



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

Michael McGill

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 25th St, Oklahoma City, OK, 73103

Window Replacement

Reason for Replacement

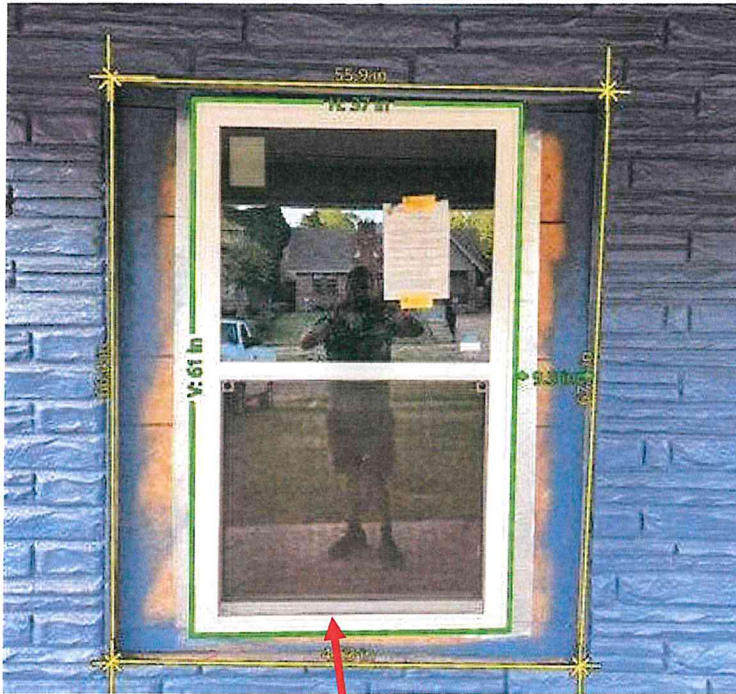
The majority of the windows have been replaced with non-historically appropriate windows as provided below in the *Existing Windows Measured* section. The intention of this application is to obtain permission from the commission to install historically appropriate windows. As evidence that the proposed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

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

Window Replacement

Existing Windows Measured

F101

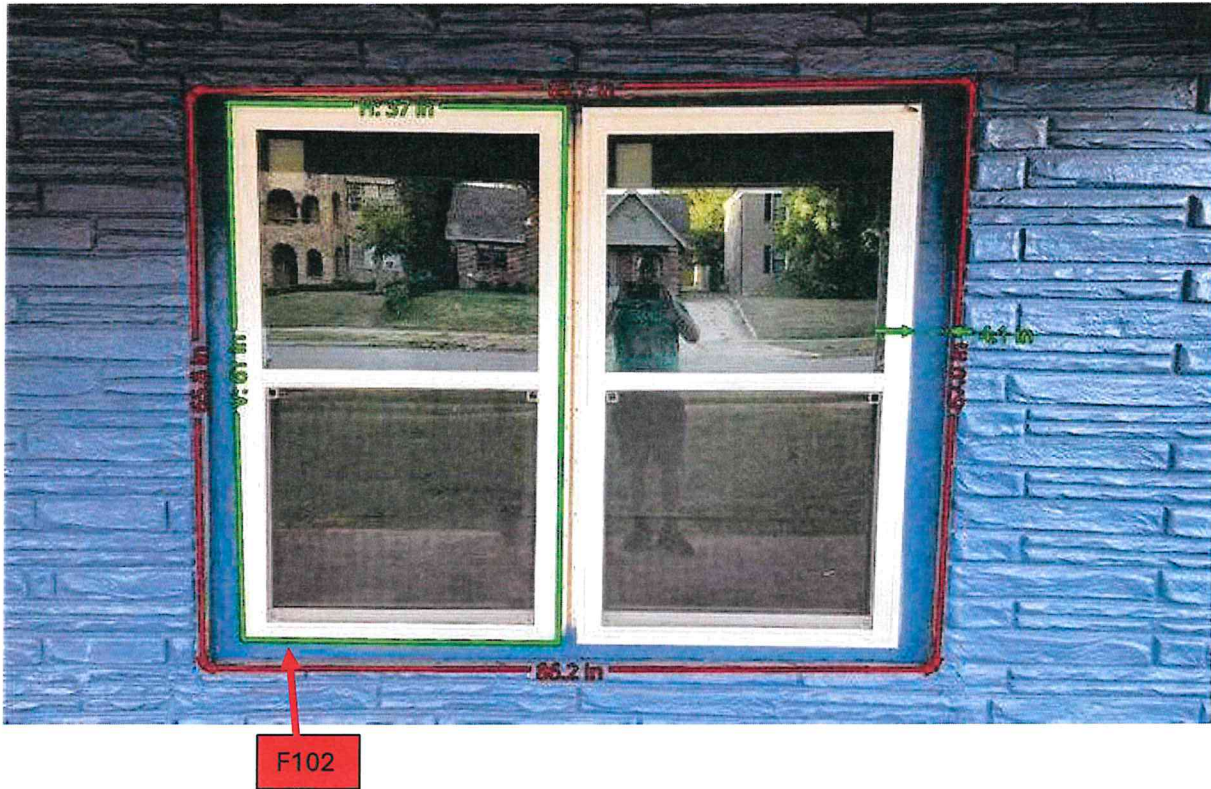


F101

Certificate of Appropriateness Application:
311 NW 25th St, Oklahoma City, OK, 73103

Window Replacement

F102



Certificate of Appropriateness Application:
311 NW 25th St, Oklahoma City, OK, 73103

Window Replacement

F103



Certificate of Appropriateness Application:
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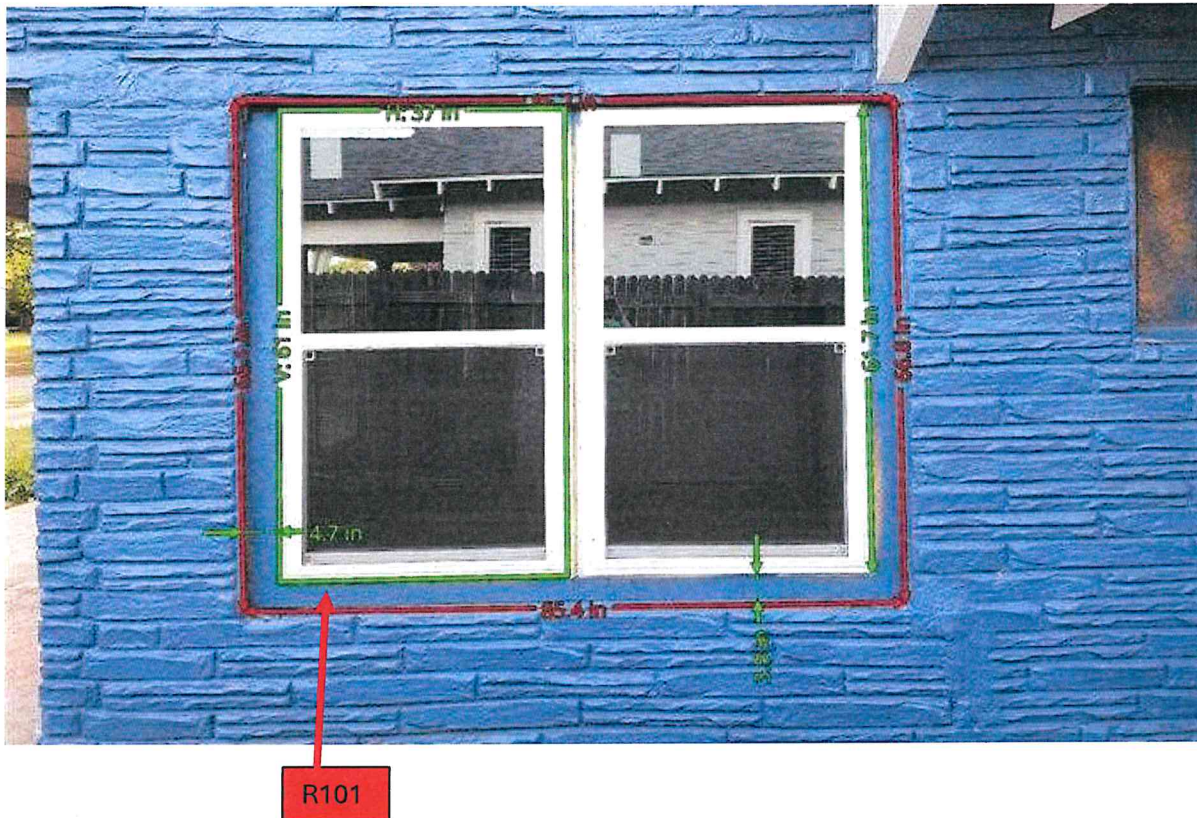
Window Replacement

F104



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

R101



Certificate of Appropriateness Application:
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Window Replacement

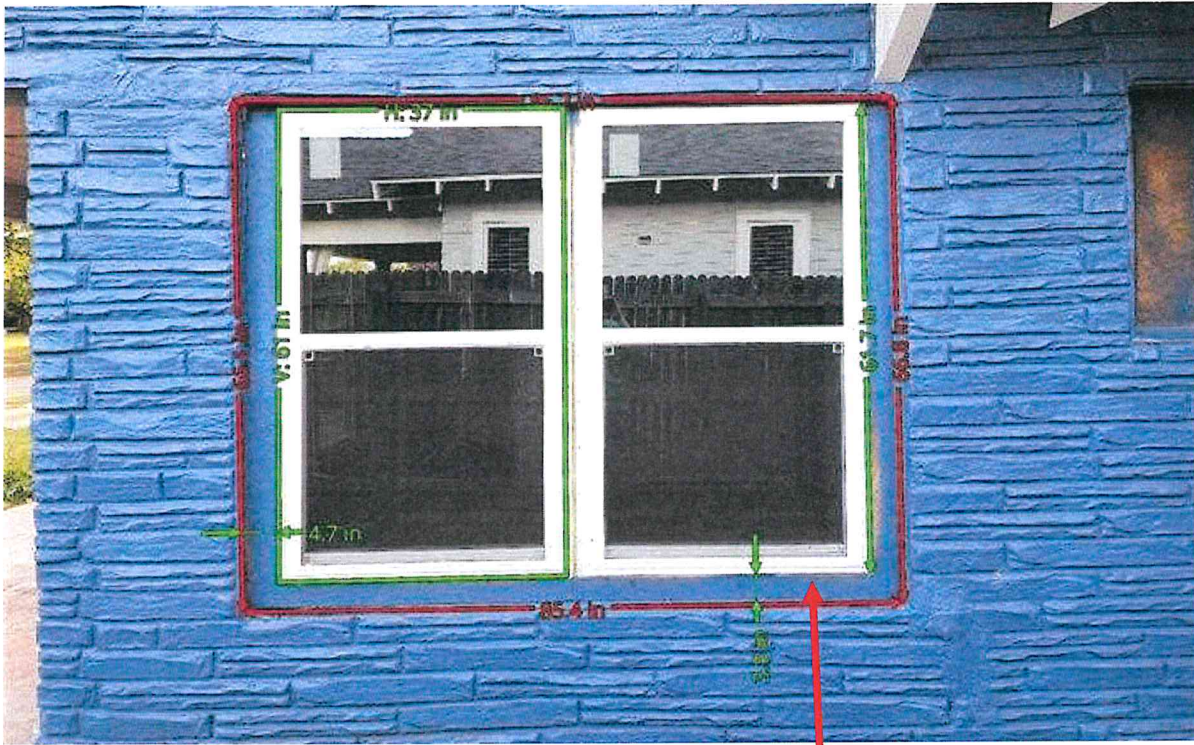
R102



Certificate of Appropriateness Application:
311 NW 25th St, Oklahoma City, OK, 73103

