



The City of  
**OKLAHOMA CITY**

**Staff Only:**

Date Stamp

Zoning: HP or HL

District: MP

HPCA- 25 - 00008

Received by: PC

1-28-25

### 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): 816 NW 22nd

Legal Description of Property (lot, block, addition): University Addition, Block 025, Lots 4 & 5

Year built: 1915 Exterior wall material: Wood Floor area: 450 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 \_\_\_\_\_

### 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	<u>Warren Puffer Jones</u>	Date	<u>January 25, 2025</u>
Name (printed)	<u>Warren Jones and/or Kelly Holst</u>	Organization	<u>Owners</u>
Address	<u>816 NW 22nd</u>	Phone	<u>4058381611</u>
City, State, Zip	<u>OKC OK <del>73107</del> 73106</u>	Email	<u>warrenpufferjones@gmail.com</u>

I prefer to be: ☐ Mailed or ☒ Emailed.

Representative Signature	<u>Jonathan Reinke</u>	Date	<u>January 25, 2025</u>
Name (printed)	<u>Jonathan Reinke</u>	Organization	<u>Living Spaces, LLC</u>
Address	<u>2304 NW 26th</u>	Phone	<u>8175075421</u>
City, State, Zip	<u>OKC OK 73107</u>	Email	<u>livingspacesllcokc@gmail.com</u>

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.

## Scope of Work

This project proposes to erect a new building on this property that will serve the needs of this growing family. As you review the plans you will note that we have two distinct areas contained within the design; guest space and workshop. There is a generous amount of storage being planned in a lofted area as well, the need for which will be well appreciated by anyone that is familiar with living a modern life within these historic homes.

The footprint of this building is just over 465 square feet with the guest area occupying approximately 230. The workshop area is about the size of the historic one car auto-house that no longer exists on the property. It can be seen in the original Sandborn maps located on the opposite side of the rear of the property from our proposed location. We are planning to use historically similar lap siding for the cladding and have kept the height and pitch as low as possible to accomplish the space requirements while impacting our neighbors as minimally as possible.

The height of the main home and the multi-family building to the west exceed 26' at their highest points. The single story home that neighbor's this project to the west tops out at approximately 18' at it's highest point. The homes to the south easily eclipse not only this proposed project due to the general slope of the land from South to North along this section of the neighborhood. With respect to the height of accessory structures in-particular there is one other accessory building on this block. It is directly across the alley and to the east (813 NW 21). The estimated height on this building is roughly 14-15 feet at the ridge. There is also a two car garage on this property, so the accessory structure as a stand-alone addition provides excellent precedent for our project.

Overall, this part of Mesta has a high incidence of the two-story multi-family structures: Directly across the street and directly adjacent to the east. The general propensity of the land, sloping from South to North, coupled with the close placement of the homes on both NW 22nd and NW 21st will make this project virtually invisible to any public view.

Placement of the new structure will be in the SE corner of the property, near but not infringing upon, the East and South property lines.

The building itself will be approximately 16'2" tall as measure from the slab. The construction will be comprised of:

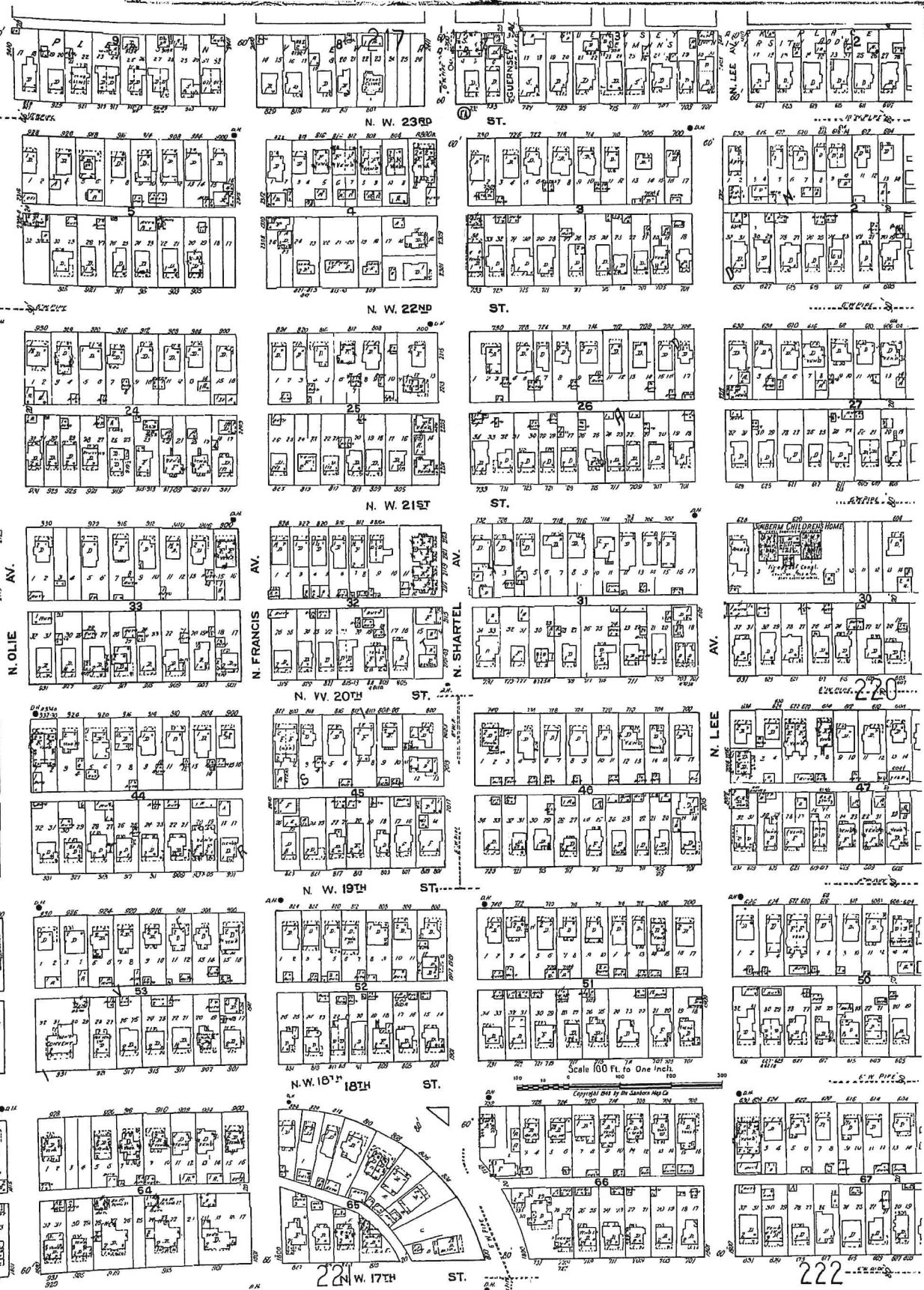
- Concrete foundation and slab
- Wood Frame construction
- James Hardie Siding and Trim elements
- Solid wood, insulated glass windows with pre-finished aluminum cladding.
- Solid wood exterior doors
- Spray Foam Insulation
- Heat Pump for HVAC

Other elements within this project will include:

- Burying the overhead power line to the main home, and then to the new building.
- Bury the communication lines to the main home, and then to the new building.
- Upgrading the power service to the main home.
- Minimal concrete work. No driveways or sidewalks are proposed to be included at this time.

SCALE 100 FT. TO AN INCH

202



Scale 100 Ft. to One Inch

Copyright 1914 by The Standard Map Co.

222



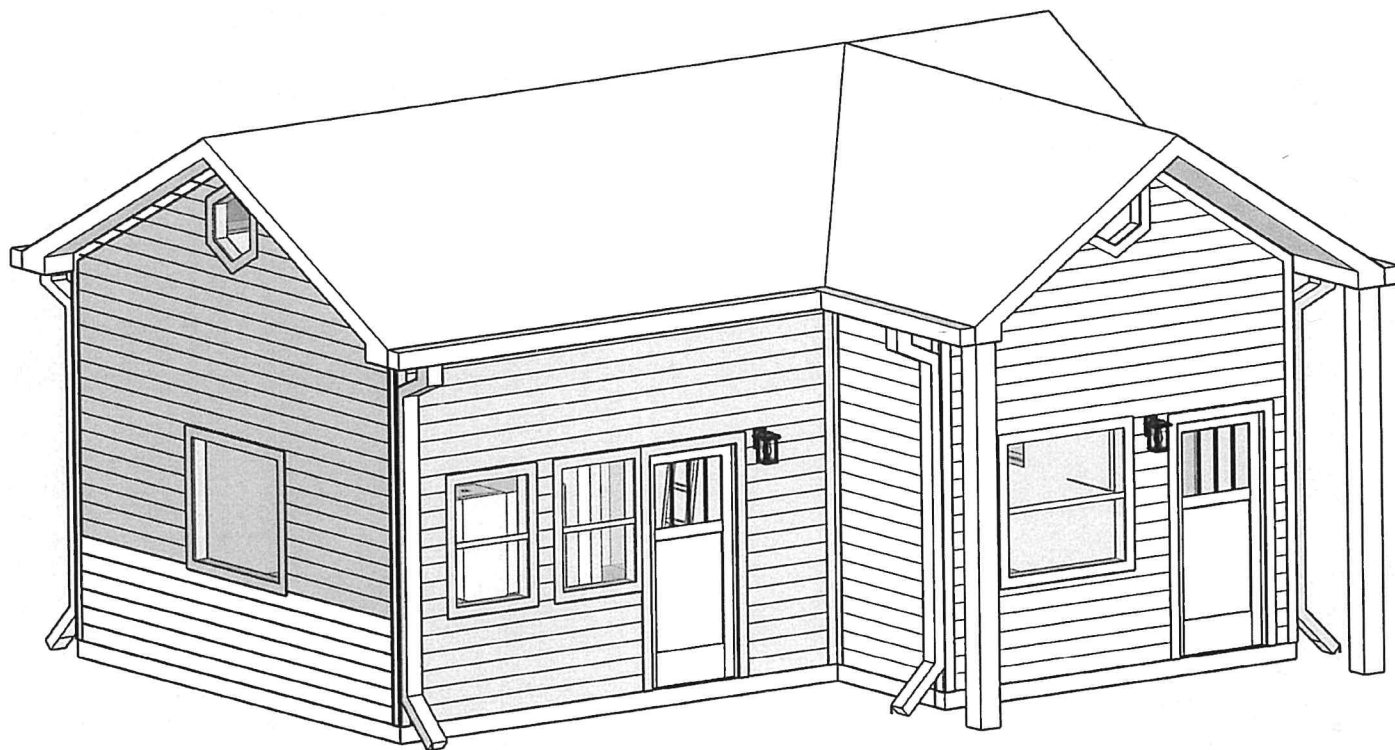
816 NW 22nd

	Square Footage	Percentage of Whole
Existing Lot	7000	100.00%
Existing Building	1142	16.31%
Existing Paving	706	10.09%
Proposed Building	465	6.64%
Proposed Additional Paving	199	2.84%
Total Building Coverage, Proposed	200	2.86%
Total Paving Coverage, Proposed	906	12.94%
Total Coverage, Existing	1848	26.40%
Total Coverage, Proposed	2313	33.04%

