



The City of
OKLAHOMA CITY

Staff Only:

Date Stamp

Zoning: HP or HL

District: _____

HPCA- _____ - _____

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): 422 NW 35th Street, Oklahoma City, Oklahoma 73118

Legal Description of Property (lot, block, addition): EDGEMERE PARK ADD 016 005

Year built: 1929 Exterior wall material: Brick Floor area: 1486 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

[Signature]

Date 2/4/25

Name (printed)

Jack & Tayler Cieminski

Organization _____

Address

422 NW 35th Street

Phone 479-769-5445

City, State, Zip

Oklahoma City, OK 73118

Email tayler.jones314@gmail.com

I prefer to be:

☐ Mailed or ☒ Emailed.

Representative Signature

[Signature]

Date 2/4/25

Name (printed)

Carter Still

Organization _____

Address

2644 NW 57th Street

Phone 918-630-2488

City, State, Zip

Oklahoma City, OK, 73112

Email carterstill90@gmail.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

422 NW 35th Street Scope of Work

The applicant/homeowners wish to add onto the back of the existing house. The addition will be inset from the existing structure, and the dimensions will be 18'x28' for a total of 504 additional square feet which brings the entire house to 1,990 square feet.

The purpose of the addition is to convert an existing 3rd bedroom into an office and small laundry area, and then replace the lost bedroom while adding a 2nd bathroom and larger closet. This will require interior changes to framing, plumbing, electrical, hvac. The addition will meet all building code requirements and all inspections required under the building permit will be completed and approved.

The addition will require a new HVAC system which will be located on the back of the addition, and relocation of the electrical panel and overhead powerline to the back of the addition.

A new exterior door will be added to the start of the addition facing east and not visible from the street. The addition will not affect access to the detached garage, or burden driveway accessibility.

The foundation will be slab, and the brick veneer will start from the dirt and extend to the fascia around the roofline. Guttering will be installed and will match the current guttering on the existing house. The addition will have 5 windows, 3 south facing and 2 east facing. All windows are being reused from areas they will be canceled from on the existing house. The south end of the addition will terminate in a vertical gable finished to match the current east facing gable with plaster and painted tudor trim. The roofline heights will match the existing house. There will be no topographical changes to the property besides leveling an already flat backyard for the purpose of building the foundation.

All materials being used are depicted and described in the attached materials supplement.

Elevations and site plans are attached hereto. The floor height will be the same as the existing house with no step up or down.

422 NW 35th Street Justifications

Stained Glass Window:

The purpose of this window is to allow light into the bathroom while also maintaining privacy without modern techniques (opaque films/tinting). The neighbor's backyard will have a clear line of sight to this window. The location of this window is above a bathtub.

Although a stained glass window would not be original to this house specifically, the window chosen is in line with the time period this house was built, and is in a similar design to what could be found originally on a Tudor style house (per our research).

Research - The owners were researching praised historic homes in OKC as they made selections, and arrived on the idea of stained glass after reading the two articles linked below:

<https://www.verbode.com/blog/top-10-historical-homes-verbode-loves>

<https://www.cumberlandstainedglass.com/the-evolution-of-stained-glass-in-the-art-deco-movement/>

Window to wall ratio:

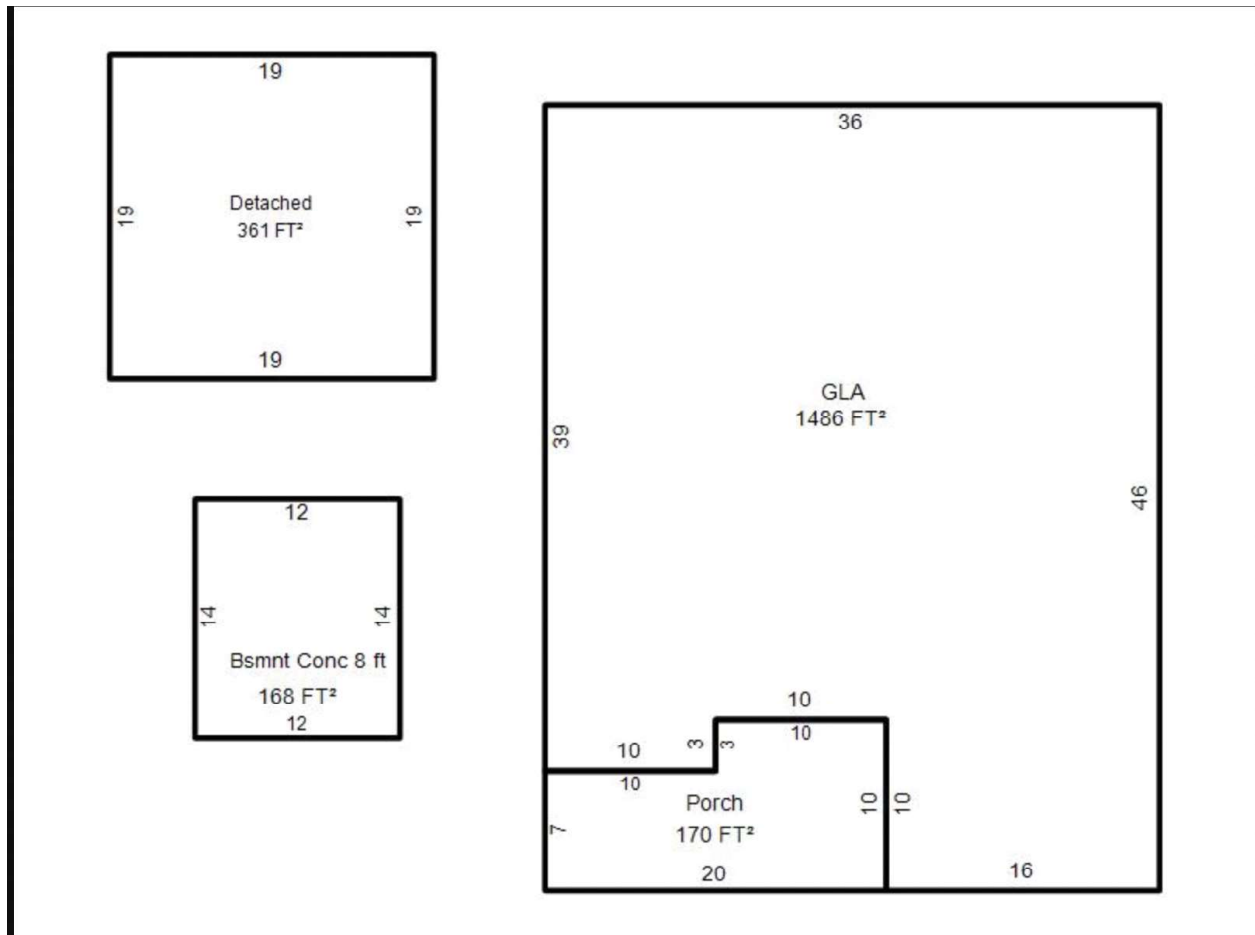
The spaces being added include part of a bedroom closet, a bathroom, and a bedroom. The west wall of the bedroom is where the bed would go against the wall. There are currently 5 windows planned in the bedroom on the south and east walls.

Adding windows on the west wall would both decrease bedroom privacy, and affect the interior functionality. The original windows are all in obvious and practical locations inside the house, and we feel we are allocating windows in a similar manner. The longest span of brick on the original house is 11 ft on the west side of the house, and 8 ft on the east side of the house. The span between the proposed east exterior glass door and the set of windows is 13 ft. We have one additional original window to re-use, and it could either be added onto the set of 2 or installed closer to the entrance of the bedroom. Either approach would get us in-line with original conditions if absolutely necessary