Window Replacement

R103

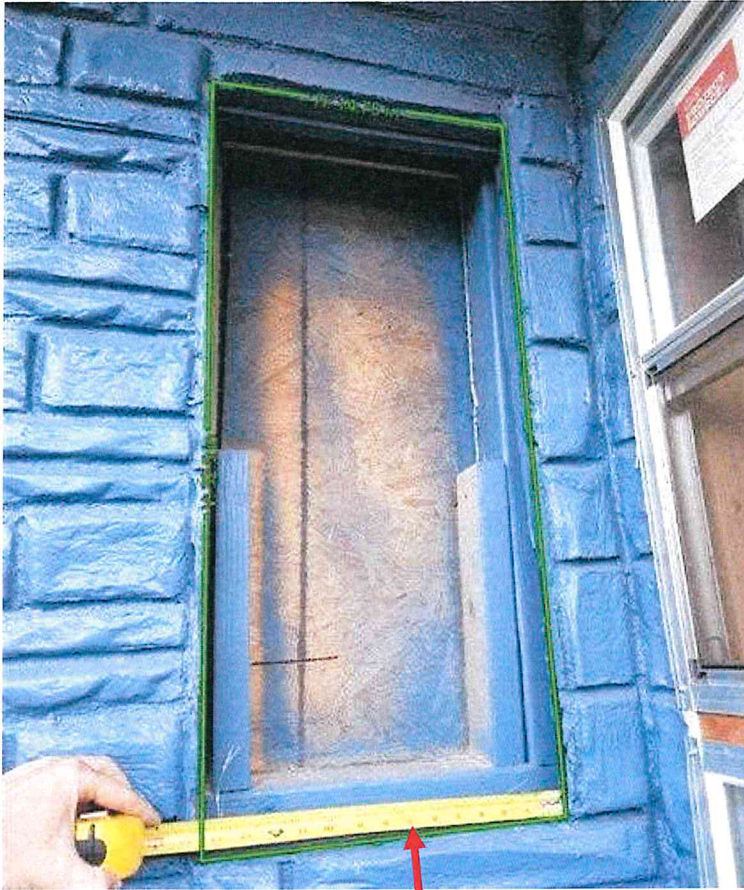


R103

Certificate of Appropriateness Application:
311 NW 25th St, Oklahoma City, OK, 73103

Window Replacement

R104

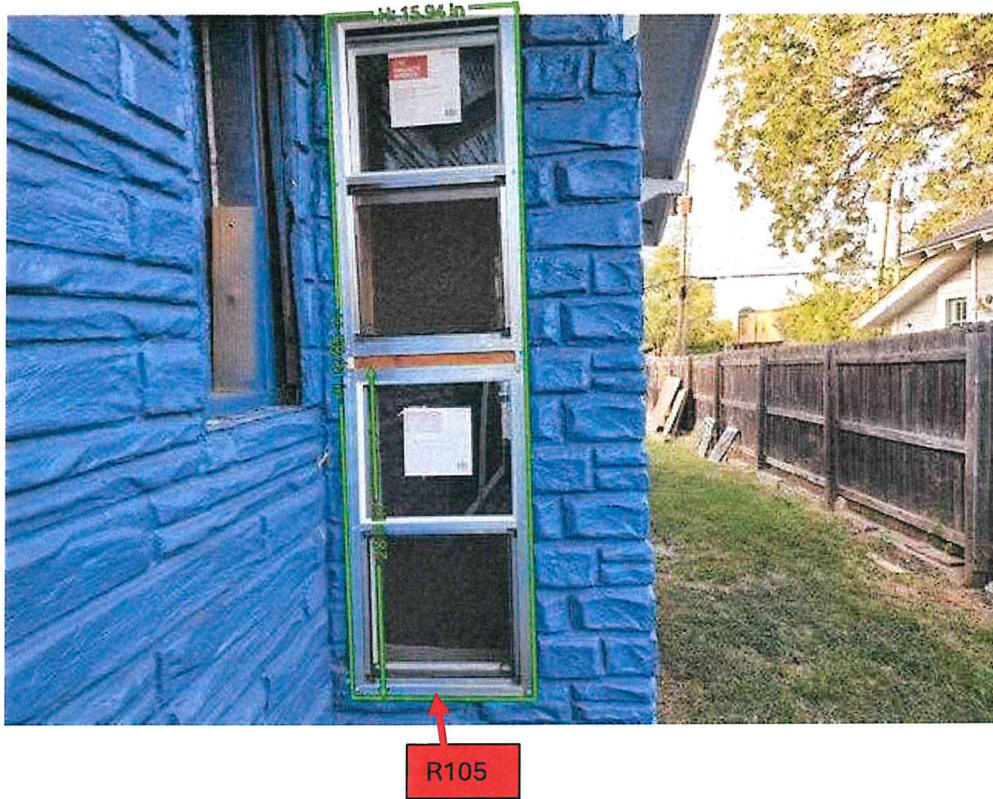


R104

Certificate of Appropriateness Application:
311 NW 25th St, Oklahoma City, OK, 73103

Window Replacement

R105



Certificate of Appropriateness Application:
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Window Replacement

R106

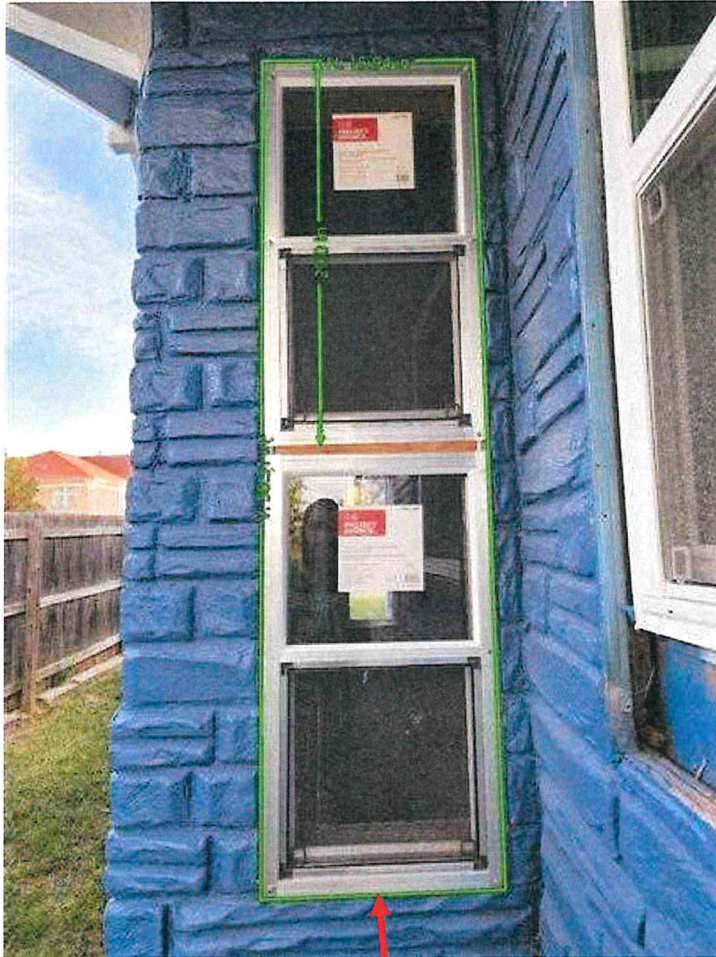


R106

Certificate of Appropriateness Application:
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Window Replacement