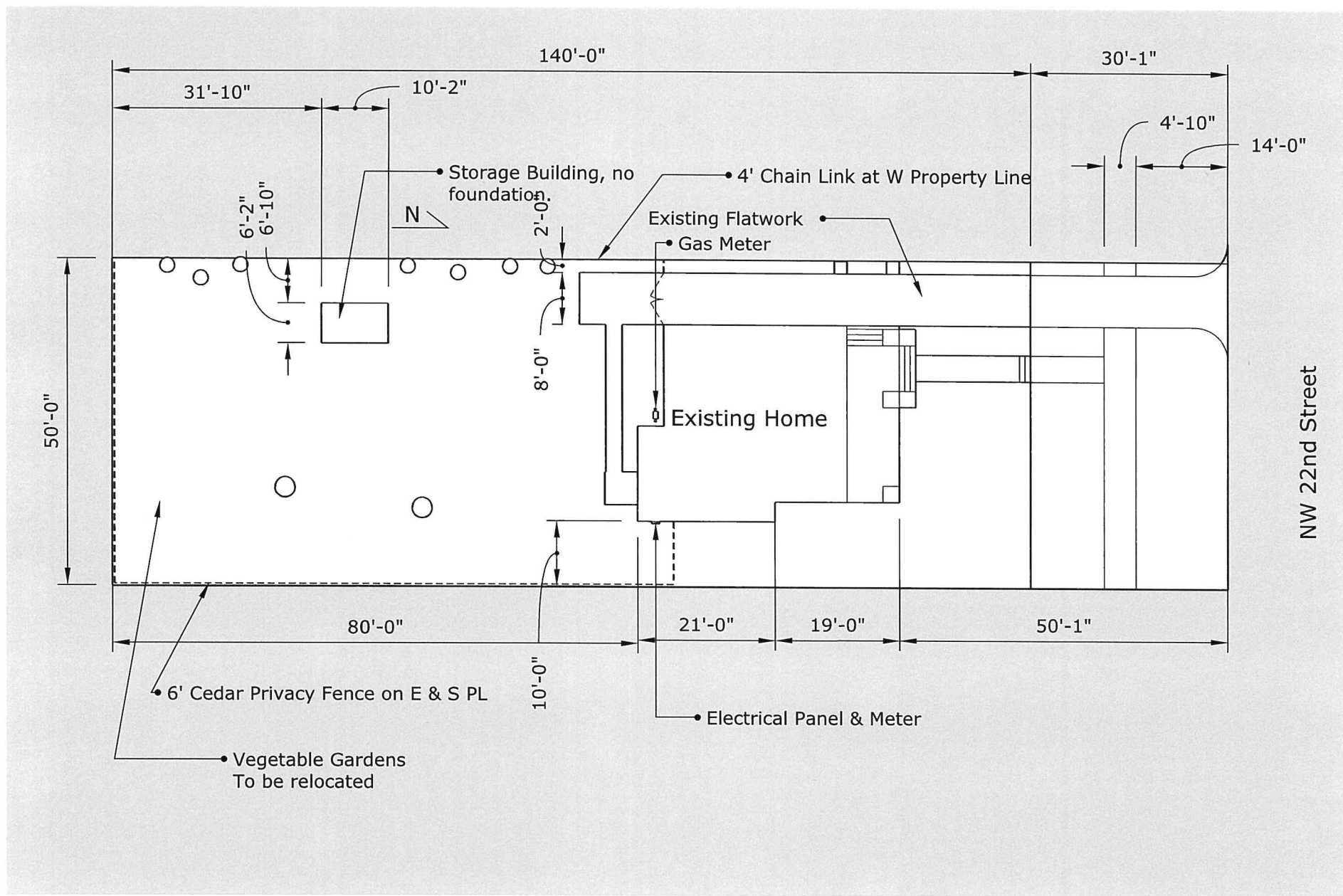
# Workshop/Guest Room Accessory Building