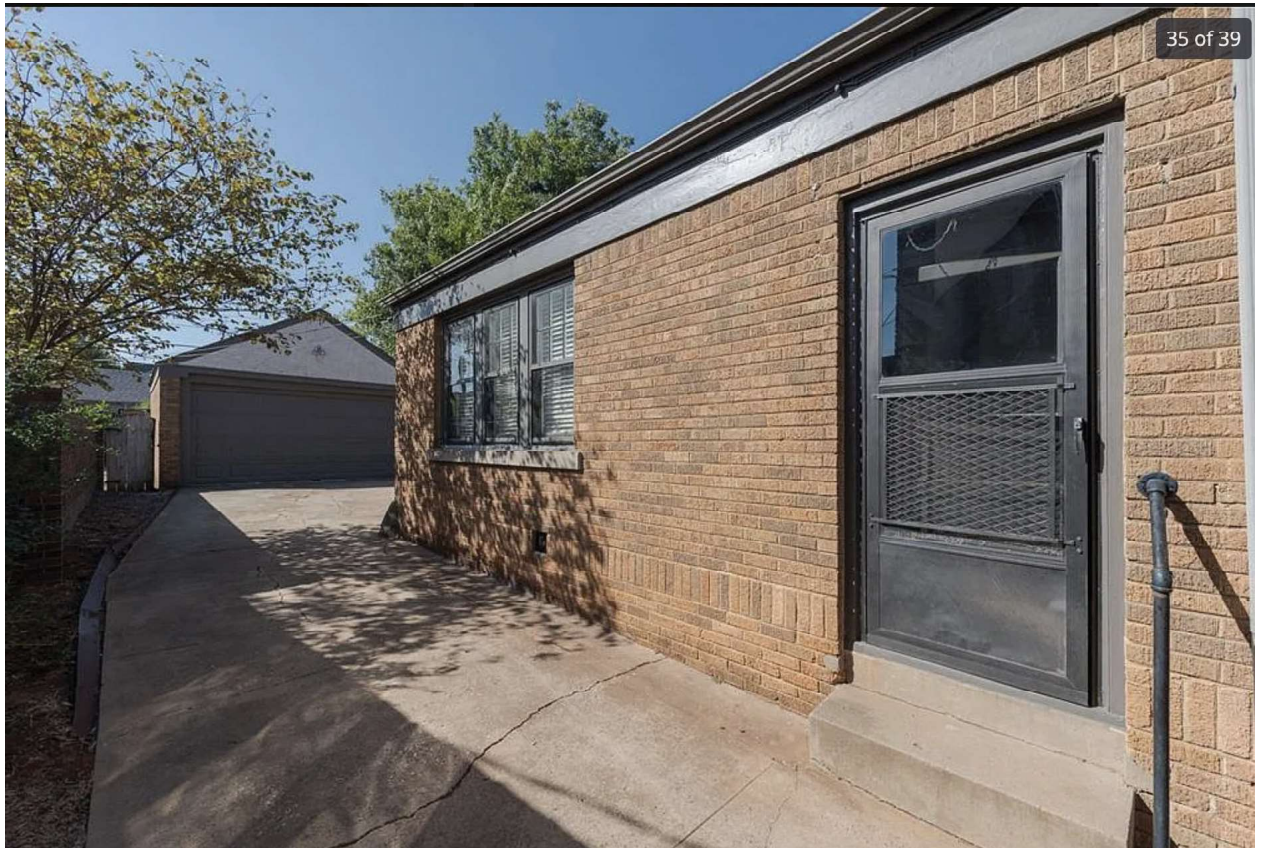


Existing dimensions of the exterior perimeter are below. The current roof ridge height is 22'6".

Windows are 28"x52" with 5.5" mullions between windows. The framing openings for the triple set of windows are 8' wide and 55" tall.