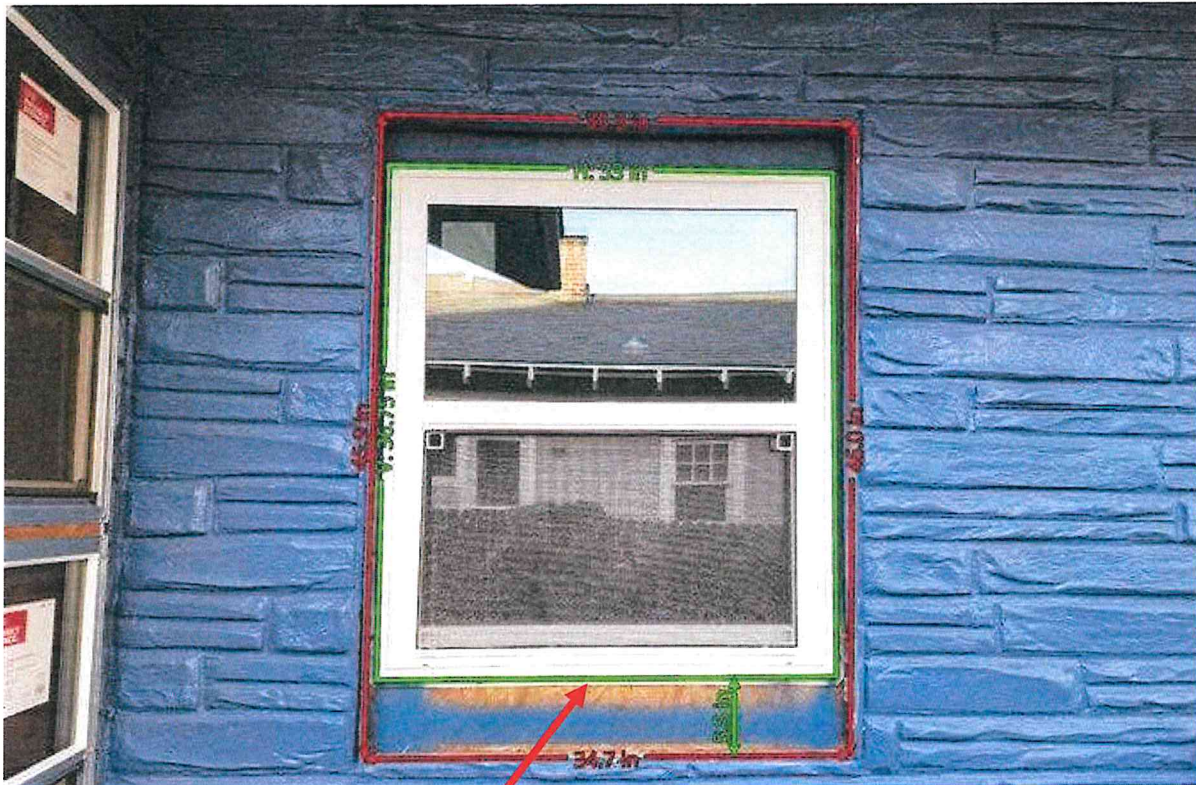
R107



R107

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

R108

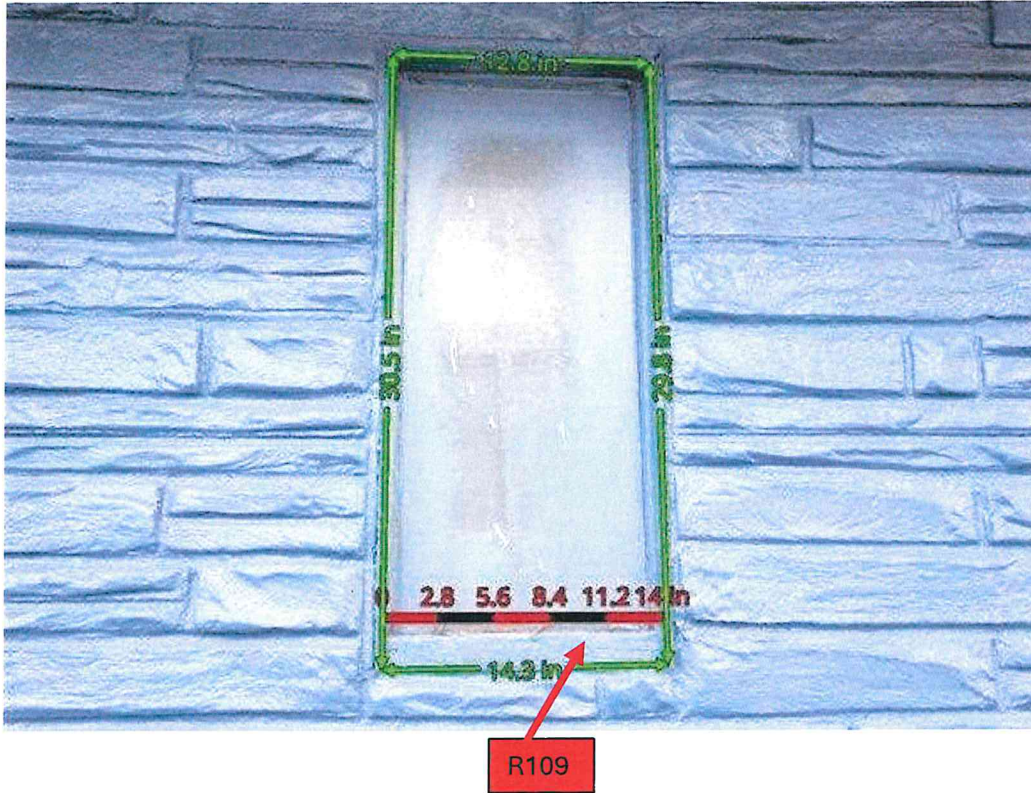


R108

Certificate of Appropriateness Application:
311 NW 25th St, Oklahoma City, OK, 73103

Window Replacement

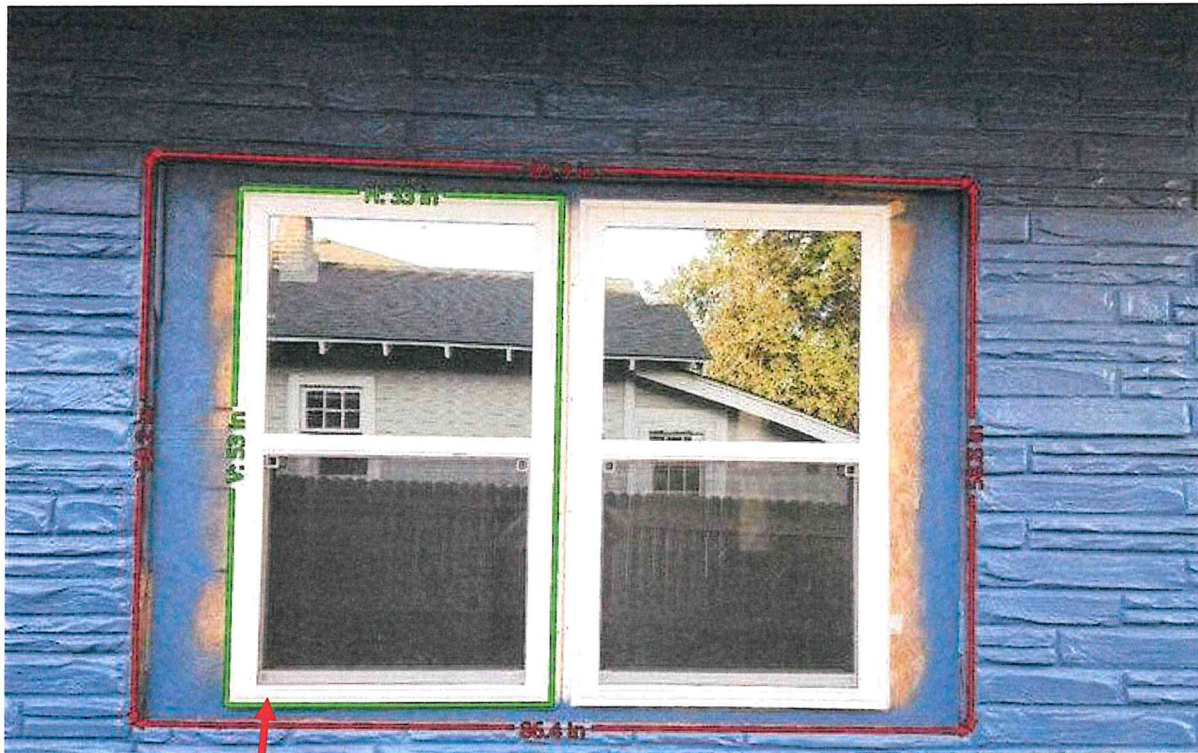
R109



Certificate of Appropriateness Application:
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Window Replacement