The Holst/Jones Family, Mesta Park  
816 NW 22

OKC OK, 73106

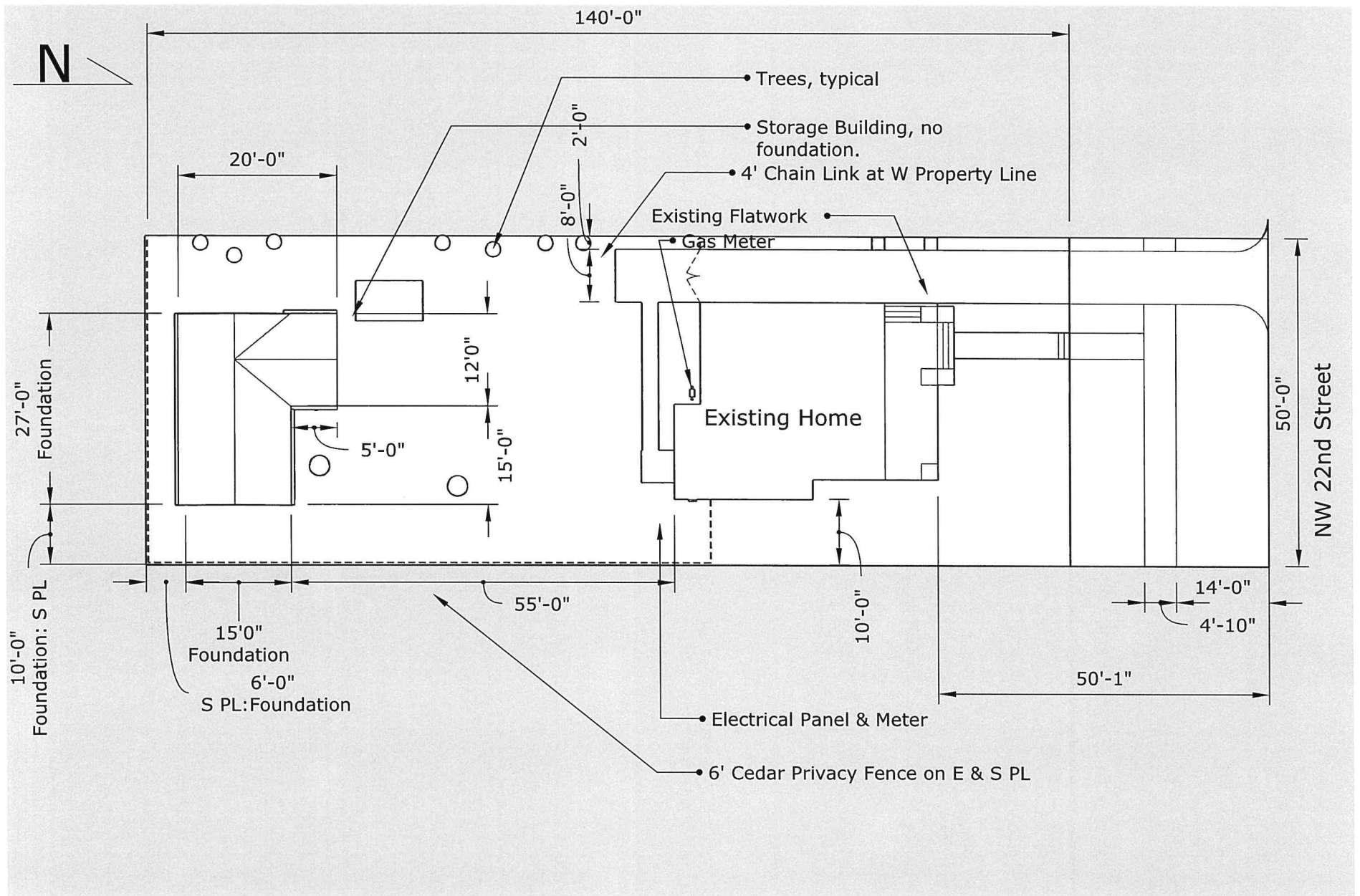


Holst Family Workshop and Guest Room  
816 NW 22nd - Mesta Park



Existing Site Plan

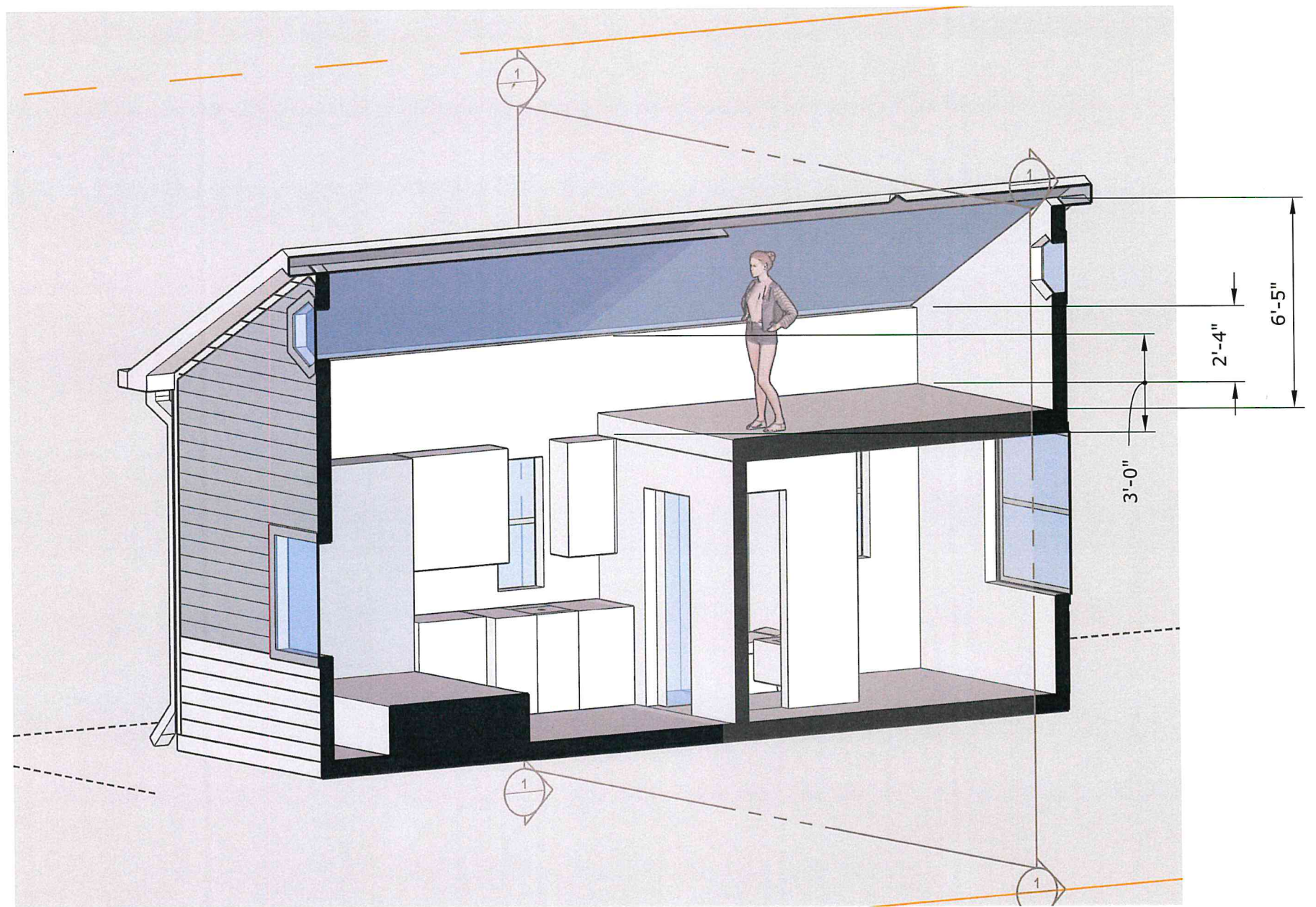
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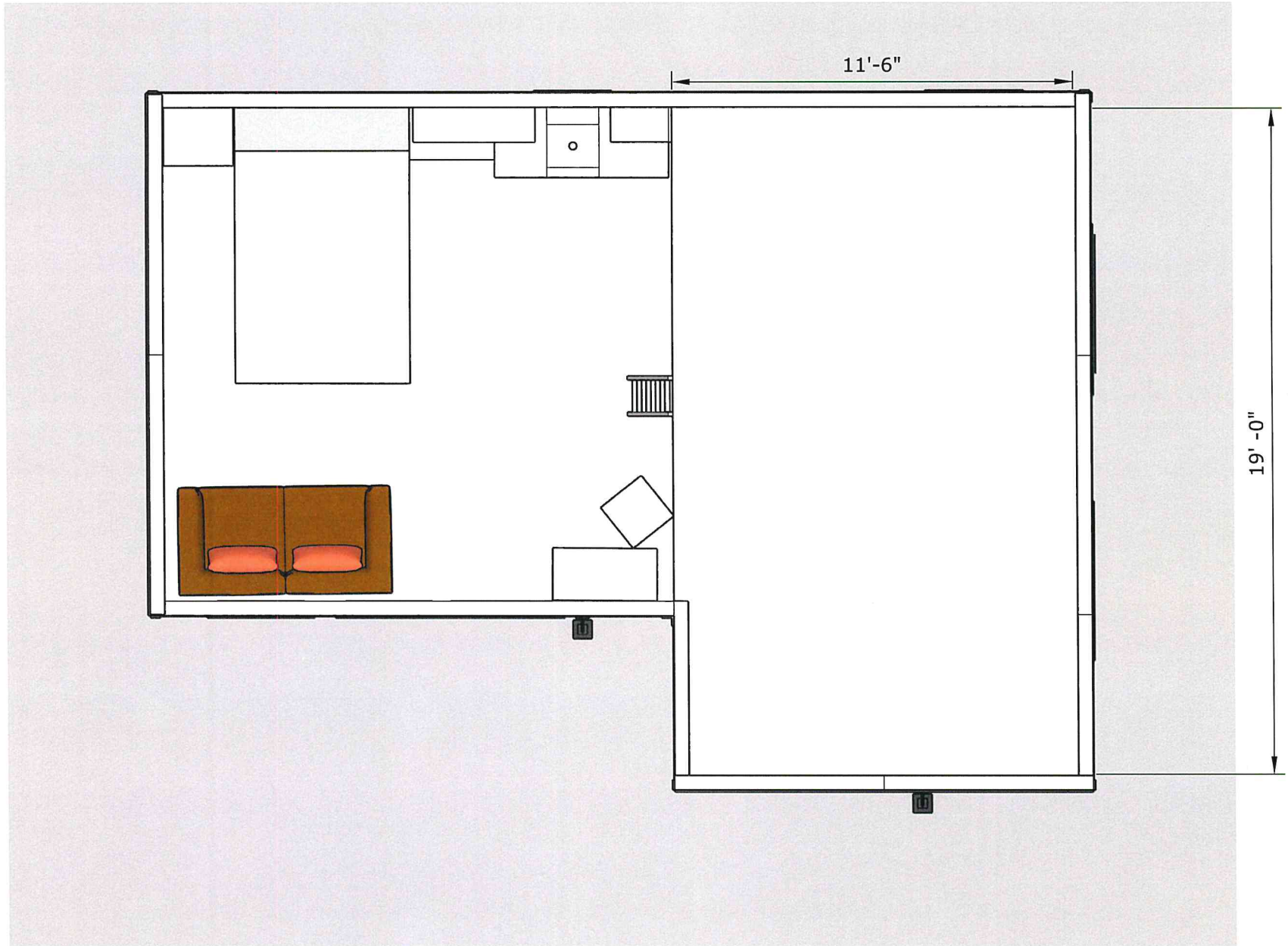
Proposed Site Plan

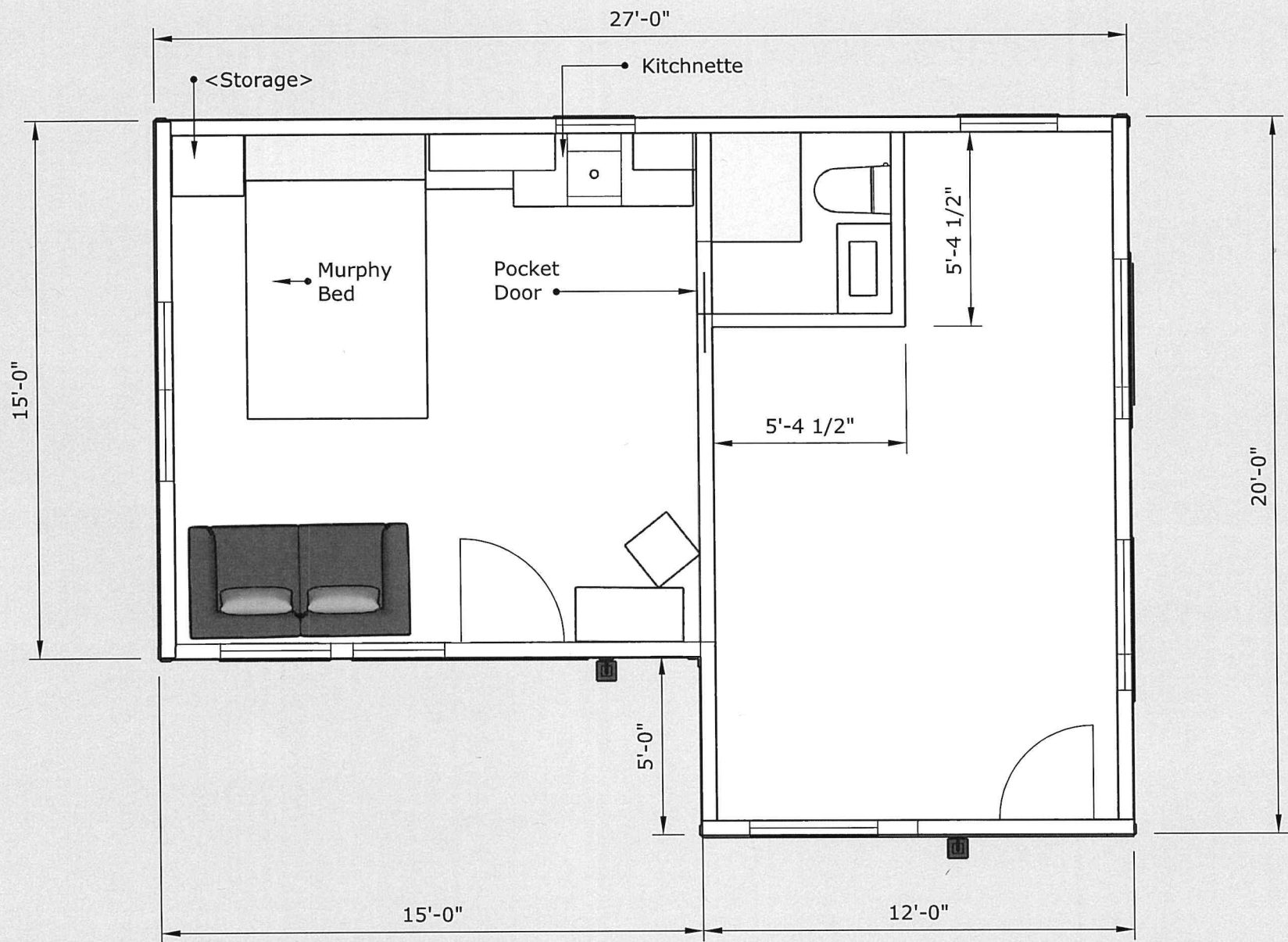
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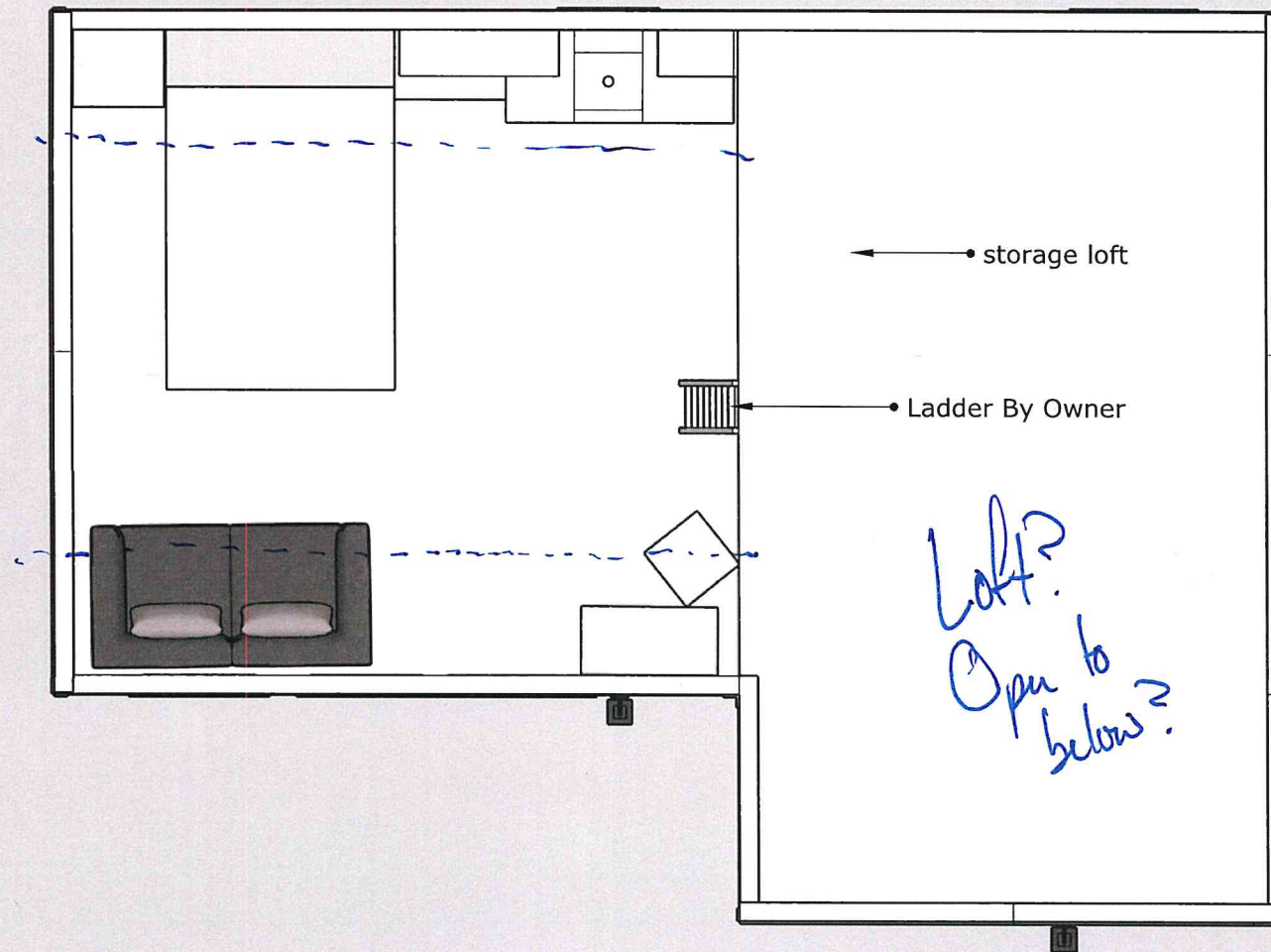






