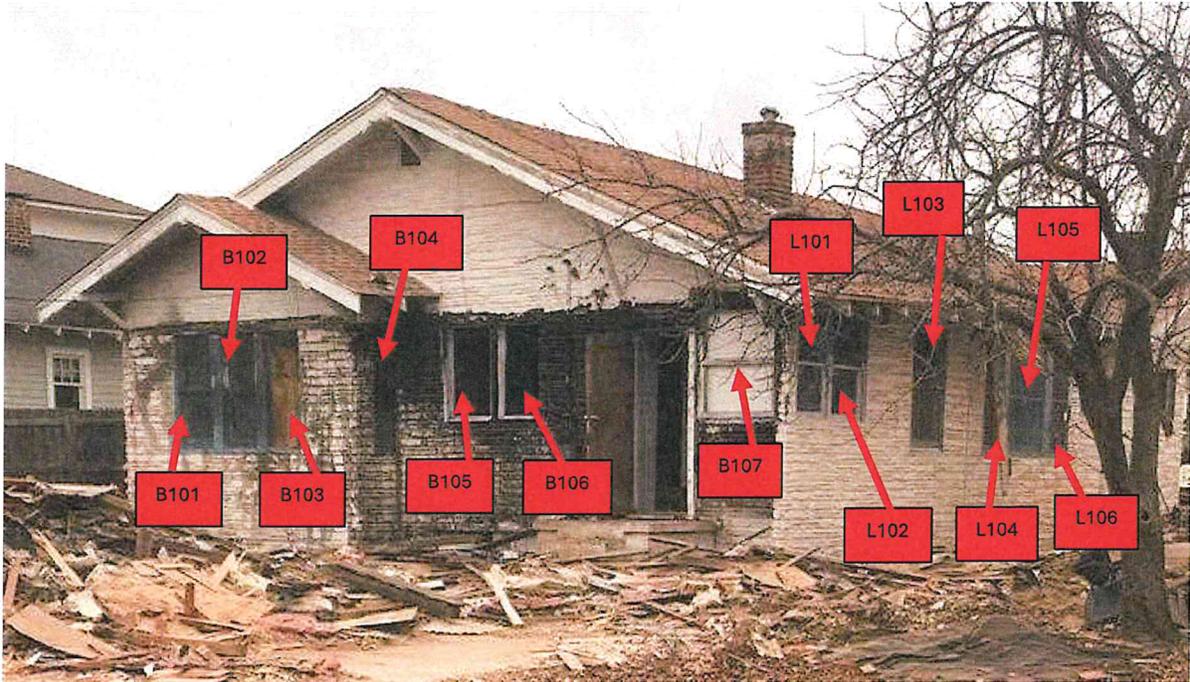
East Side Taken from North



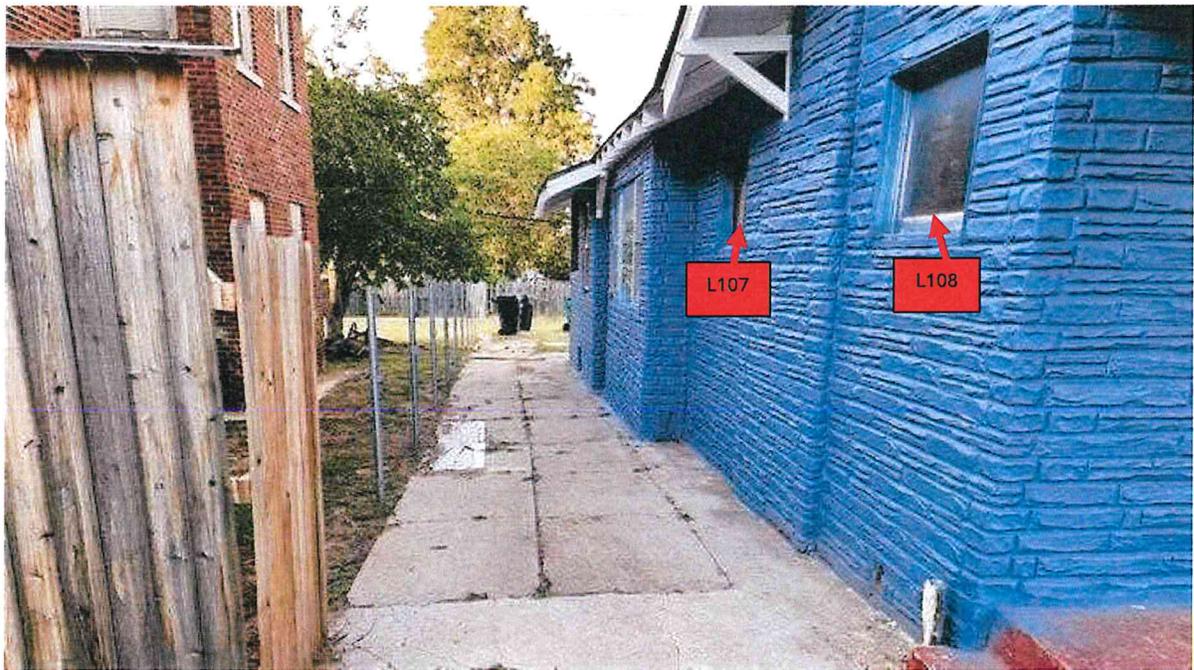
Certificate of Appropriateness Application:  
311 NW 25<sup>th</sup> St, Oklahoma City, OK, 73103