R110

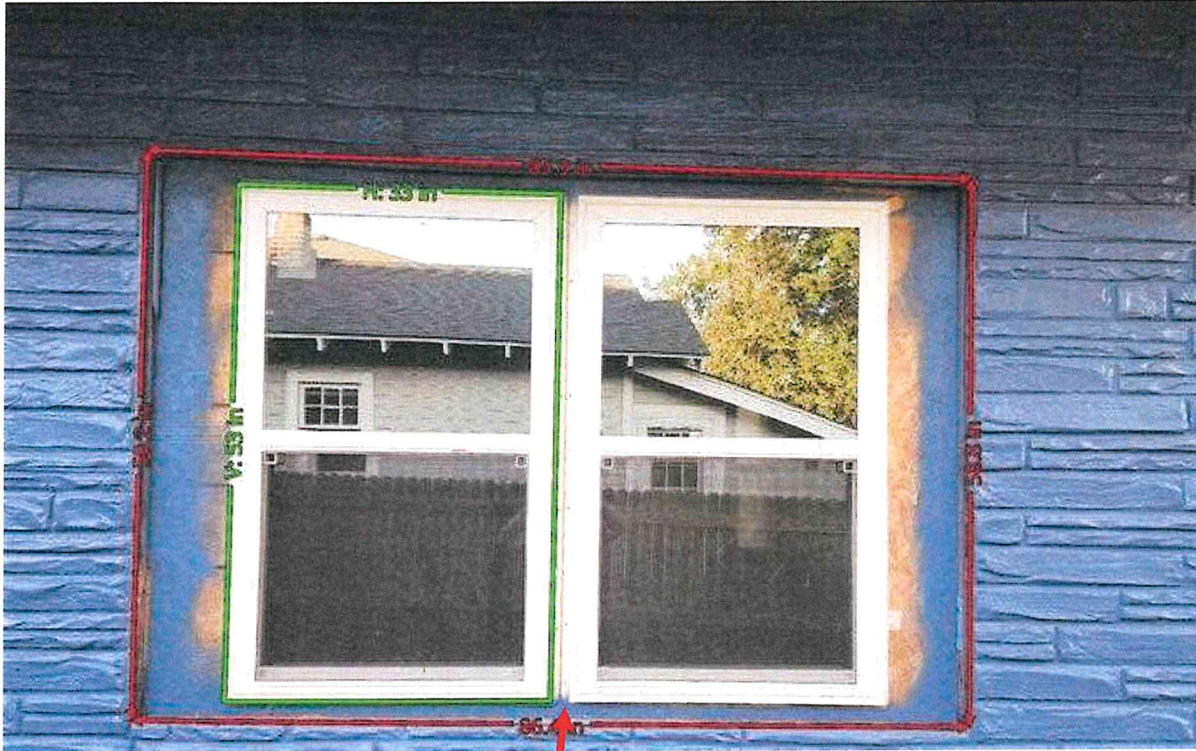


R110

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Window Replacement

R111

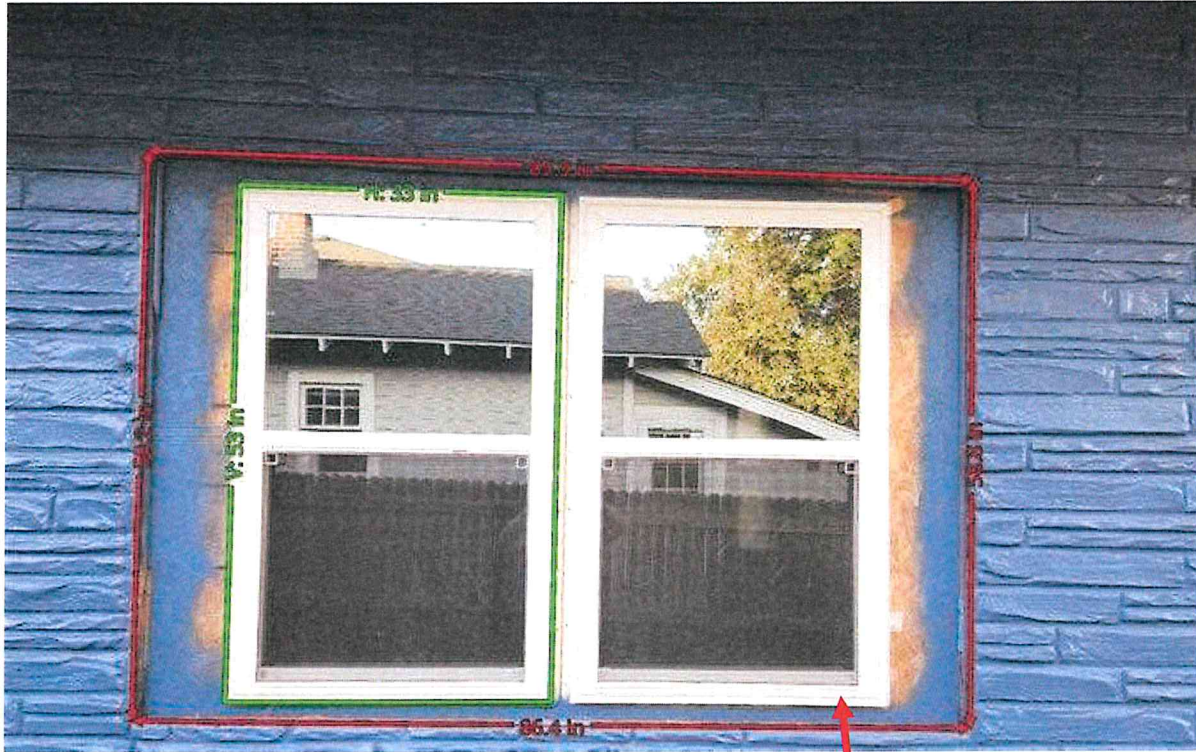


R111

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Window Replacement

R112

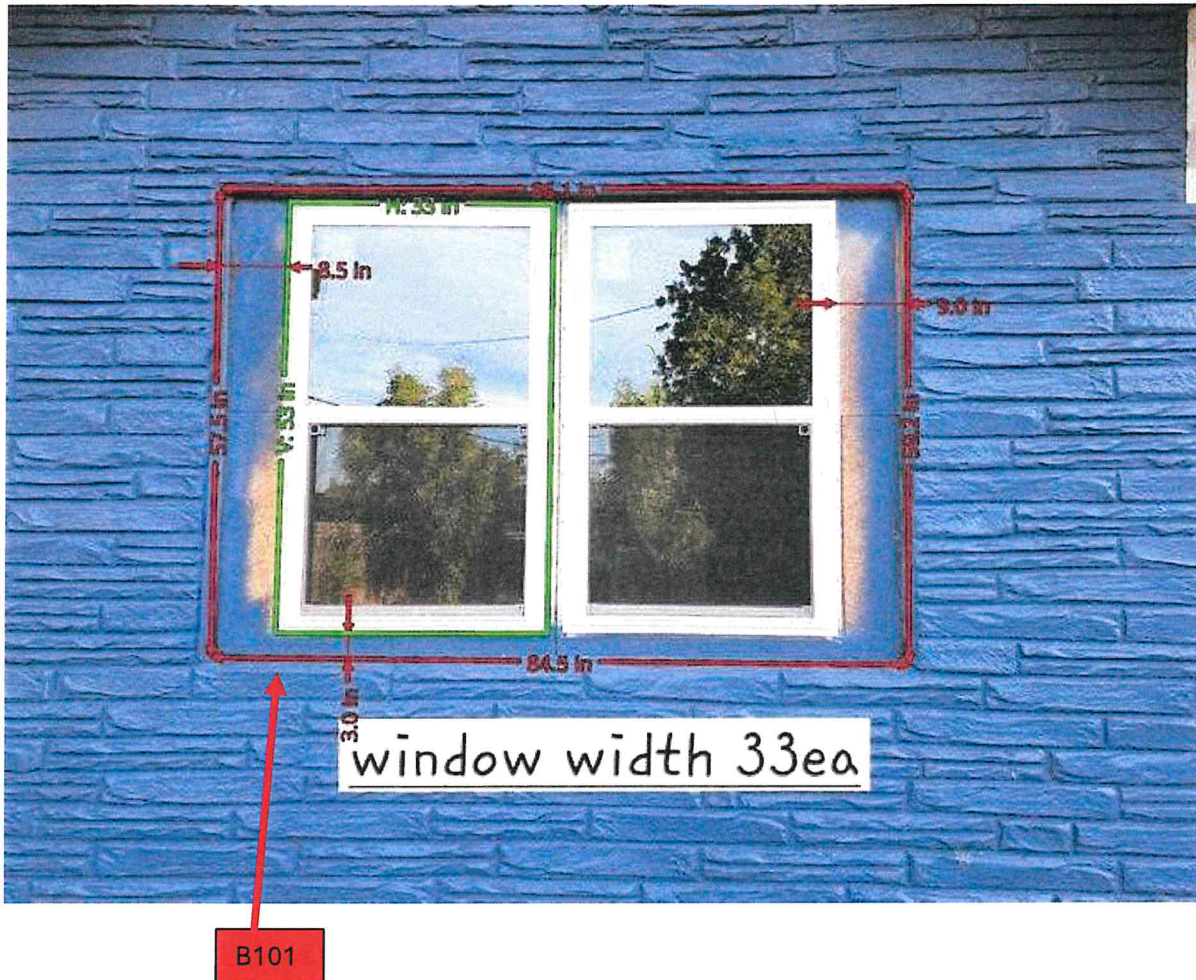


R112

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Window Replacement

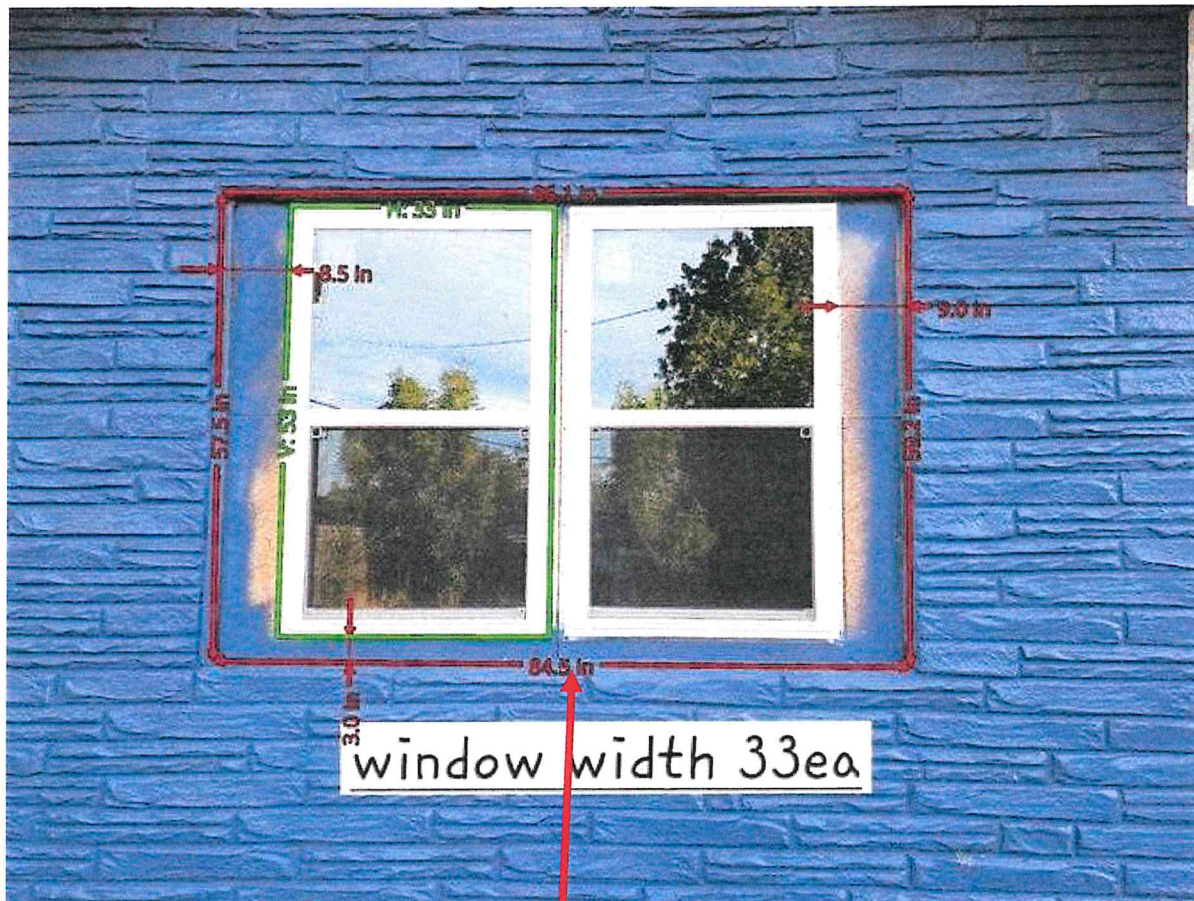
B101



Certificate of Appropriateness Application:
311 NW 25th St, Oklahoma City, OK, 73103

Window Replacement

B102

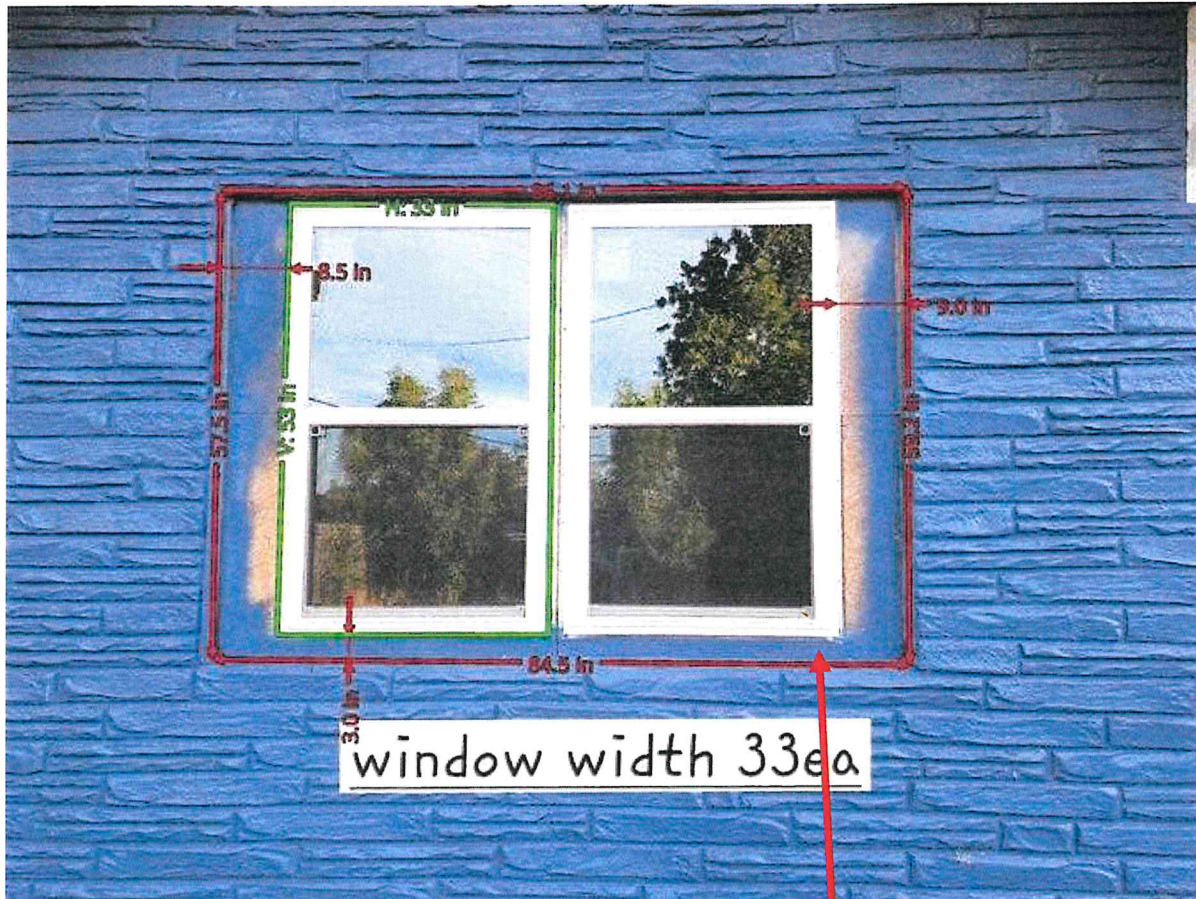


B102

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Window Replacement

B103

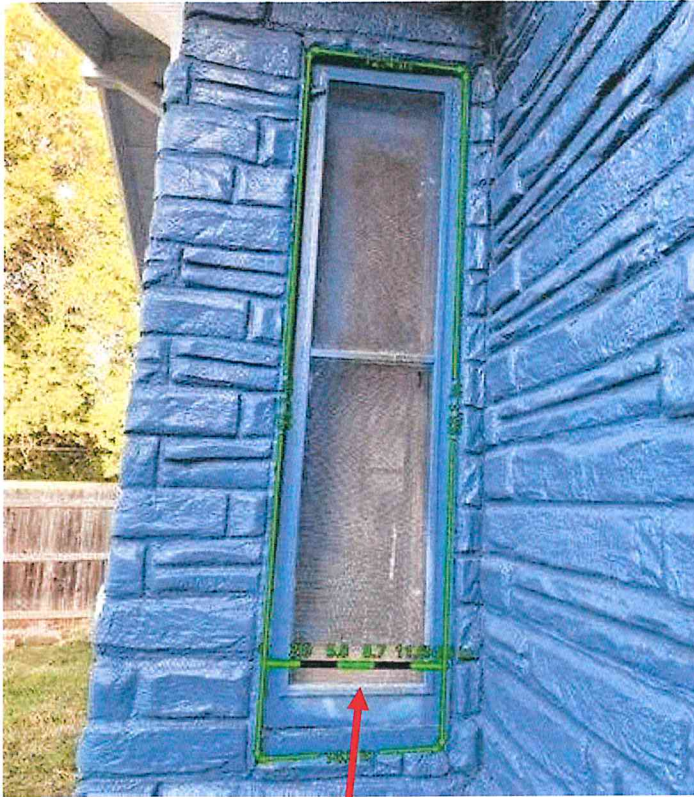


B103

Certificate of Appropriateness Application:
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Window Replacement