Floor Plan

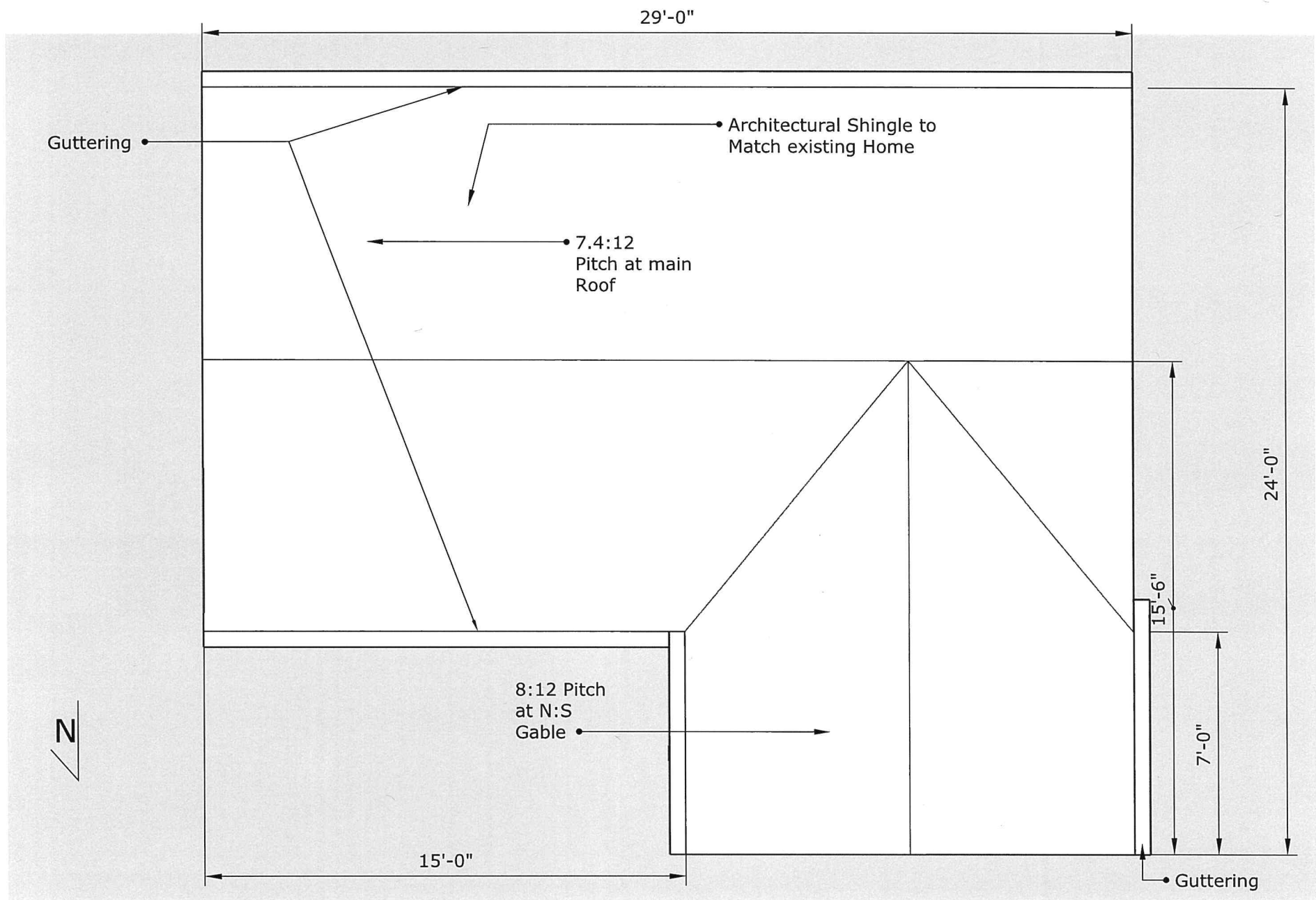
Scale: 1/4":1'



Storage Loft Floor Plan

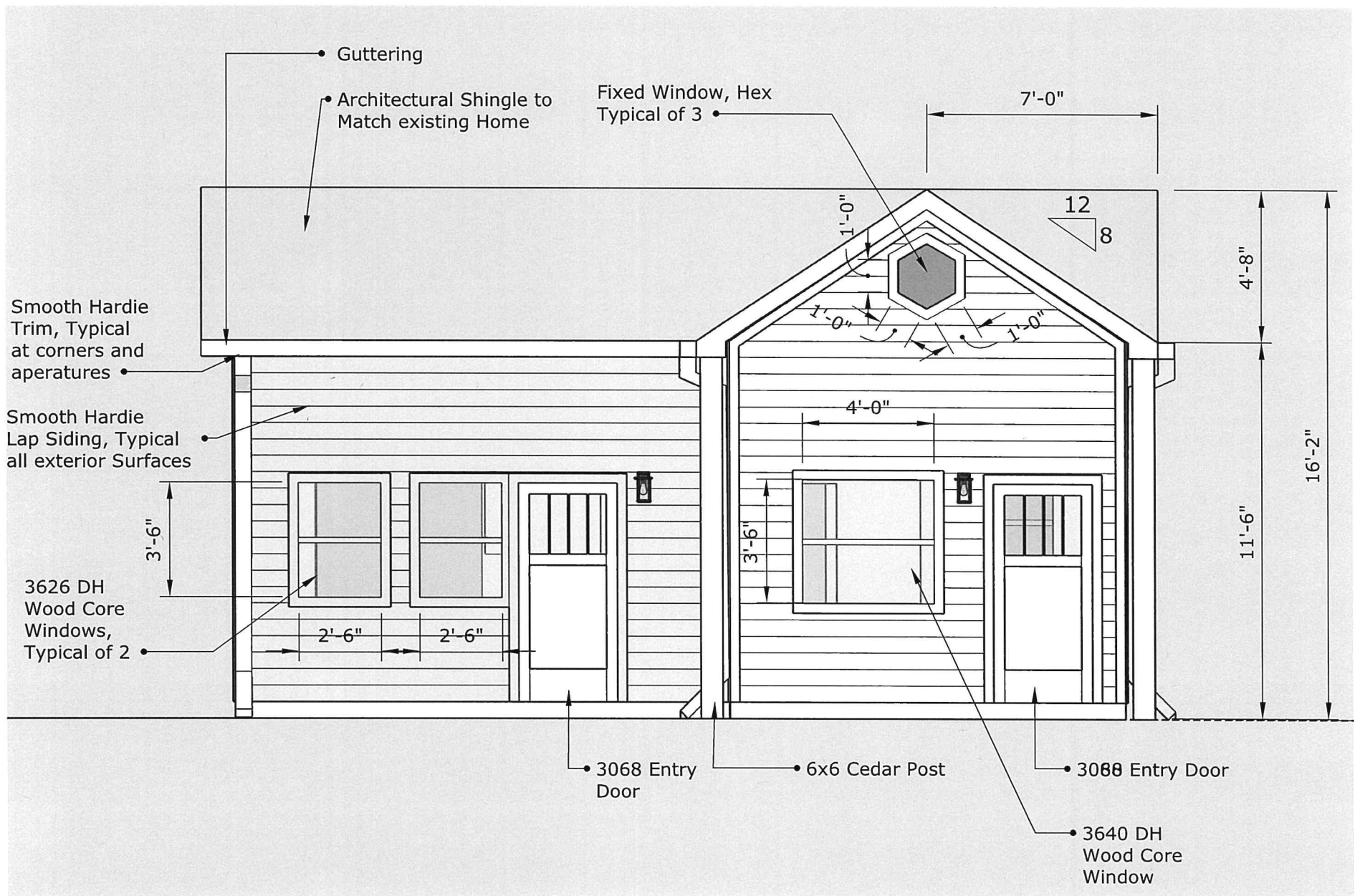
Scale: 1/4":1'