Window Replacement

North and Partial West Side



West Side Taken from South:



Certificate of Appropriateness Application:  
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Window Replacement

### **Manufacturer's Specifications**

The following applies to all windows that are to be replaced:

1. For all double and triplet configurations, a standard mullion of 5.5 inches will be included between the windows.
2. A Minimum of 2.75" has been allowed for the exterior casing around each window.

The five pages that will follow below contain the manufacturer's specifications for the windows.



ReSash Wood Window specifications and lite configurations.

Overview:

Original 1/1 windows on multiple sides of the home were removed and replaced with modern windows. We will be replacing the replacement windows with new frames and sashes to replicate the original wood windows.

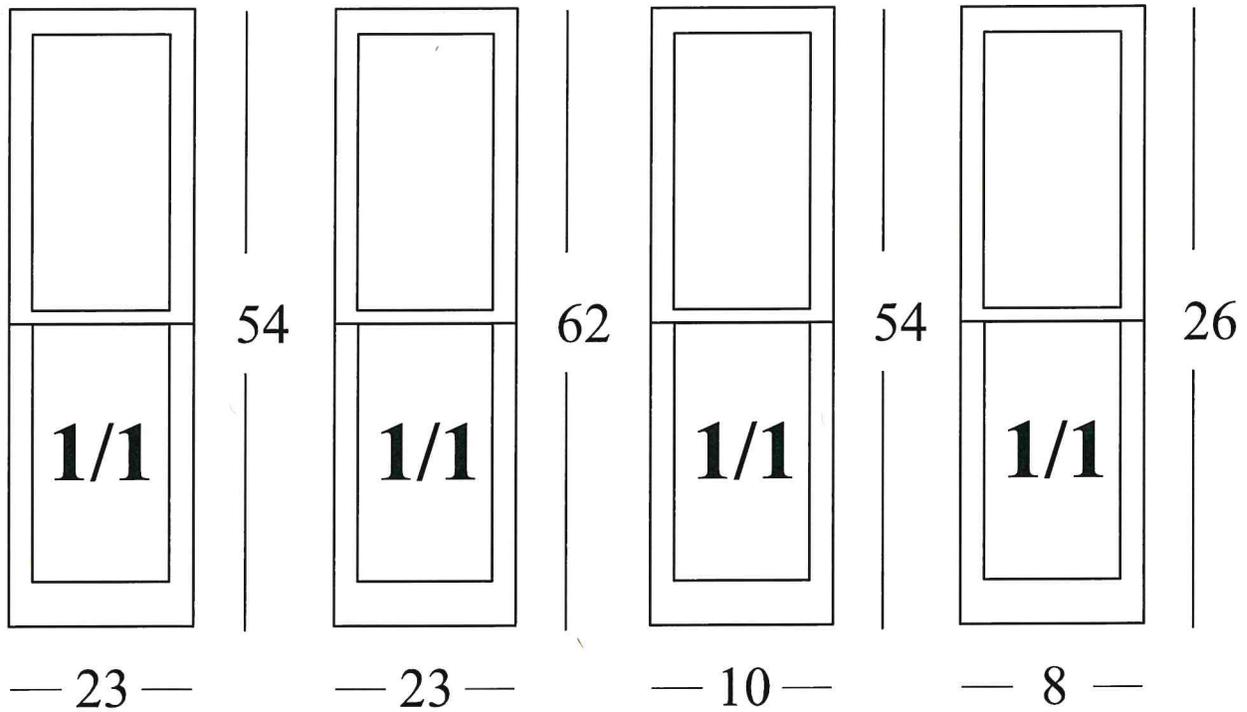
Window Size Specifications -

Stile - 2 1/8 Lower Rail - 3 1/8 Top Rail - 2 1/8 Meeting Rail - 1 1/4

Thickness: Standard Residential 1 3/8