B104

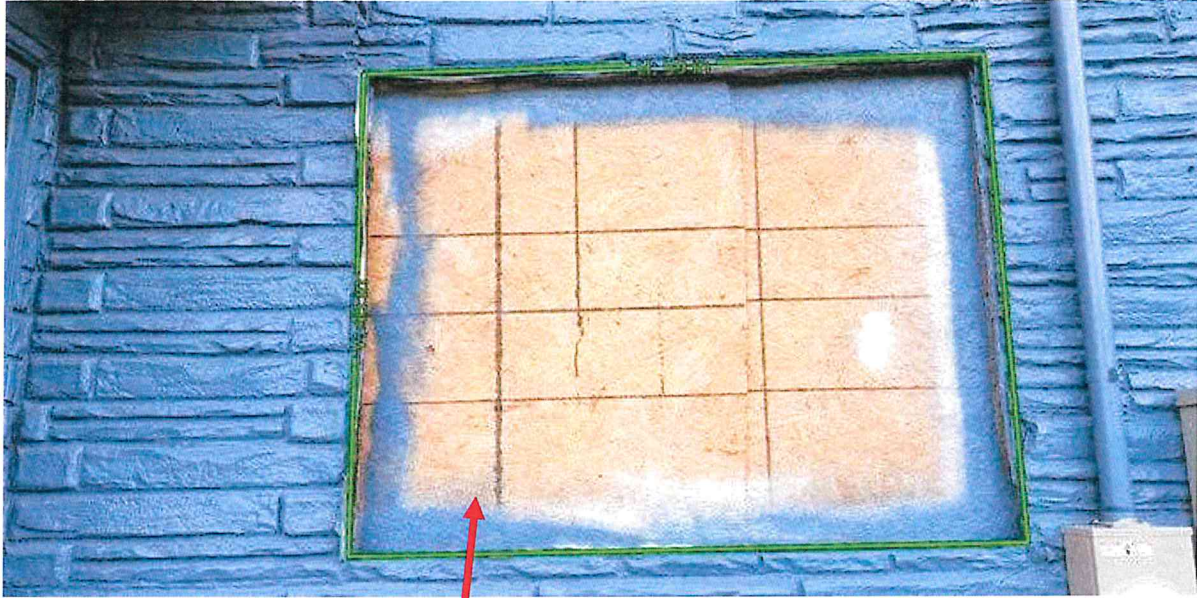


B104

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Window Replacement

B105

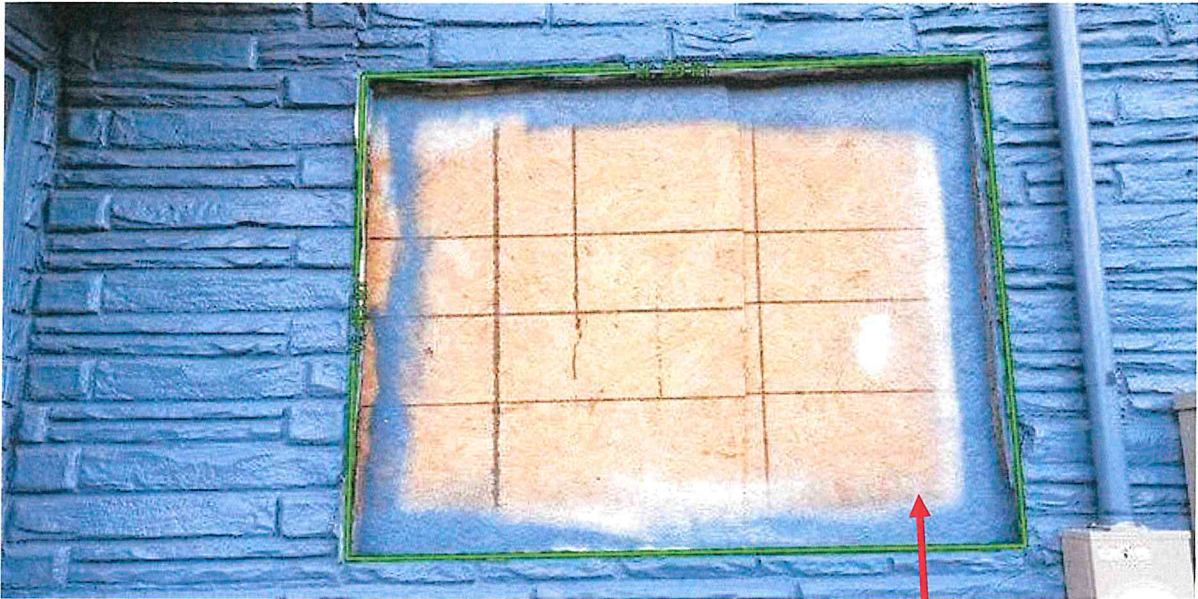


B105

Certificate of Appropriateness Application:
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Window Replacement

B106



B106

Certificate of Appropriateness Application:
311 NW 25th St, Oklahoma City, OK, 73103

Window Replacement

B107



B107

Certificate of Appropriateness Application:
311 NW 25th St, Oklahoma City, OK, 73103

Window Replacement

L101

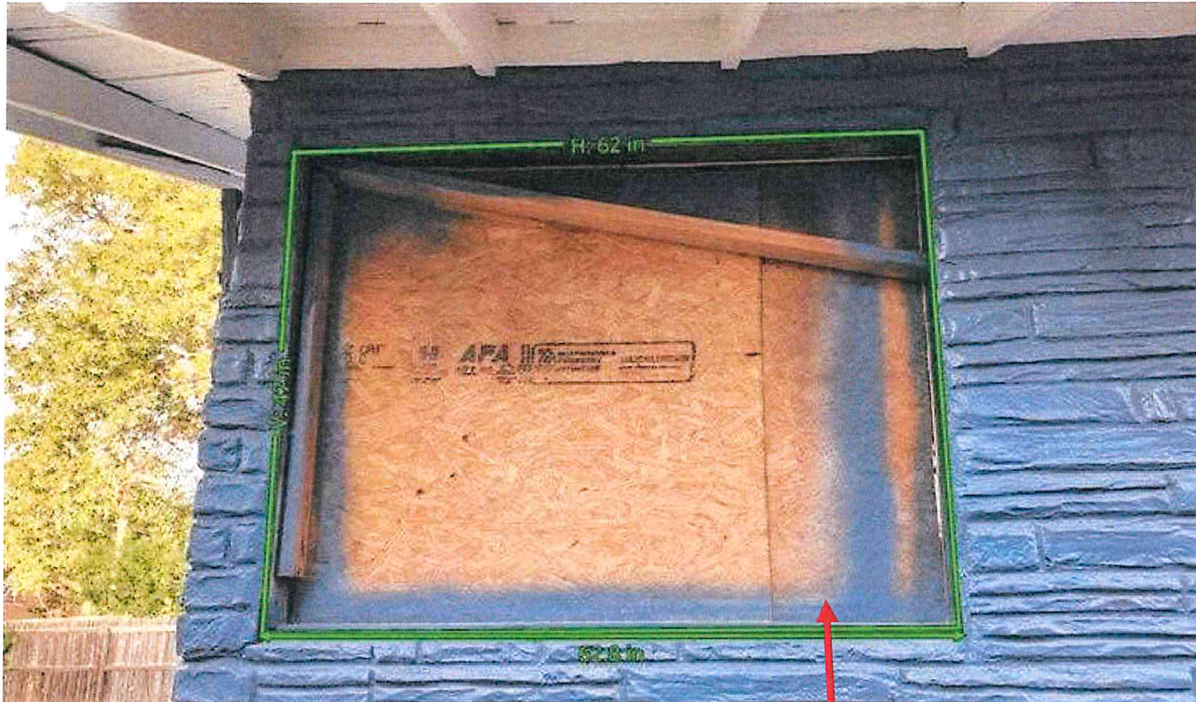


L101

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

Window Replacement

L102

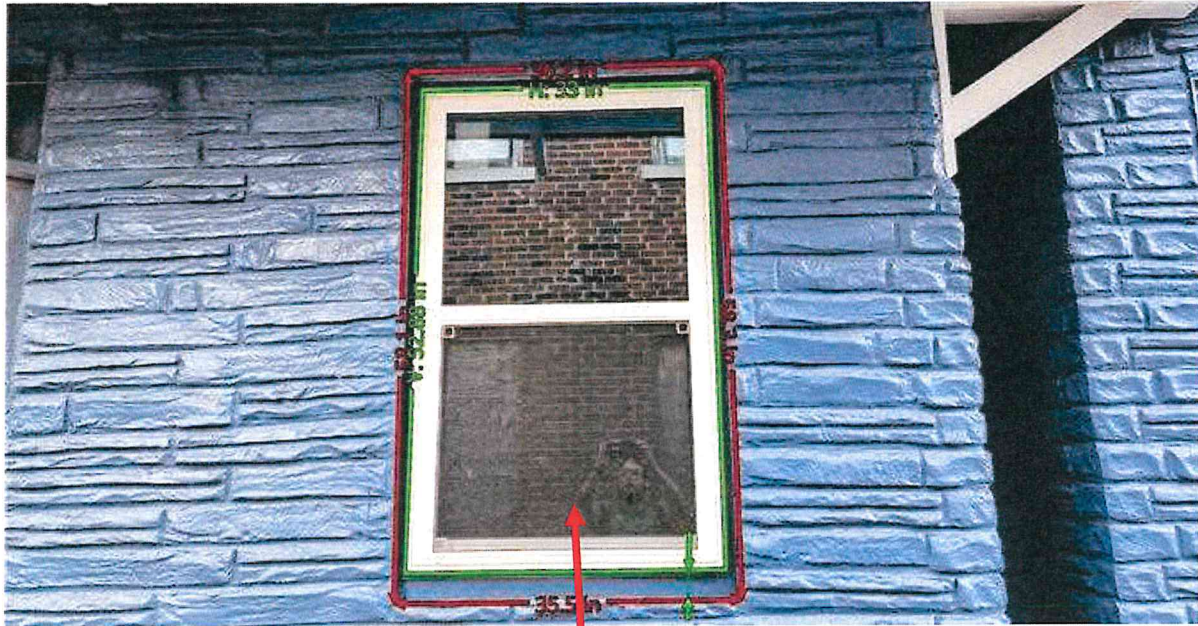


L102

Certificate of Appropriateness Application:
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Window Replacement