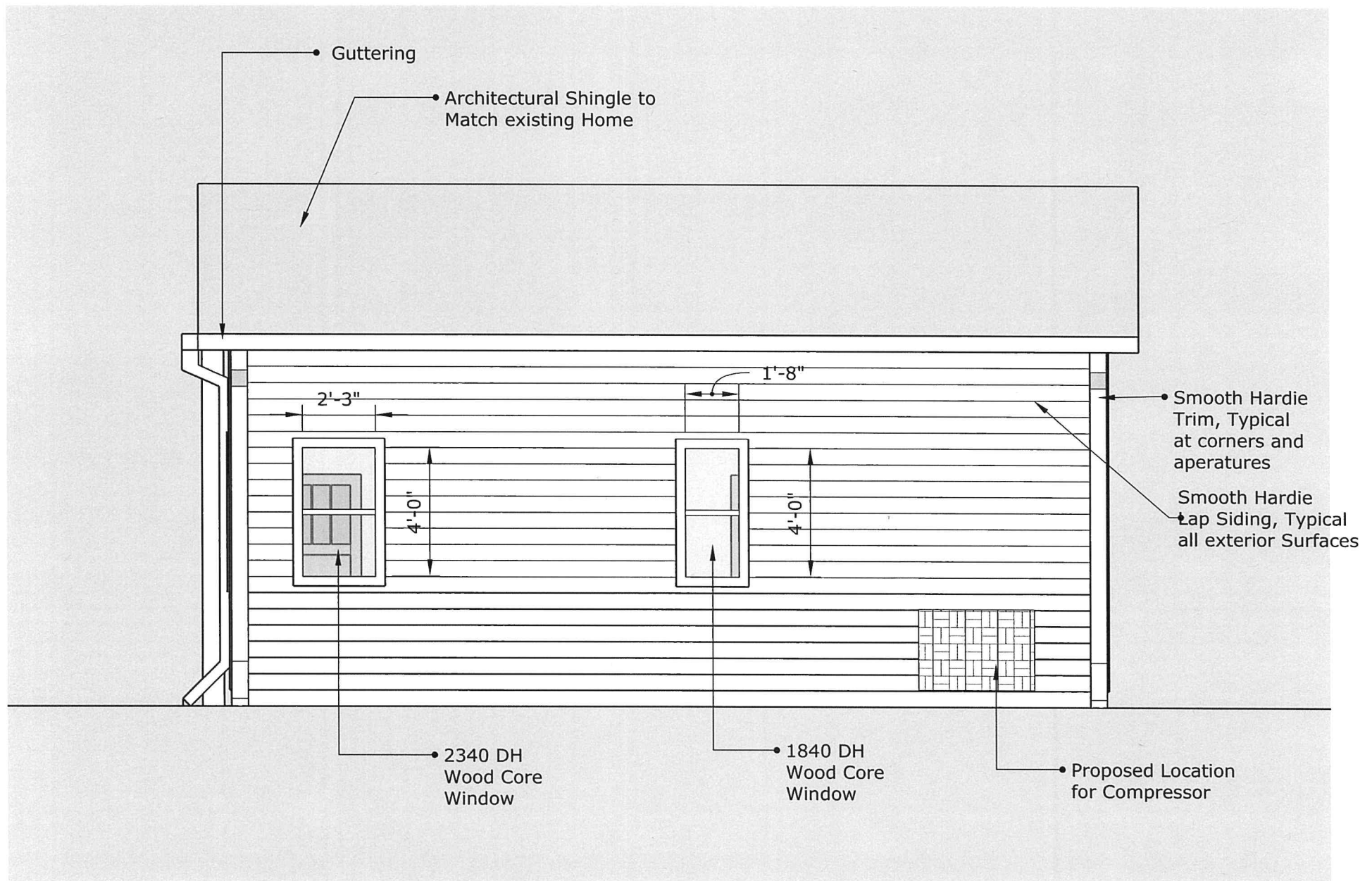
Roof Plan

Scale: 1/4":1'



North Elevation

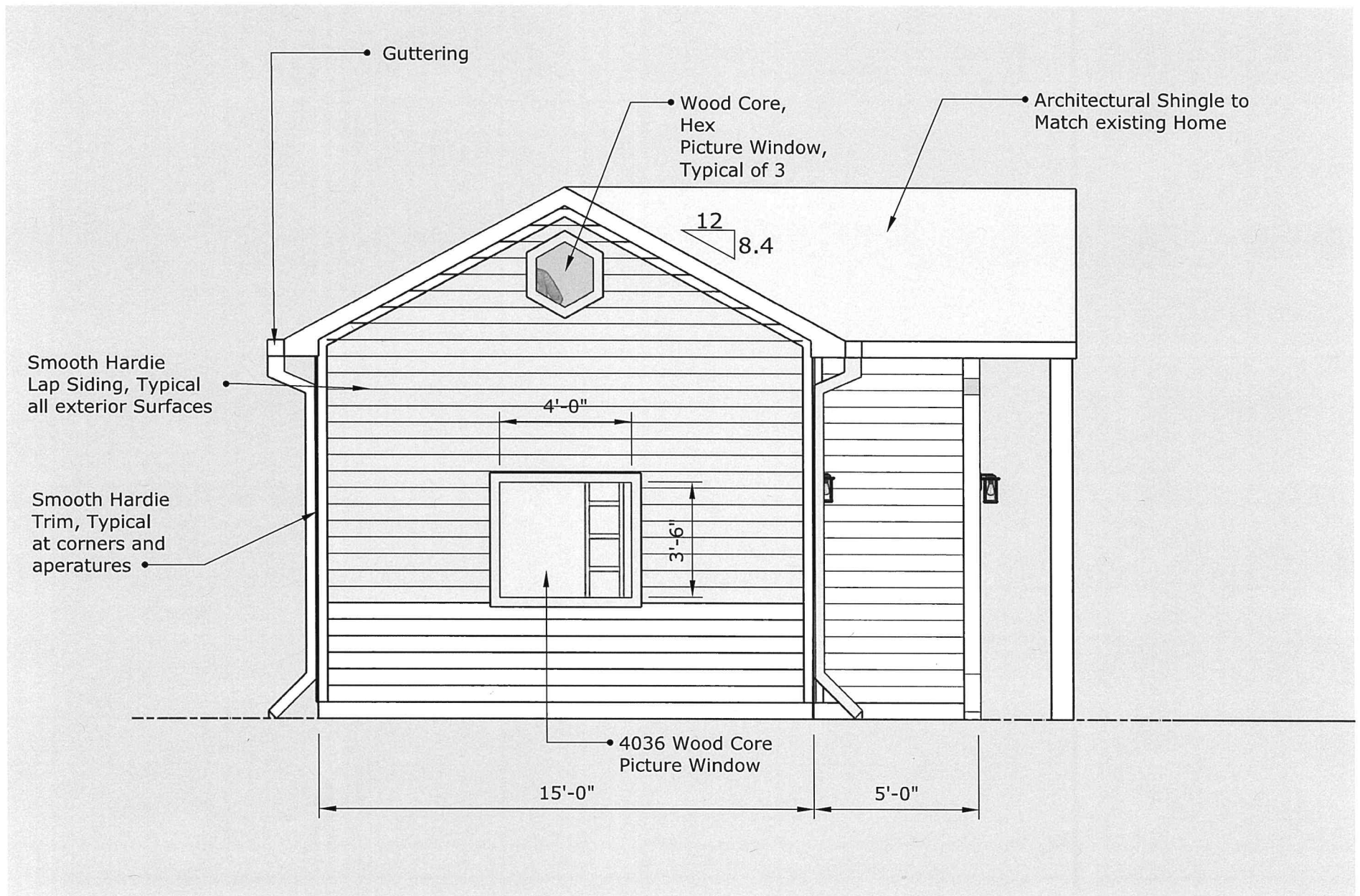
Scale: 1/4":1'



South Elevation

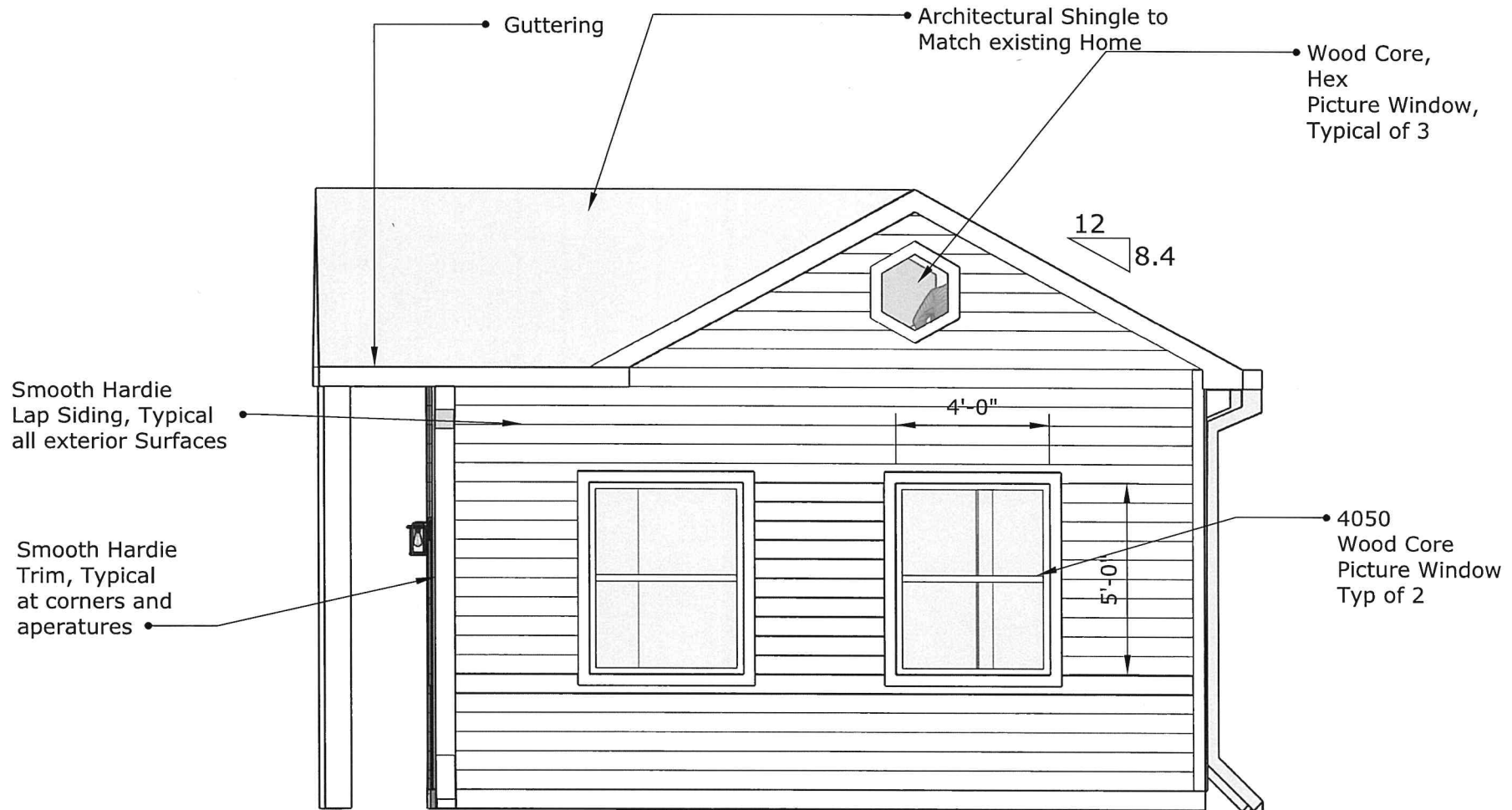
Scale: 1/4":1'