Casing: A new blind stop that will replicate the other existing windows will be installed as these were removed by the previous installers. Blind stop is a standard 3/4 X 3/4. New exterior and interior casing will be installed by a trim carpenter once we are done with the installation of the new frame and sashes.

Glass: Clear annealed 1/8" float glass (see AGC PDF for specifications)



Windows:

R110, R111, R112,  
B101, B102, B103

Windows:

R101, R102, R103,  
F102, F103, F104

Windows:

R105, R107

Windows:

R109, B104



ReSash Wood Window specifications and lite configurations.

Overview:

Original 1/1 windows on multiple sides of the home were removed and replaced with modern windows. We will be replacing the replacement windows with new frames and sashes to replicate the original wood windows.

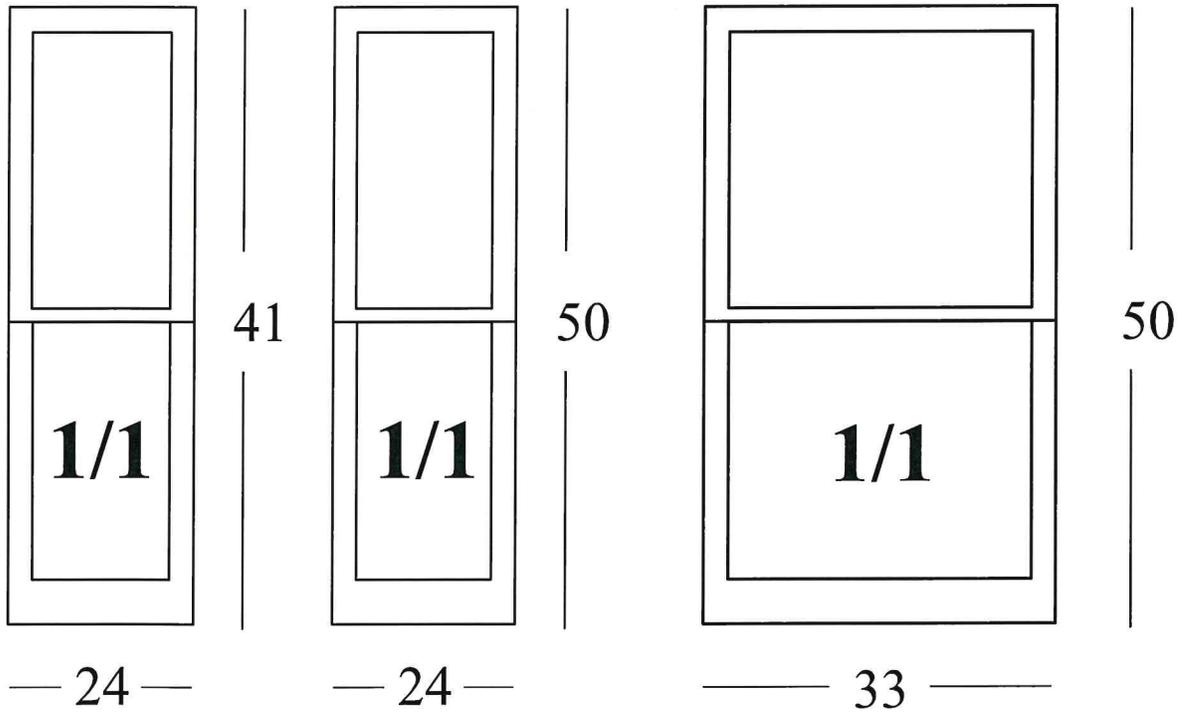
Window Size Specifications -

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Glass: Clear annealed 1/8" float glass (see AGC PDF for specifications)



Windows:

B105, B106, L101,  
L102

Windows:

L104, L106

Windows:

L105



ReSash Wood Window specifications and lite configurations.