L103



L103

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Window Replacement

L104

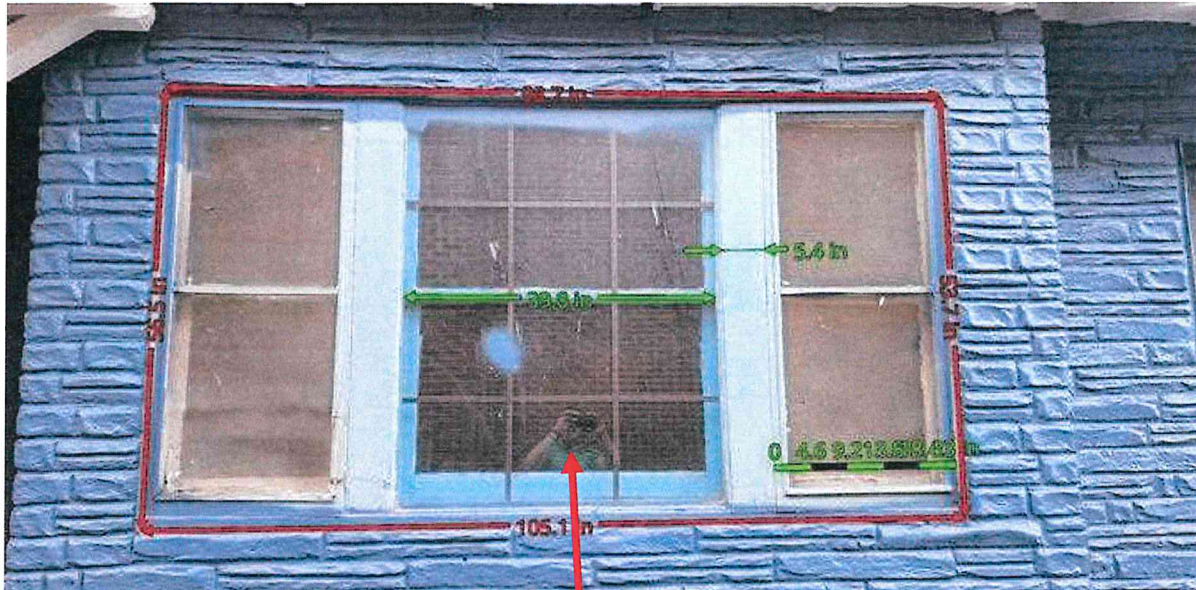


L104

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Window Replacement

L105



L105

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Window Replacement

L106

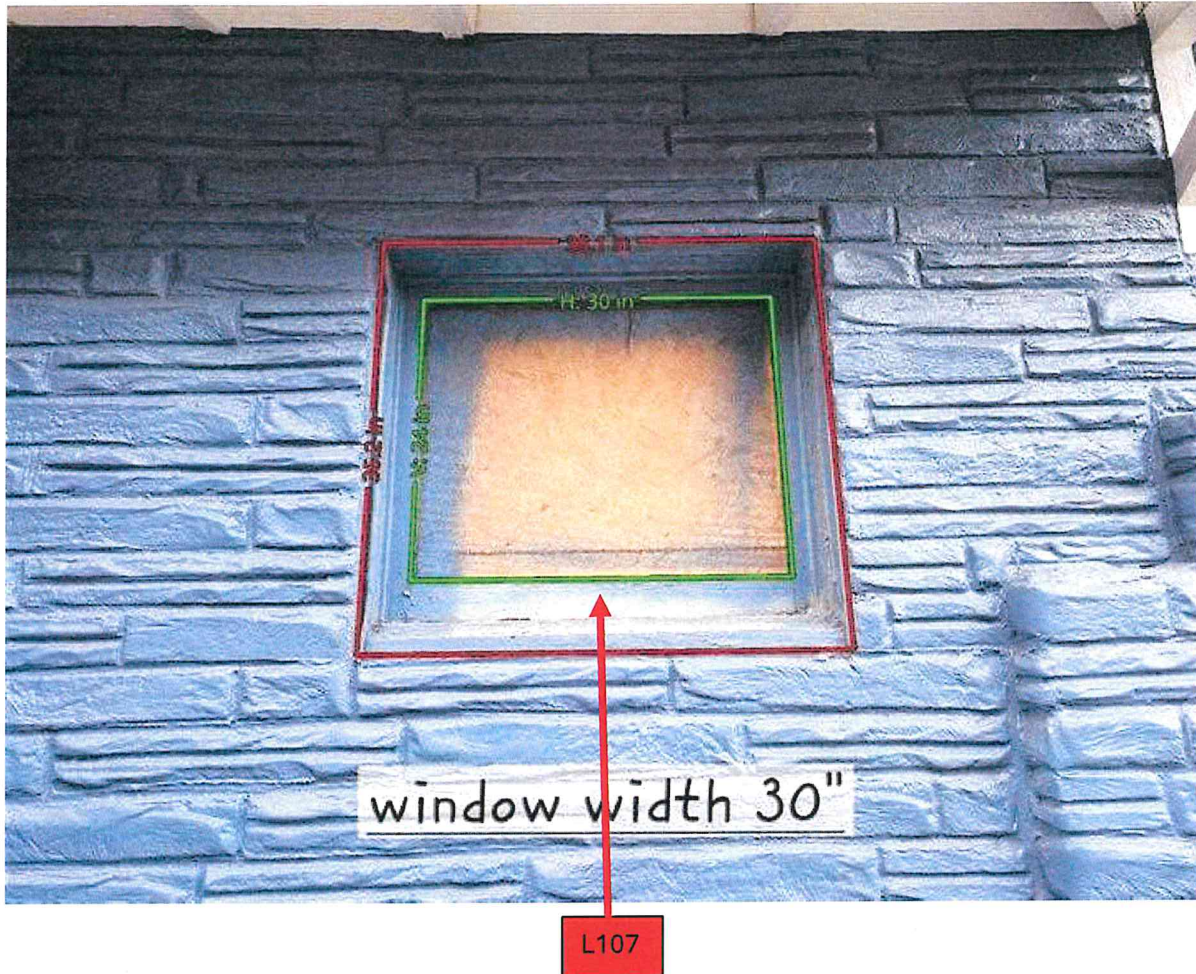


L106

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Window Replacement

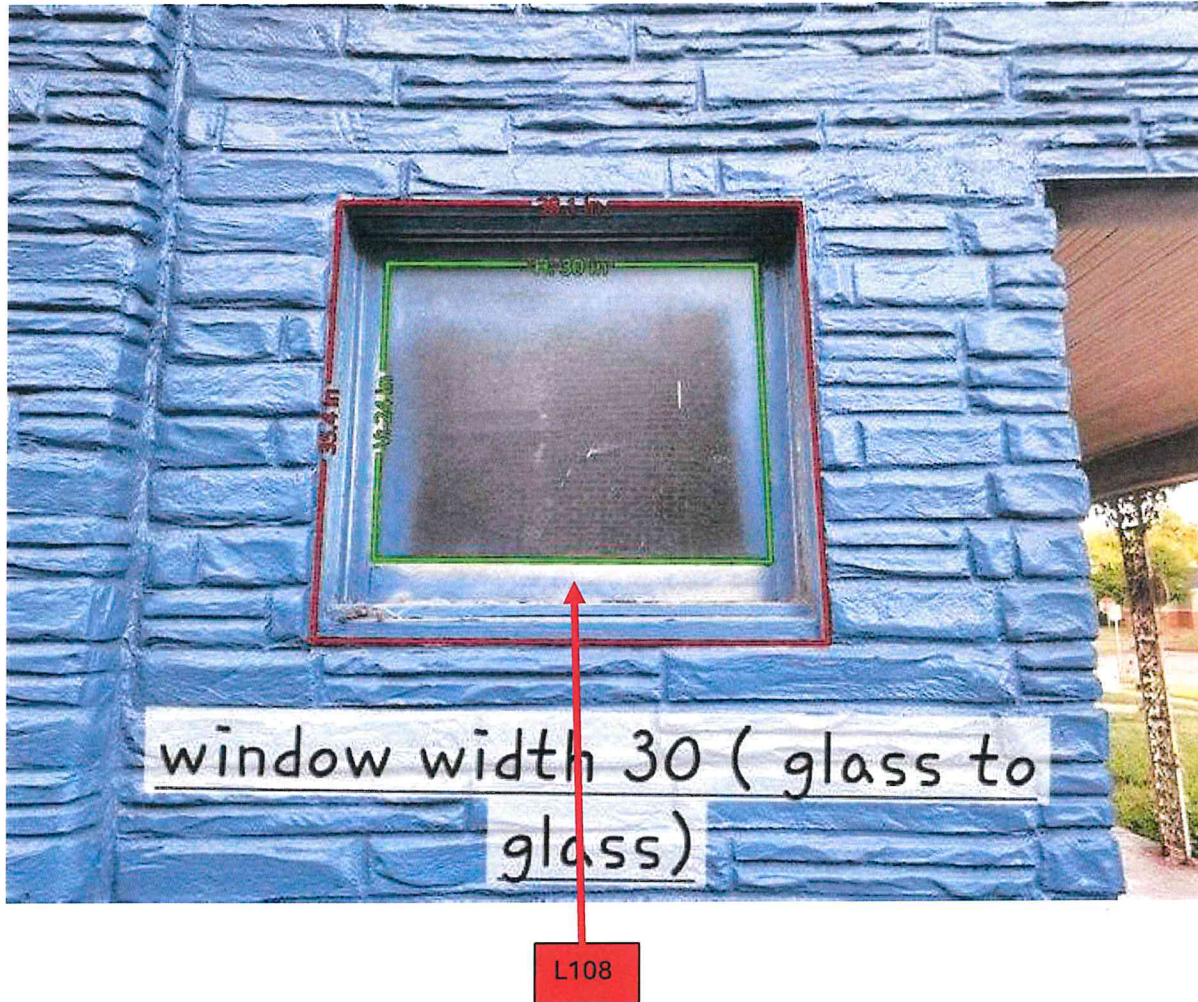
L107



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Window Replacement

L108

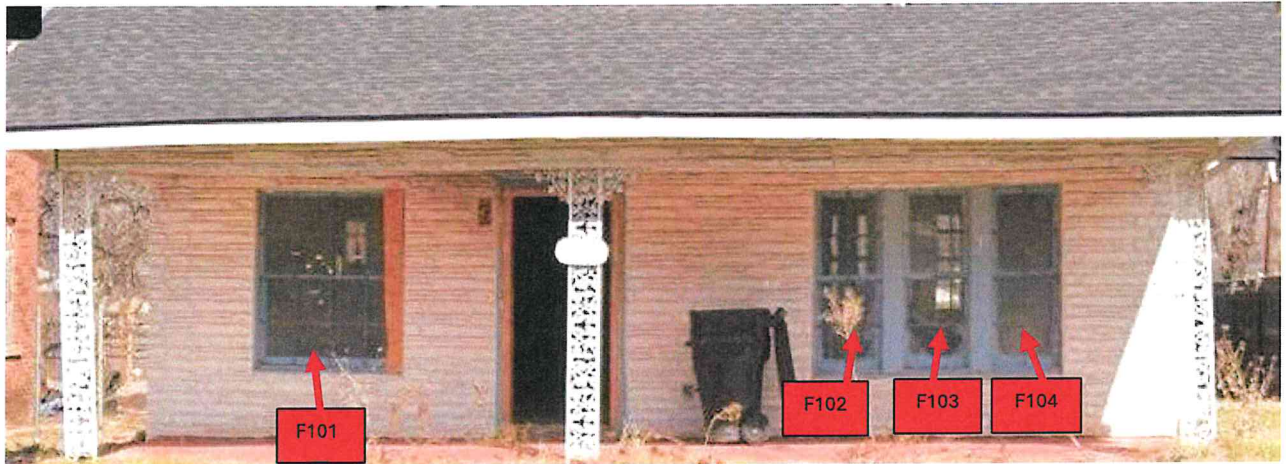


Certificate of Appropriateness Application:
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Window Replacement