East Elevation

Scale: 1/4":1'



West Elevation

Scale: 1/4":1'





Street Views from NW 22nd





Alley View from S





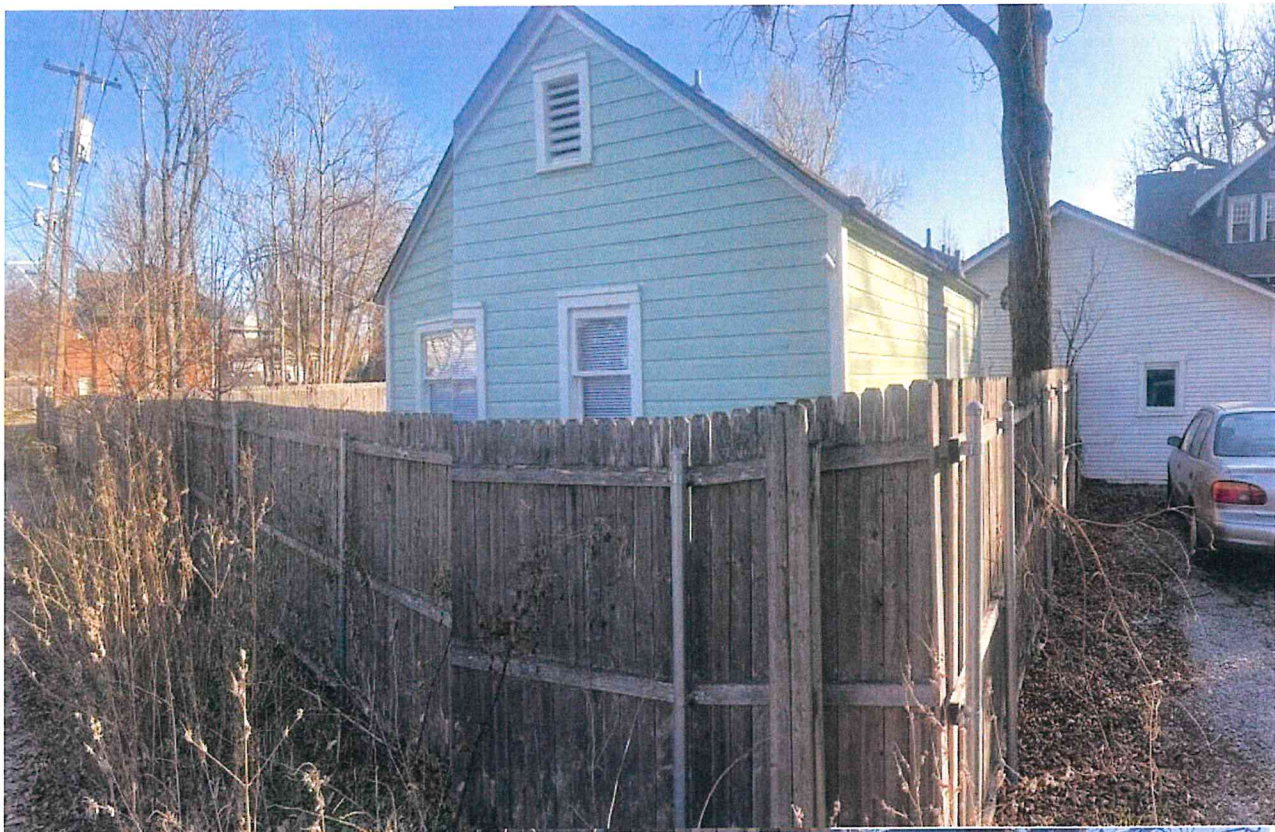
Alley View from SW





Alley View from SE

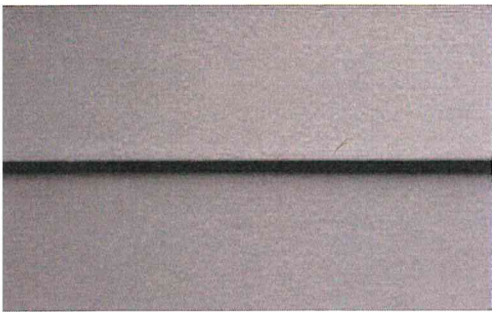




Accessory Building and Two Car garage

813 NW 21st





HARDIE® PLANK LAP SIDING

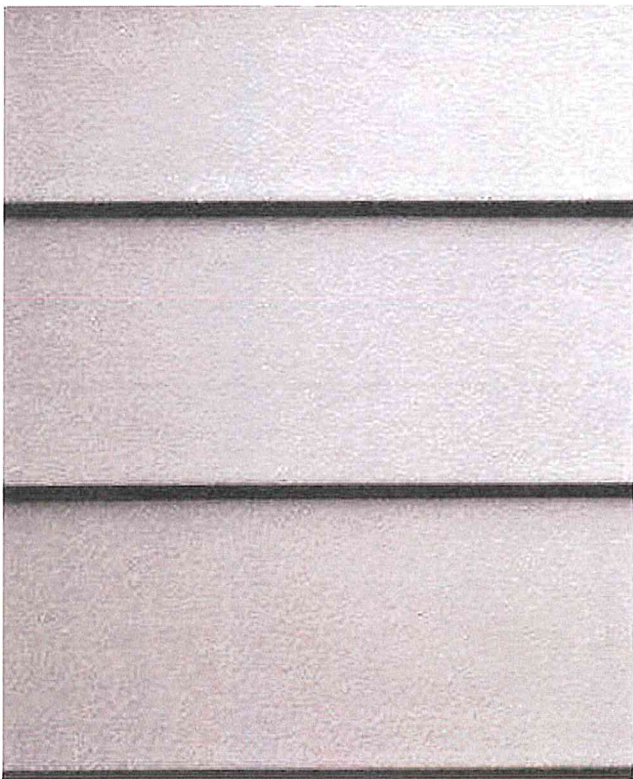
SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.



PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



AVAILABLE SIZES

THICKNESS:	0.312"	
LENGTH:	144" boards	
WIDTHS:	6.25"	8.25"
EXPOSURES:	5"	7"
	12"	5.25"
	10.75"	4"
	7.25"	9.25"
	6"	8"

Warranty Information >

Request a Quote >

Request a Sample >

Siding

Trim

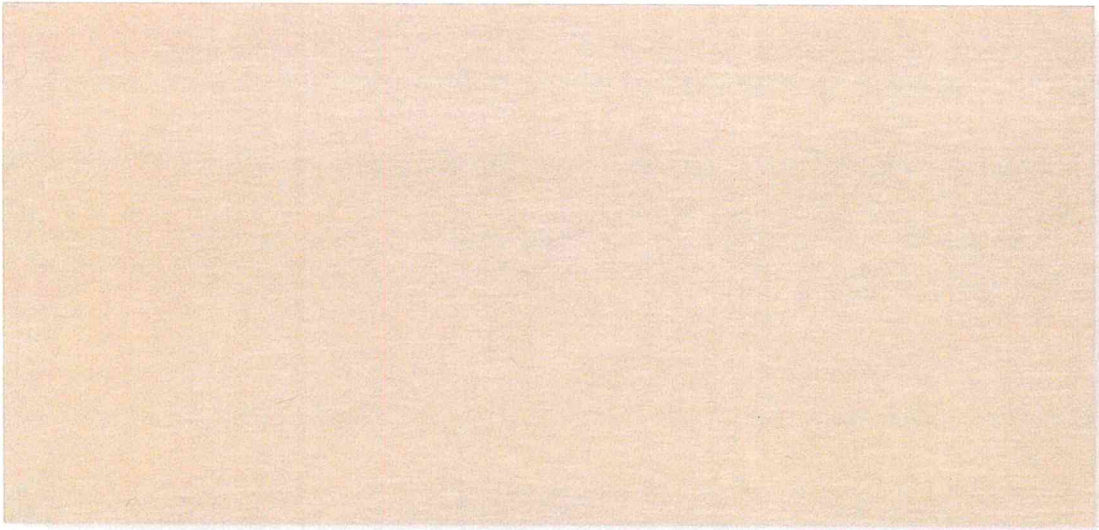
Soffit

HardieWrap®

● HardieTrim® Boards

HardieTrim® Batten Boards

We will use a blend of most of these sizes, as needed.