Overview:

Original 1/1 windows on multiple sides of the home were removed and replaced with modern windows. We will be replacing the replacement windows with new frames and sashes to replicate the original wood windows.

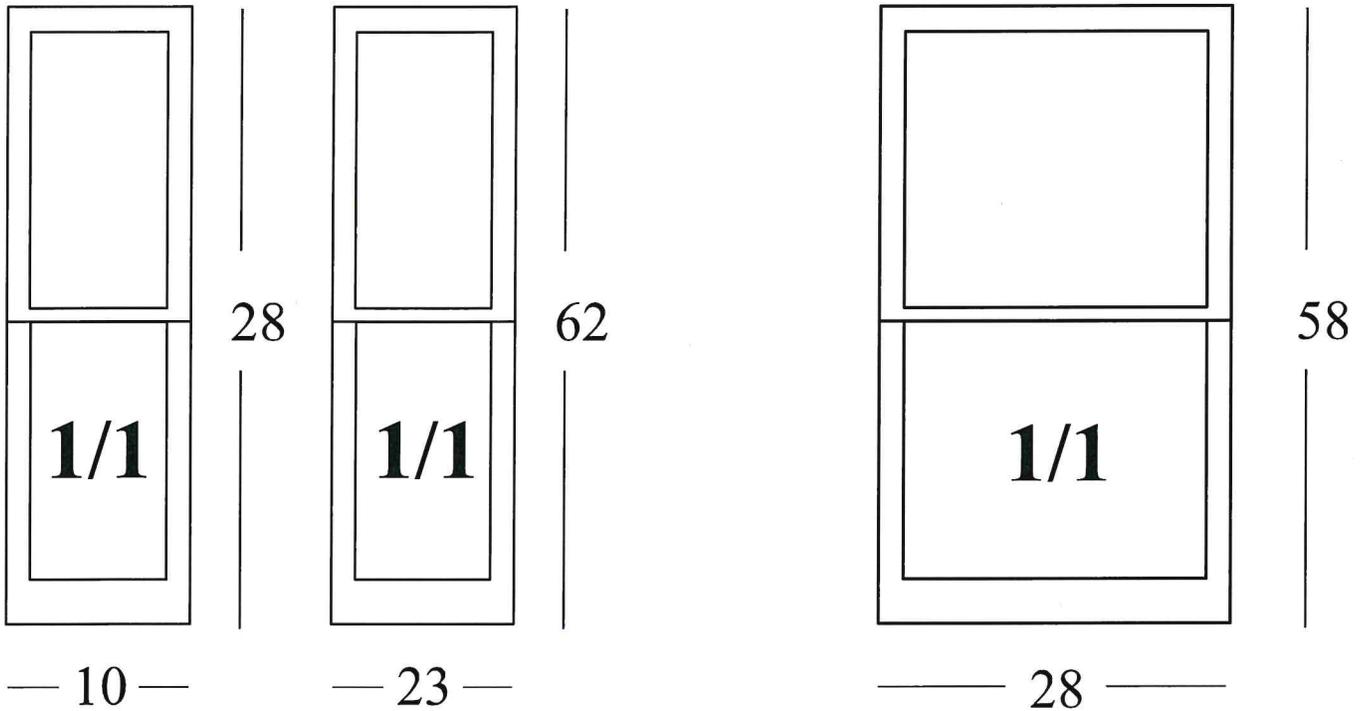
Window Size Specifications -

Stile - 2 1/8 Lower Rail - 3 1/8 Top Rail - 2 1/8 Meeting Rail - 1 1/4

Thickness: Standard Residential 1 3/8

Casing: A new blind stop that will replicate the other existing windows will be installed as these were removed by the previous installers. Blind stop is a standard 3/4 X 3/4. New exterior and interior casing will be installed by a trim carpenter once we are done with the installation of the new frame and sashes.