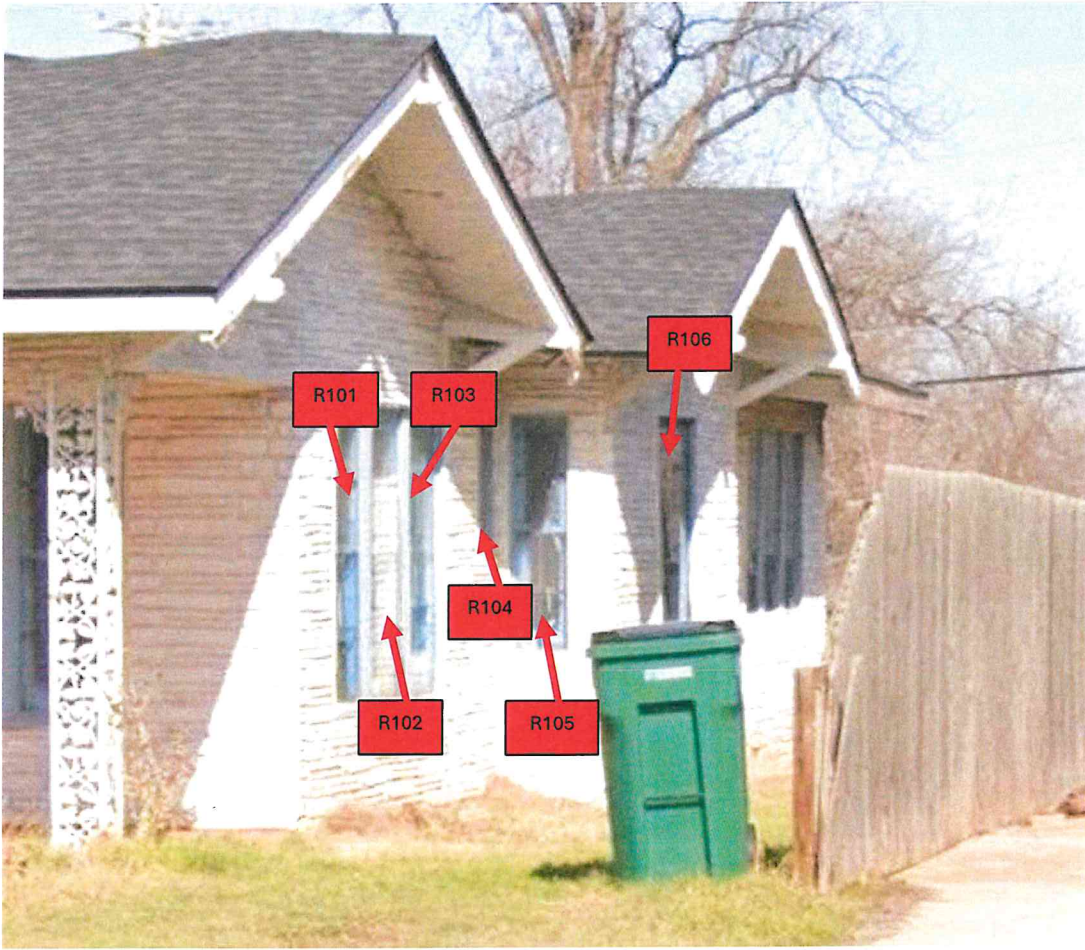
Historical Windows Labeled

South Side (Street View)



East Side Taken from South

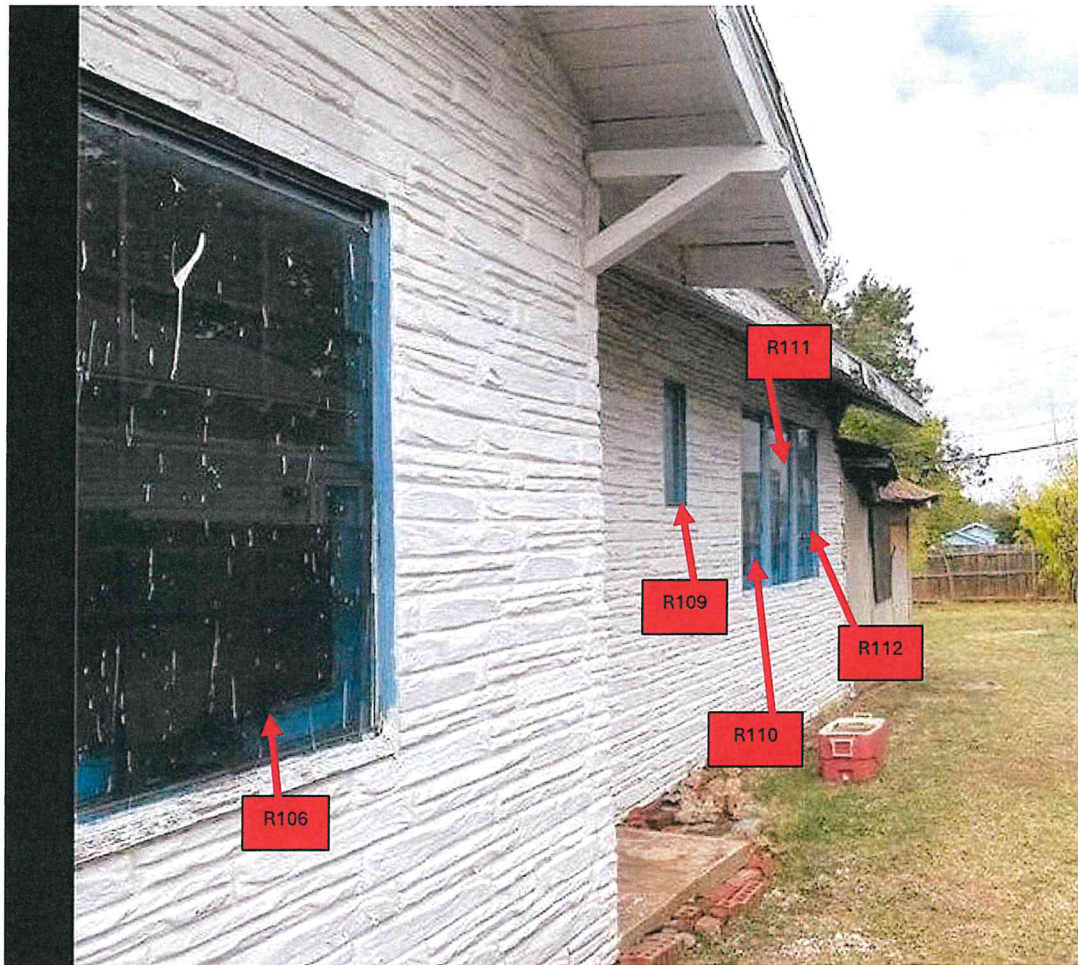
Certificate of Appropriateness Application:
311 NW 25th St, Oklahoma City, OK, 73103
Window Replacement



East Side

Certificate of Appropriateness Application:
311 NW 25th St, Oklahoma City, OK, 73103

Window Replacement



Certificate of Appropriateness Application:
311 NW 25th St, Oklahoma City, OK, 73103

Window Replacement

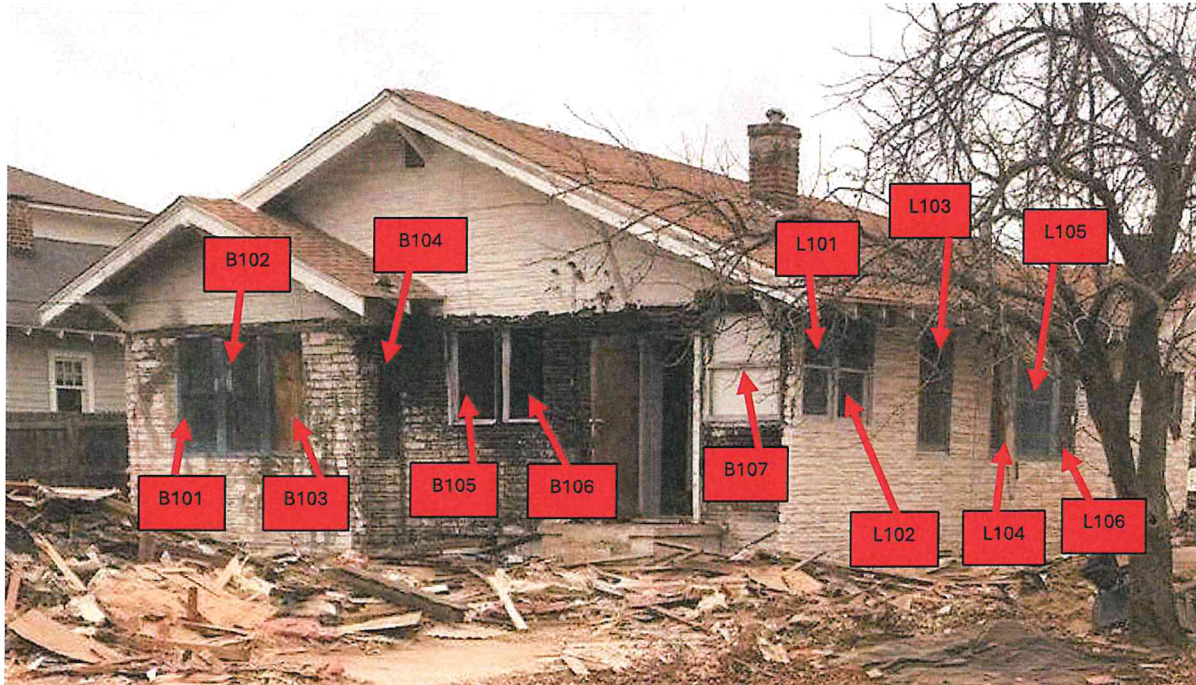
East Side Taken from North



Certificate of Appropriateness Application:
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Window Replacement

North and Partial West Side



West Side Taken from South:



Certificate of Appropriateness Application:
311 NW 25th St, Oklahoma City, OK, 73103

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.

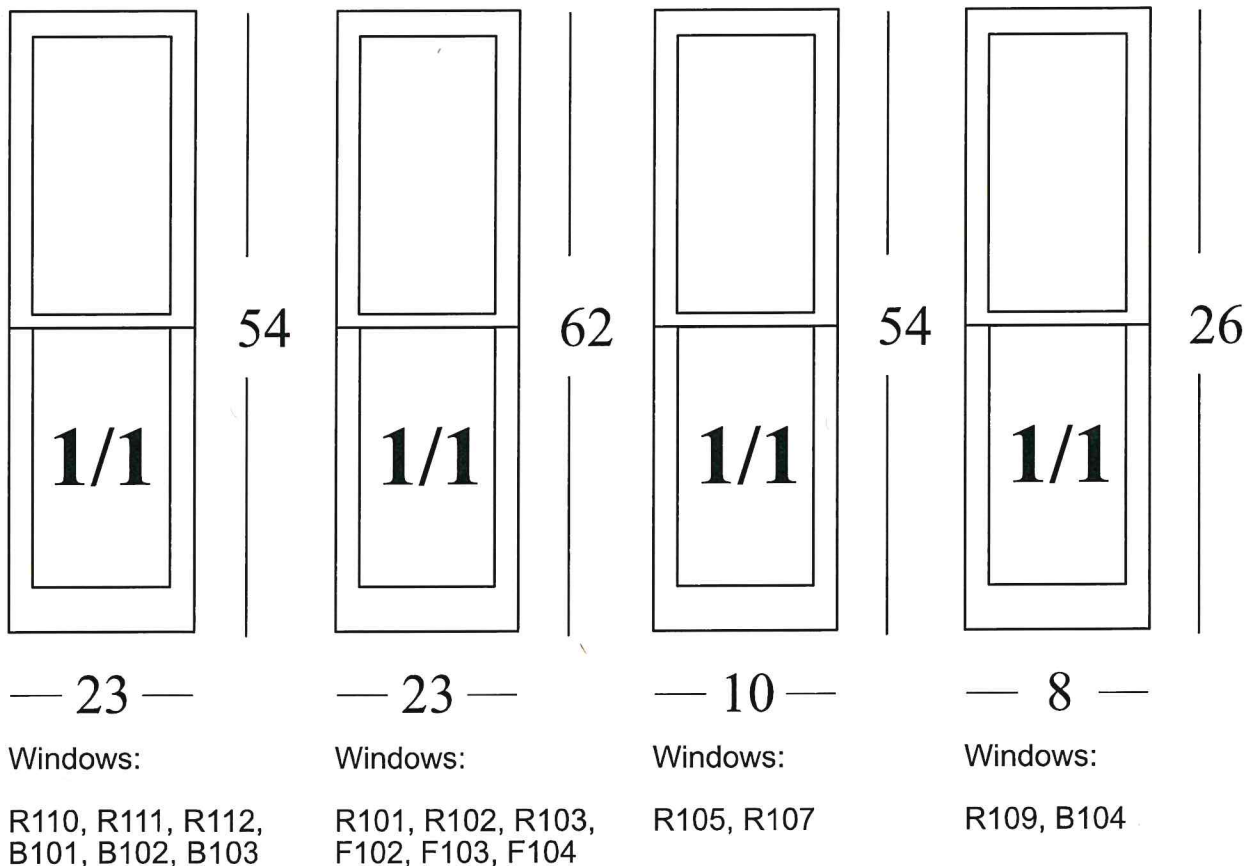
Window Size Specifications -

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)