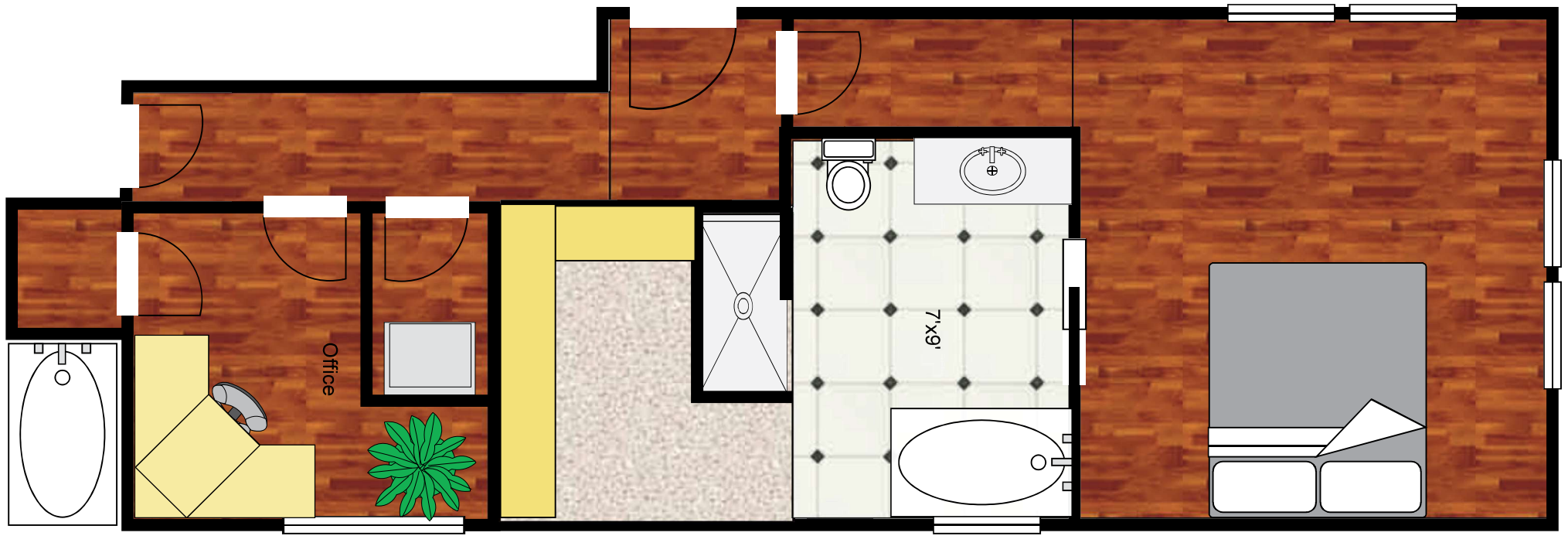








Exterior door

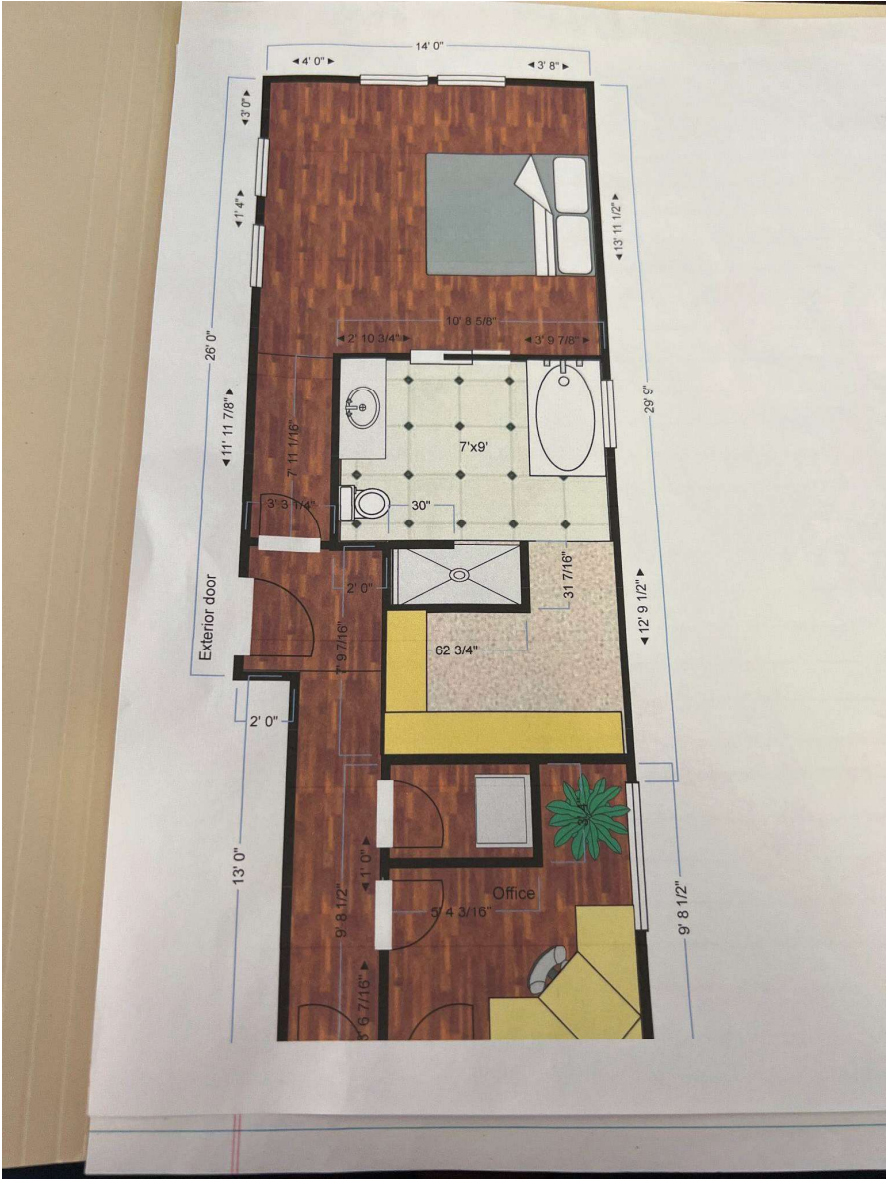


Windows

Will re-use 5 original windows with existing storm windows from the back of the house. These windows are 28"x52". The only new window being purchased is the stained glass window pictured below. It is 16"x20" and will be located on the west side of the house not visible from the street.