Glass: Clear annealed 1/8" float glass (see AGC PDF for specifications)



Windows:

R104

Windows:

R101, R102, R103,  
F102, F103, F104



ReSash Wood Window specifications and lite configurations.

Overview:

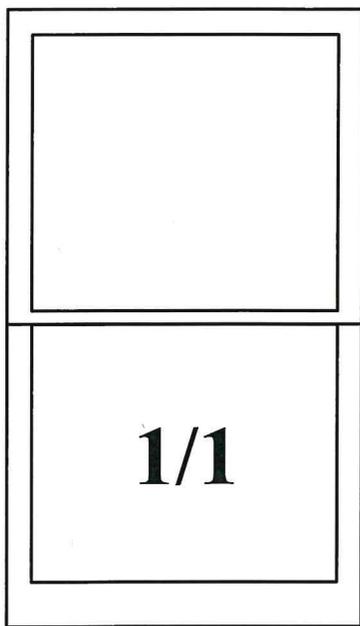
Original 1/1 windows on multiple sides of the home were removed and replaced with modern windows. We will be replacing the replacement windows with new frames and sashes to replicate the original wood windows.

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Stile - 2 1/8 Lower Rail - 3 1/8 Top Rail - 2 1/8 Meeting Rail - 1 1/4

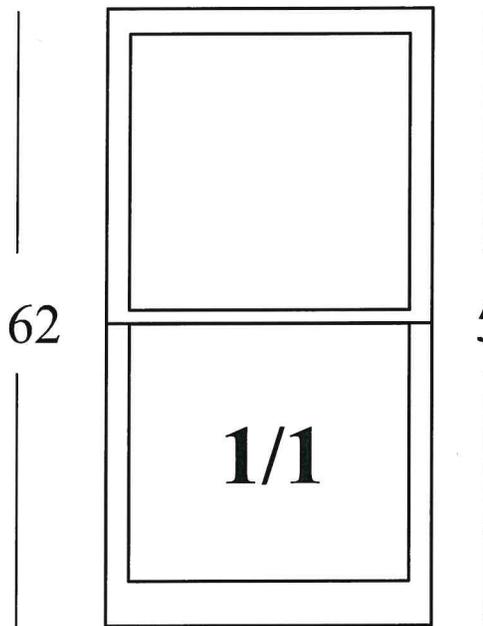
Thickness: Standard Residential 1 3/8

Casing: A new blind stop that will replicate the other existing windows will be installed as these were removed by the previous installers. Blind stop is a standard 3/4 X 3/4. New exterior and interior casing will be installed by a trim carpenter once we are done with the installation of the new frame and sashes.

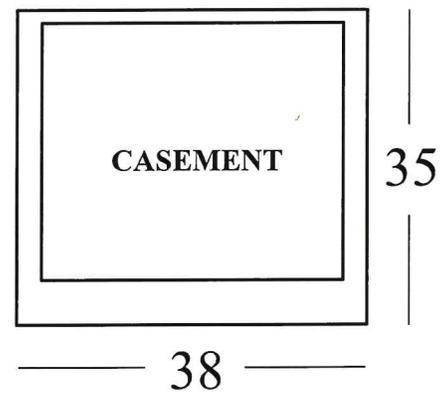
Glass: Clear annealed 1/8" float glass (see AGC PDF for specifications)



50  
Windows: F101



40  
Windows: R106



38  
Windows: L107, L108



ReSash Wood Window specifications and lite configurations.

Overview:

Original 1/1 windows on multiple sides of the home were removed and replaced with modern windows. We will be replacing the replacement windows with new frames and sashes to replicate the original wood windows.

Window Size Specifications -

Stile - 2 1/8 Lower Rail - 3 1/8 Top Rail - 2 1/8 Meeting Rail - 1 1/4

Thickness: Standard Residential 1 3/8

Casing: A new blind stop that will replicate the other existing windows will be installed as these were removed by the previous installers. Blind stop is a standard 3/4 X 3/4. New exterior and interior casing will be installed by a trim carpenter once we are done with the installation of the new frame and sashes.

Glass: Clear annealed 1/8" float glass (see AGC PDF for specifications)