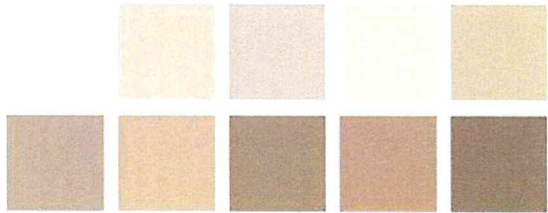
4/4 SMOOTH

Autumn Tan

Thickness	.75 in.			
Length	12 ft. boards			
Width	1.65 in.	3.5 in.	5.5 in.	7.25 in.
Pcs./Pallet	405	322	184	138

Widths used will be varied  
according to condition

Available Colors



View all HardieTrim Boards

Siding

Trim

Soffit

HardieWrap®



## VENTED SMOOTH

*Sail Cloth*

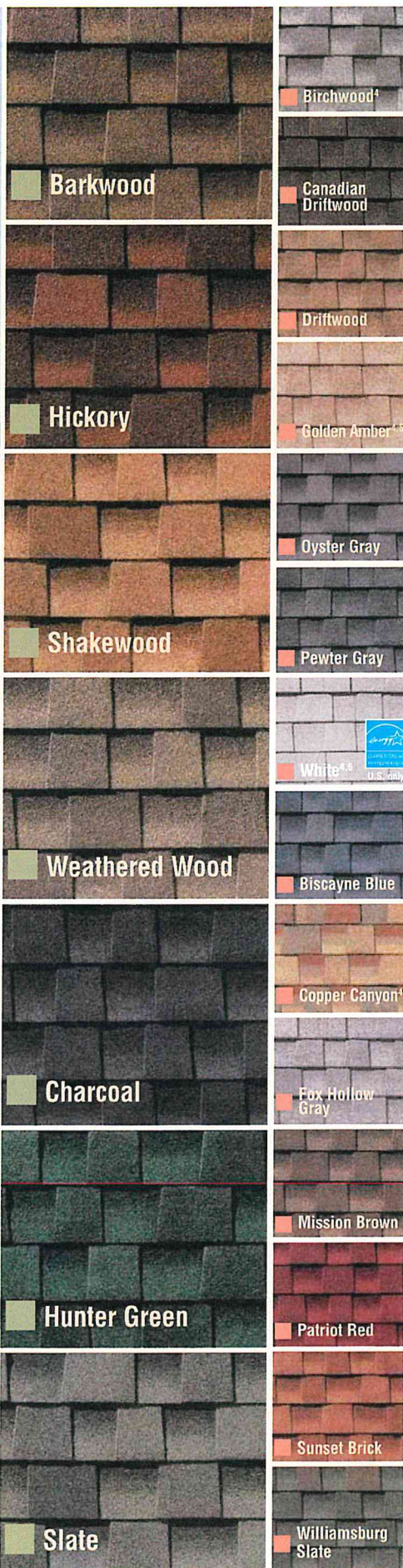
Thickness	1/4 in.		
Length	12 ft.	12 ft.	8 ft.
Width	12 in.	16 in.	24 in.
ColorPlus Pcs./Pallet	216	156	108
Prime Pcs./Pallet	200	150	100

### Available Colors



[View all HardieSoffit Products](#)





TIMBERLINE® LIFETIME  
SHINGLES — NORTH AMERICA'S  
#1 — SELLING ROOF

## Your Best Investment For An **Ultra-Dimensional** Wood-Shake Look

- **Best Investment...** Just pennies-a-day more than standard architectural shingles.<sup>1</sup>
- **Ultra-Dimensional Look...** Up to 53% thicker than standard architectural shingles, Timberline Ultra HD® Shingles feature GAF's proprietary color blends and enhanced shadow effect for an ultra-dimensional wood-shake look on your roof.
- **Highest Roofing Fire Rating...** UL Class A, Listed to ANSI/UL 790.
- **High Performance...** Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit [gaf.com/APS/](http://gaf.com/APS/) to learn more).
- **Stays In Place...** Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles are warranted to withstand winds up to 130 mph (209 km/h).<sup>2</sup>
- **Peace Of Mind...** Lifetime lid, transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.<sup>3</sup>
- **Perfect Finishing Touch...** Use Timberline® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles (visit [www.gaf.com/ridgecapavailability](http://www.gaf.com/ridgecapavailability) for availability in your area).

<sup>1</sup> Note: Comparison refers to Timberline HD® Shingles. Thickness varies by plant; see actual shingles for comparison.

<sup>2</sup> This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

<sup>3</sup> See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, lifetime coverage is not applicable.

<sup>4</sup> Rated by the Cool Roof Rating Council (CRRCC), can be used to comply with Title 24 roofing product requirements, and meets the Los Angeles Green Building Code.

<sup>5</sup> Limited availability.

<sup>6</sup> Timberline HD® White is ENERGY STAR® certified (U.S. only).

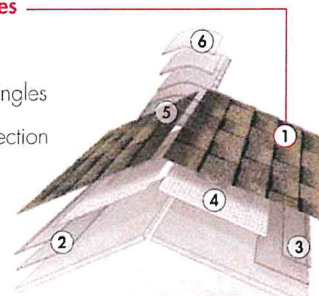
Most Popular High Definition® Shingle Colors      Regional High Definition® Shingle Colors

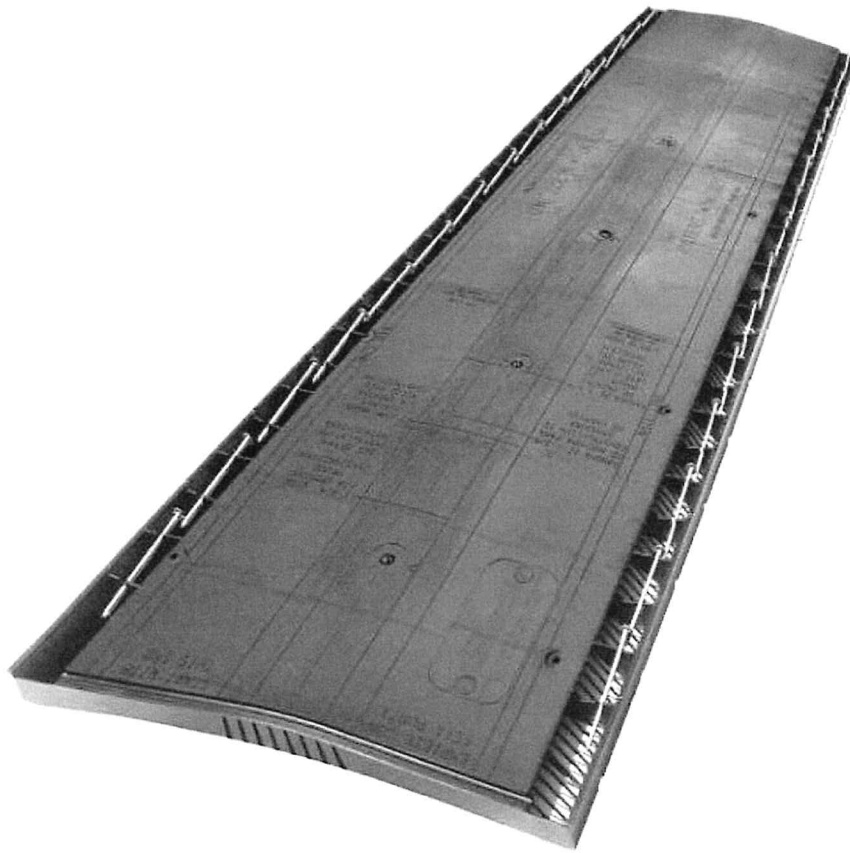
See chart on page 14 for regional color availability.

### Where They Fit Within The Lifetime Roofing System

#### 1. Lifetime Shingles

2. Leak Barrier
3. Starter Strip Shingles
4. Roof Deck Protection
5. Cobra® Attic Ventilation
6. Ridge Cap Shingles

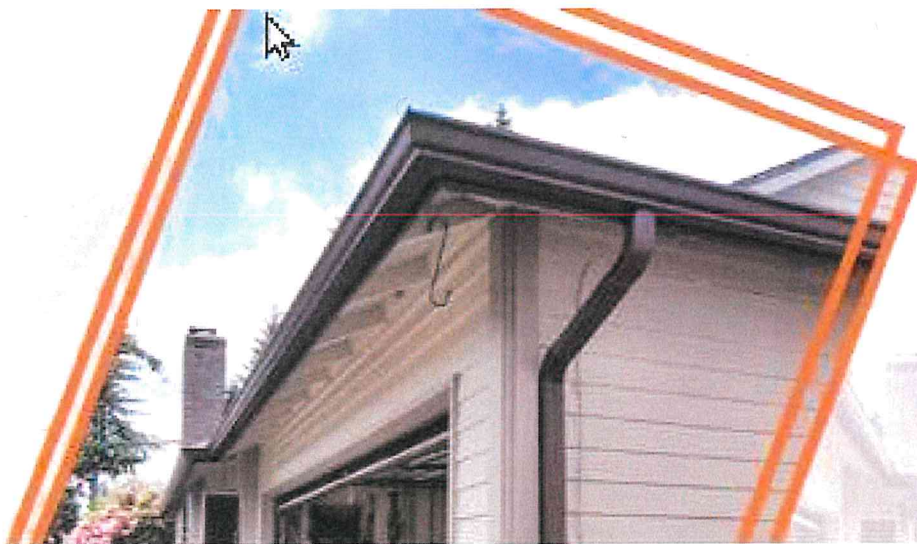
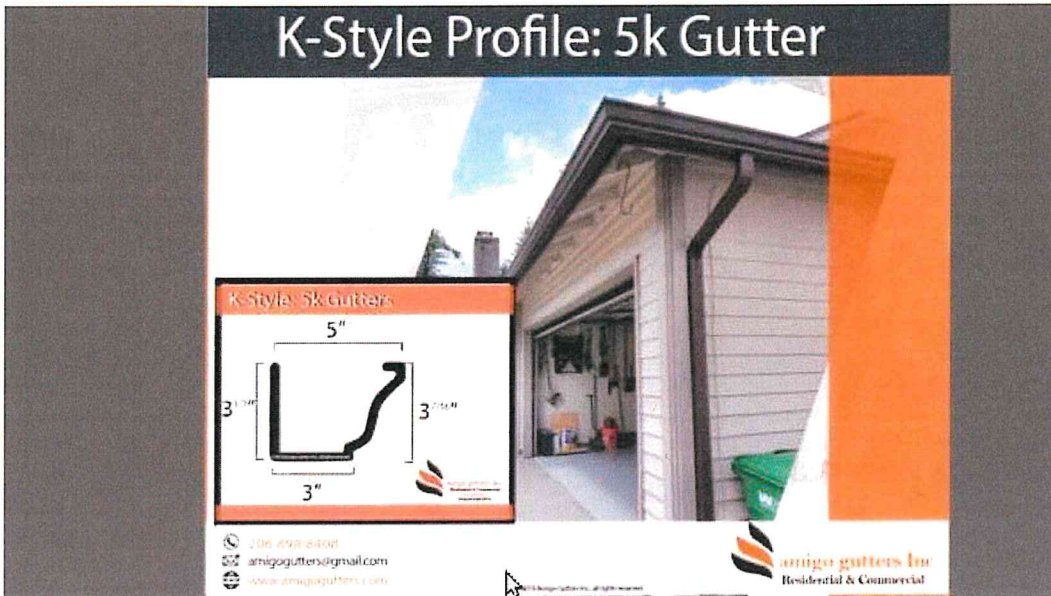