Interior Floor Plan



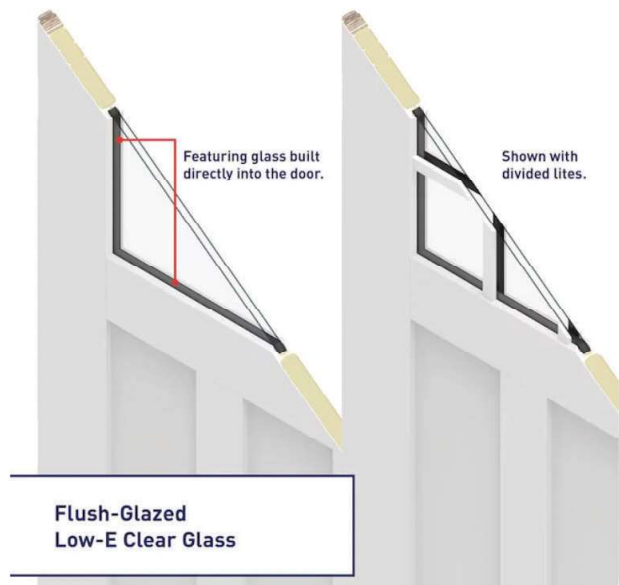
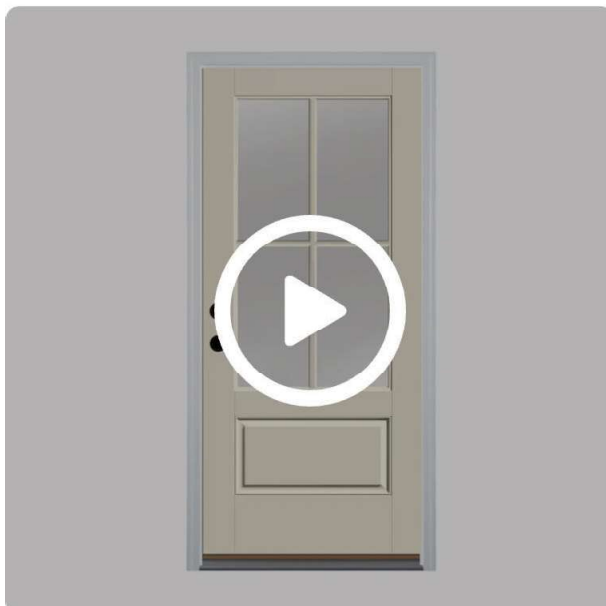
Door

A new exterior door will be installed on the east side of the addition close to the original house. The door product information is below.

Therma-Tru Benchmark Doors 36-in x 80-in x 4-9/16-in Fiberglass 3/4 lite Right-hand inswing Primed Prehung Single door Front Door with Brickmould Insulating core Clear glass



Smooth-Star.
Flush-Glazed 3/4-Lite 4-Lite
Shown Painted



Facade Materials

The addition will have a brick veneer from the ground to the fascia board at the roofline to match the original house. The brick is reclaimed, sourced from Fox Brick and Stone, and closely matches the existing house's original brick. Any salvageable brick from the back of the house will be re-used. The reclaimed brick has a bark face texture and is the same size as the existing brick.

The Fascia and exterior trim will be pine painted the same color as the original house. Guttering will match the current guttering on the existing house.