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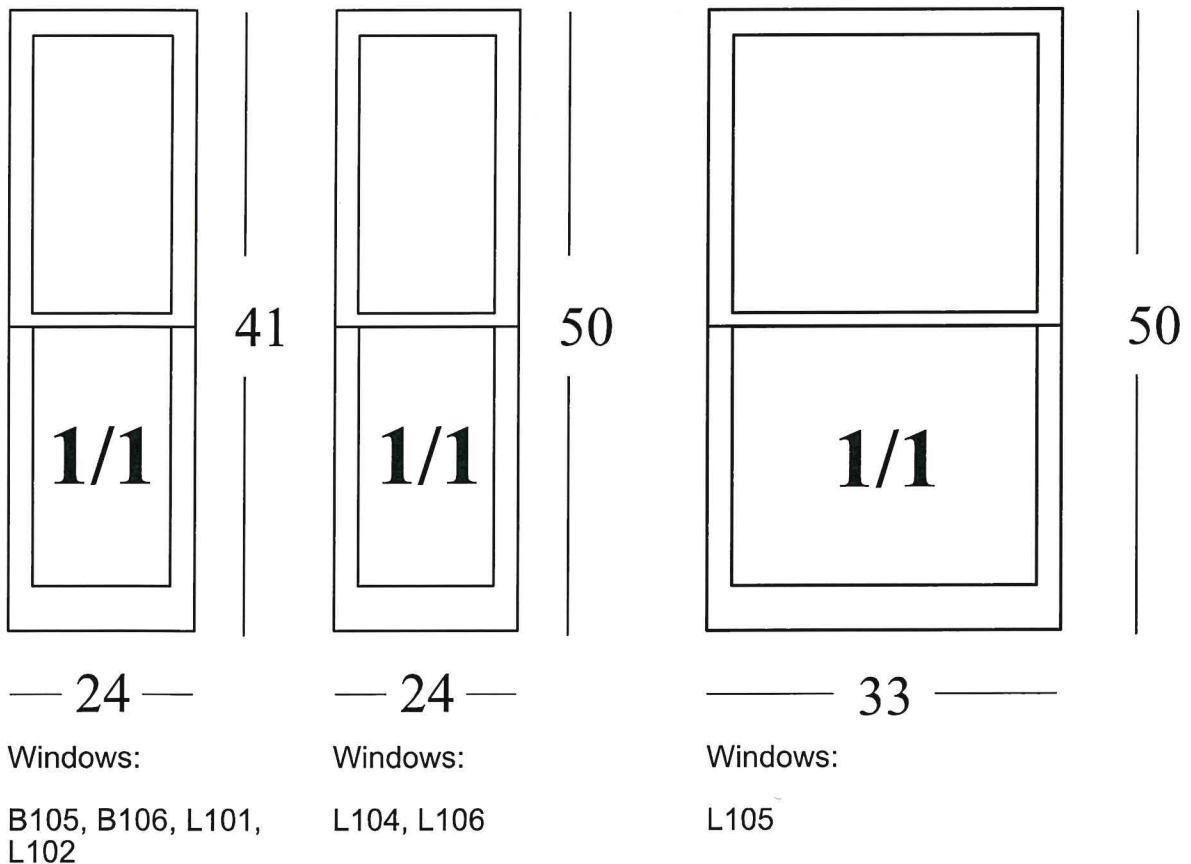
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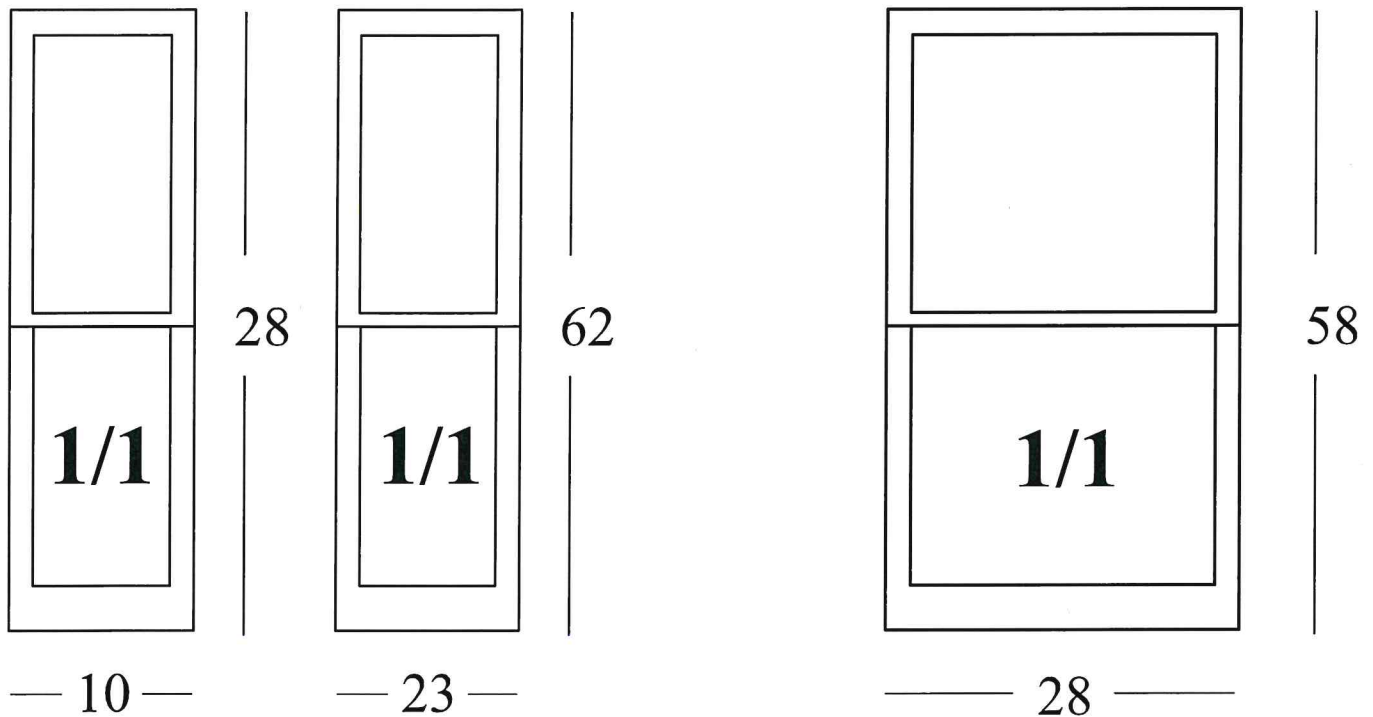
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Windows:

R104

Windows:

R101, R102, R103,
F102, F103, F104



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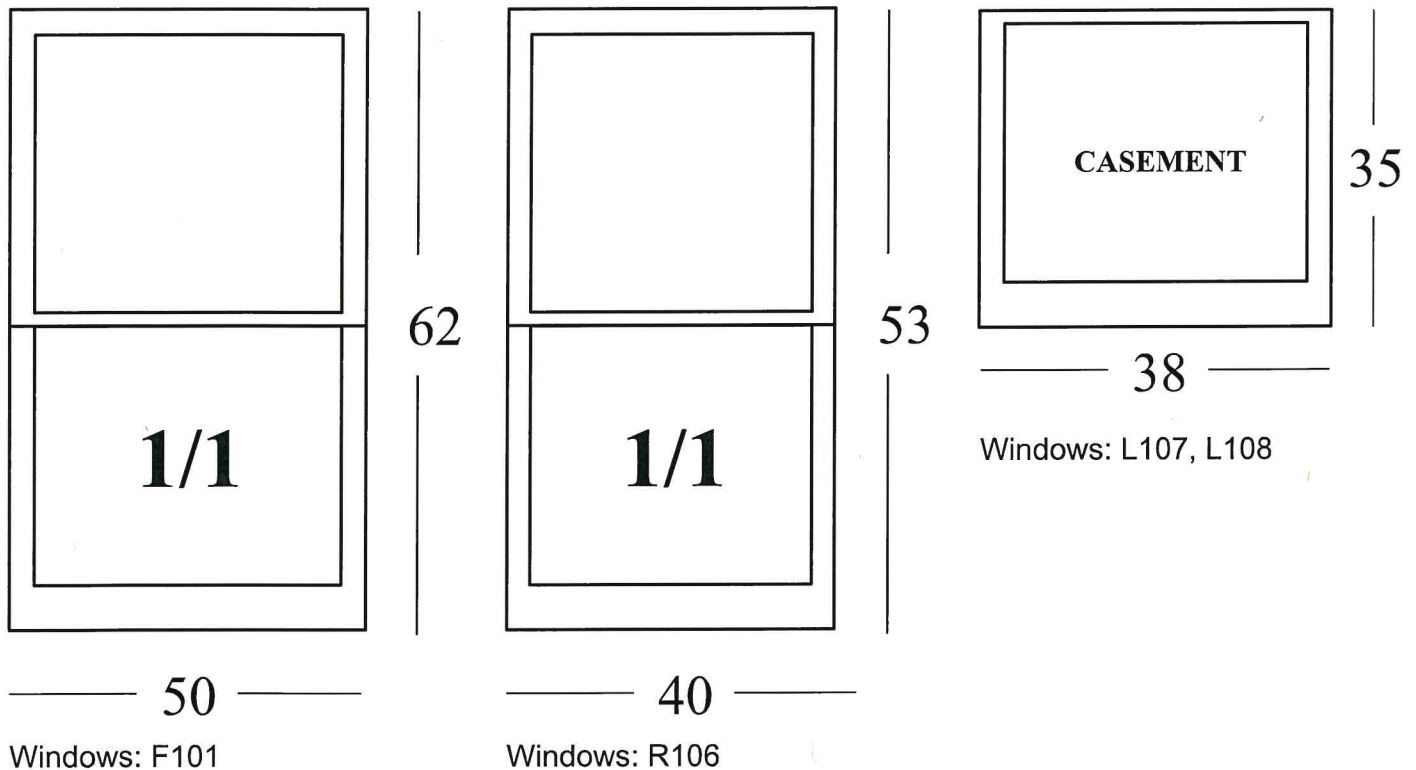
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