GAF  
Cobra Rigid Vent 3 - 9 in. x 48 in. Roof Ridge  
Exhaust Vent in Black



# Gutter and Downspouts



# Kichler Marimount 13" Tall Outdoor Wall Sconce

Model: 59017BK | Item: bci4002337

from the [Marimount Collection](#)



## Features

- The Marimount 1 light outdoor wall light features wood style detail
- A perfect addition in several aesthetic outdoor environments, including traditional and rustic
- Constructed from aluminum
- Includes a clear seeded glass shade
- (1) 100 watt maximum medium (E26) bulb required
- Intended for outdoor use
- ETL rated for wet locations

## Dimensions

- Height: 12-3/4"
- Width: 7-1/2"
- Extension: 5-3/4"
- Backplate Height: 8-1/4"
- Backplate Width: 4-1/2"

## Electrical Specifications

- Max Wattage: 100 watts
- Number of Bulbs: 1
- Max Watts Per Bulb: 100 watts
- Bulb Base: Medium (E26)
- Bulb Shape: A19
- Bulb Included: No



## Proposed Exterior Doors

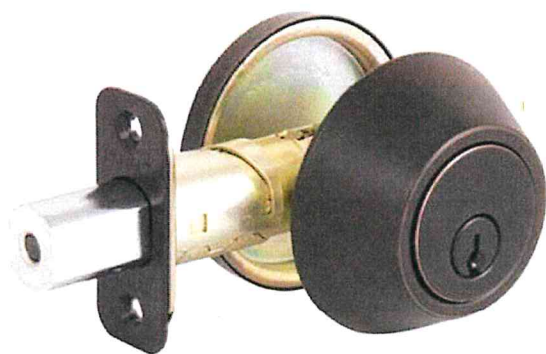
- Solid wood
- In-Swing
- Clear Glass
- Dual bore (not shown)
- Integrated, replacable weather stripping
- Dark Bronze hardware



Model # BGX7L1B

Internet #202053150

Store SKU #388590



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## **Defiant** Hartford Aged Bronze Entry Knob and Single Cylinder Deadbolt Combo Pack



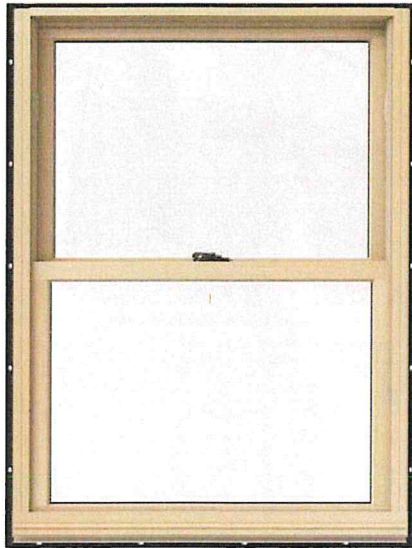
(77)

[Write a Review](#)

[Questions & Answers \(5\)](#)

- Powder-coated finish is durable
- For use on exterior doors where keyed entry security is needed
- Installs easily





## JELD-WEN 30.125 in. x 40.75 in. W- 2500 Double Hung Clad Wood Window

### Product Overview

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The JELD-WEN W-2500 wood window combines the beauty of wood with affordability and features narrow stiles and rails with a large glass viewing area to bring more of the outdoors into your home. The W-2500 Double Hung

wood window is best suited for traditional architectural styles and features upper and Low-Er sashes that slide up and down for varying ventilation. Each sash also tilts for simple cleaning and locks securely in place when done. It is a popular choice for multi-level houses because you can clean your windows safely and easily from inside your home.

- Energy efficient low-E 366 coated window glass helps keep your home cool in the summer and warm in the winter
- Made with auralast wood that is guaranteed not to rot for as long as you own and occupy your home
- Lifetime limited warranty coverage for wood decay and termite damage
- BetterVue screen included and features a durable, fine, black fiberglass mesh that is less intrusive to your view
- Cam-lock has a simple, elegant and secure design
- Low-maintenance exterior aluminum cladding has a baked-on color finish
- Natural pine wood interior adds warmth and beauty to any home
- Ideal for new construction or replacement window projects

### Specifications

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#### Dimensions

Grid Width (in.)

None

Jamb Depth (in.)

4.563

Product Depth (in.)

4.563

Product Height (in.)

40

Product Width (in.)

29.375

Rough Opening Height (In.)

40.75

Rough Opening Width (In.)

30.125

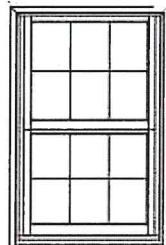
Width (in.) x Height (in.)



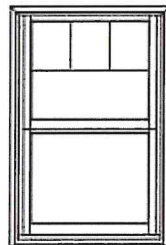
GRID PATTERNS **None**

W-2500™ With Traditional Sash Clad-Wood Double-Hung windows are available with removable grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

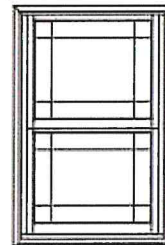
Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



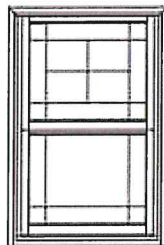
Colonial



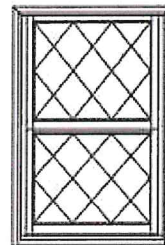
Colonial From Top Down



Prairie



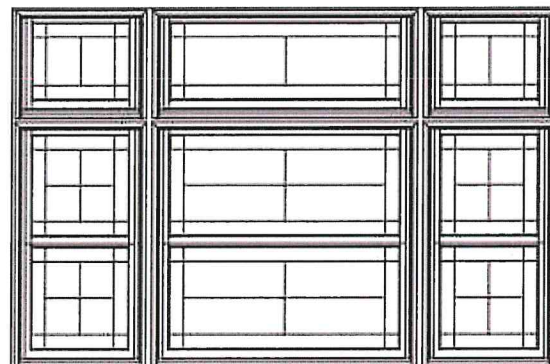
Uneven



Diamond

Bar Alignment

Alignment of bars from product to product is often required. SDL, GBG, and wood grilles may be specified with bars aligned.

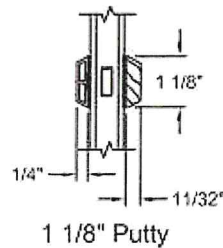
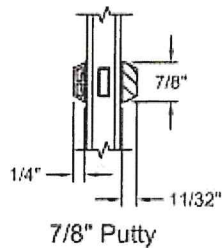
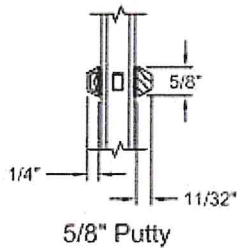




**GRID & GLAZING OPTIONS** No mullions

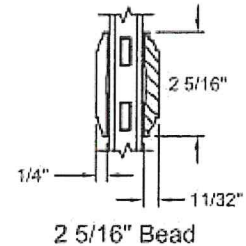
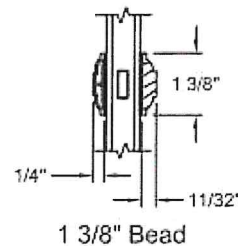
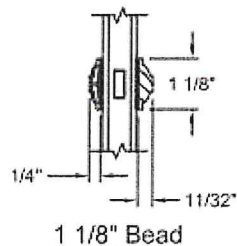
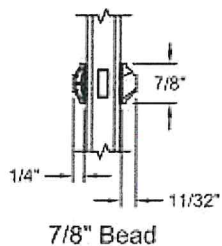
Exterior ← → Interior

SDL Options

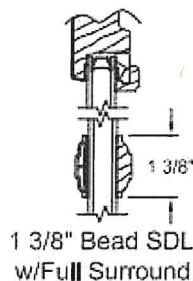
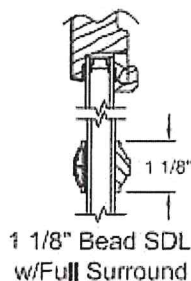
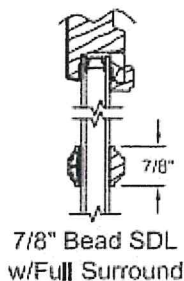
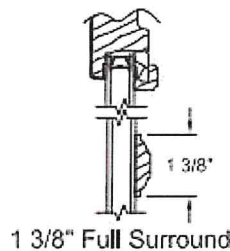
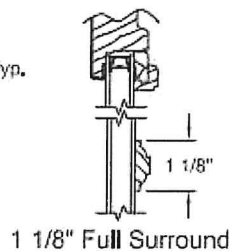
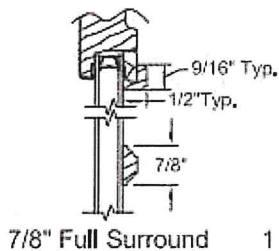


Various combinations of the SDL bars shown are available.

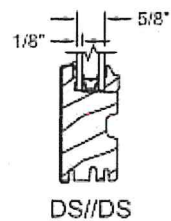
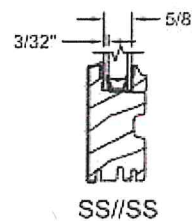
SDLs are permanent, Interior Grille and Surround are removable.



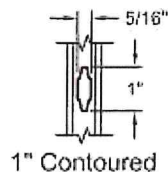
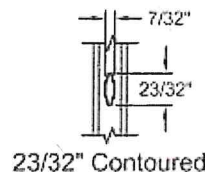
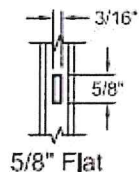
Grille Options



Glazing Options



GBG Options



# Potential Alternate Shingle Material



# Specifications & Details

## Panel Details

Minimum slope

3:12

Overall panel dimensions

52 5/8" x 14 9/16"

Panel Coverage

49 5/8"

Panels per square

20 pc / sq.

Installation

Can be installed over most existing asphalt shingles or solid deck

## Panel Details (cont)

Coating and Weight

- Natural stone granules in an acrylic base-coat
- Weight per tile: 7.05 lbs.
- Weight per square: 141 lbs. / sq.

Substrate

26 GA Zincalume

## Testing

Fire Rating

Class A Non-Combustible

Impact Resistance

Class 4 Impact Resistance: UL 2218