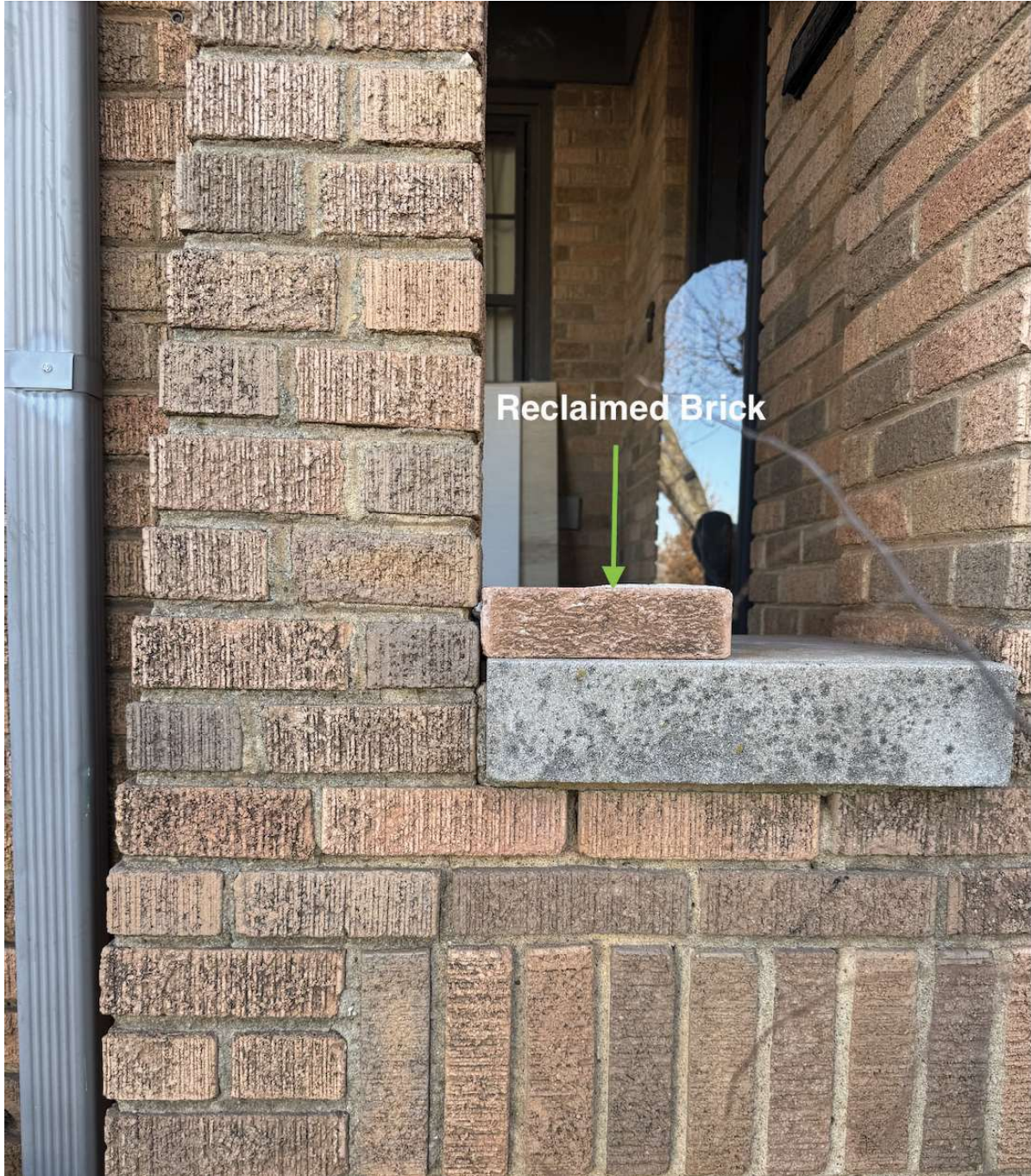
The roofing materials will be GAF Timberline Architectural shingles in the Weathered Wood color. The roof on the existing house was installed recently prior to the current owner's closing, and the addition's roofing is anticipated to look identical. There will be one vent per slope of the roof. There will be a plumbing vent above the new bathroom.

The gable on the south end of the addition will be finished with plaster and tudor trim (pine) to match the original east facing gable.

Photos for reference below.

Brick

8 in long, 3 5/8 in wide, and 2 1/4 in high



Existing Gable

The new south facing gable will match these finishes, material types, and trim layout



Roofing

GAF Timberline architectural shingle in Weathered Wood



Roofing Cont'd

Air Vent Weatherwood Aluminum Slant-back Roof Louver



IPS Roofing Products 4IN1 1-1/4-in to 4-in x 16-in PVC Vent and Pipe Flashing



Street Vantages



ELEVATION NOTES:

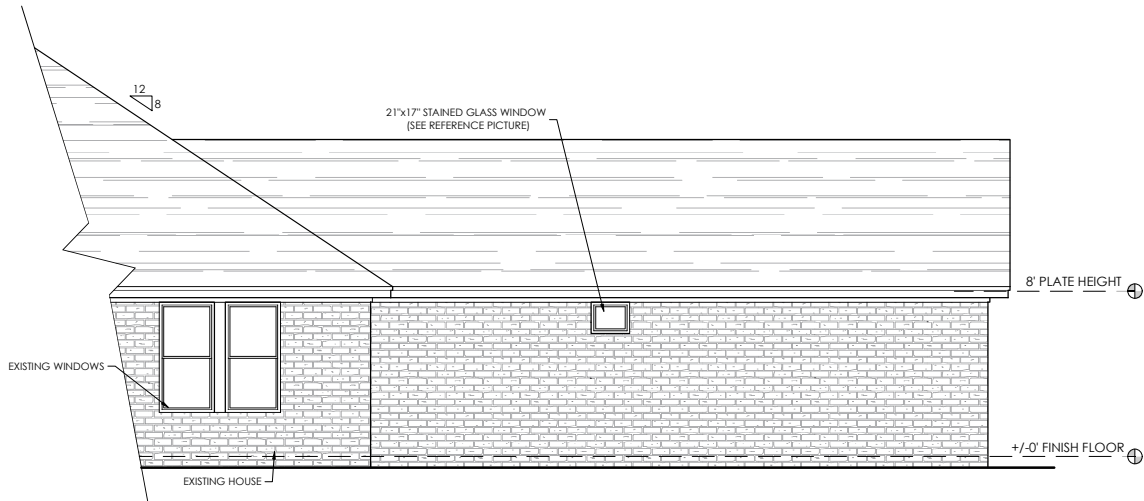
1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS, FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATIONS / ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.

GENERAL SIDING NOTES:

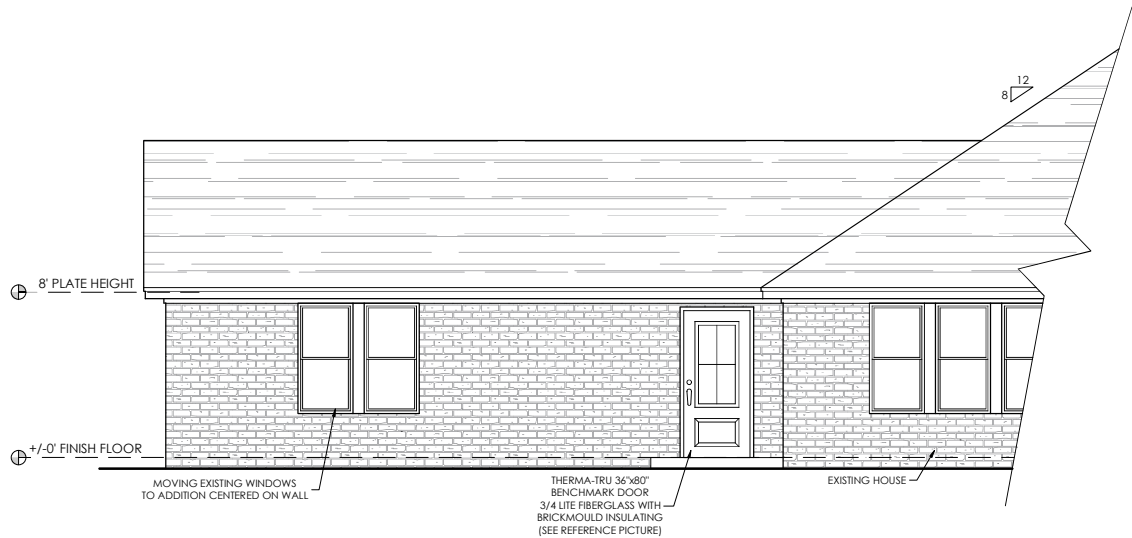
1. STANDARD SIDING- 4x8 SMART SIDING W/ 1x2 BATTENS @ SEAMS
2. BOARD & BATTEN SIDING- 4x8 SMART SIDING W/ 1x2 BATTENS @ 16" O.C.
3. SIDES AND BACK OF HOME TO BE FULL BRICK UNLESS NOTED OTHERWISE
4. ALL BATTENS TO BE 1x2 SMART TRIM
5. CORNERS, WINDOWS, AND DOOR AT FRONT OF HOME TO BE 1x4 SMART TRIM
6. SIDING ON FRONT OF HOME TO WRAP AROUND 3' ON SIDES
7. GARAGE LINTEL TO BE 1x6 SMART TRIM



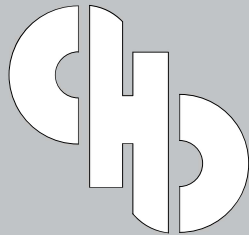
1
A4.1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2
A4.1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3
A4.1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



creative
home
designs

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
405-270-6417

6112 S. MEMORIAL DR
TULSA OK 74133
918-943-5154

120 E. TONHAWA ST
SUITE 103
NORMAN, OK 73069
405-857-9059

CHD.DESIGN

STILL ADDITION

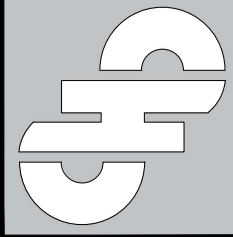
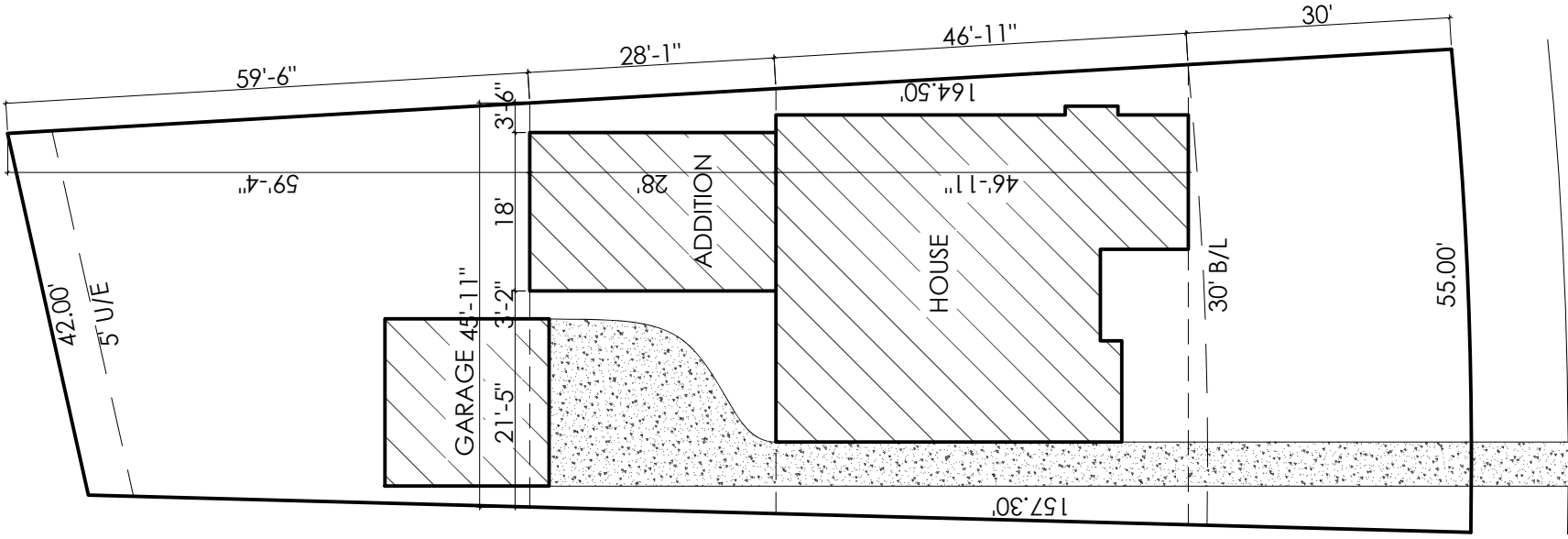
2/4/2025

SH

BUILDING ADDRESS:
422 NW 35TH STREET
EDGEMERE PARK, OKC
BLOCK 16, LOT 5

ELEVATIONS

A4.1



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SITE PLAN

6112 S. MEMORIAL DR.
TULSA, OK 74133
(918) 943.5154

120 E. TONHAWA
SUITE #103
NORMAN, OK 73069
(405) 857-9059

100 N. BROADWAY
SUITE #100
EDMOND, OK 73034
(405) 270-6417

www.chd.design

ADDRESS

422 NW 35TH STREET
EDGEWATER PARK, OKC
BLOCK 16, LOT 5

DATE	DRAFTER	SCALE
2/3/2025	SH	1"=20'

