



The City of OKLAHOMA CITY

HISTORIC DISTRICT AND HISTORIC LANDMARK CERTIFICATE OF APPROPRIATENESS HPCA-20-00181

Owner: Trillium Holdings
Tim Morton
3200 Wakefield Rd
Edmond, OK 73034

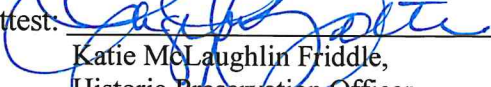
On 12/3/2020, Planning Department staff received your request for a Historic Preservation Certificate of Appropriateness for the property located at **104 NW 20TH ST.**

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 Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts:

2) Repoint brick with a mortar recipe that is softer than the brick (elective); and 3) Replace front porch deck (elective).

Approved: February 8, 2021
Effective: February 24, 2021
Expiration: February 24, 2022

The enclosed 19 attachment(s) must remain attached for this document to be valid.

Attest: 
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 design review project upon completion.



The City of
OKLAHOMA CITY

Staff Only:	Date Stamp
Zoning: <u>HP or HL</u>	
District: _____	
HPCA- <u>20-00181</u>	
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): 104 NW 20th

Legal Description of Property (lot, block, addition): Winans Highland Terr. Block 3016 Lot 3000

Year built: 1920 Exterior wall material: Siding Floor area: 969 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) New Driv & Side ☒ Renovation (specify) Fall Interior & Exterior
☐ 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: 10-13-2020
 Name (printed): Trillium Holdings LLC Organization: Trillium Holdings LLC
 Address: 3200 Wakefield Rd. Phone: 405-906-8407
 City, State, Zip: Edmond, OK 73034 Email: Tim@TrilliumOK.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

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Effective: 2/24/21 Expiration: 2/24/22

Notes: repaint mortar - recipe softer than historic brick;

By: [Signature]

104 NW 20th

Scope of Work

1. ~~Full interior and exterior remodel~~
2. ~~All original and existing windows to be restored except for rear facing windows affected by proposed add-on~~
3. Existing front column brick to be restored retaining brick with updated mortar joints for uniform appearance. — *repoint mortar joints*
4. ~~Front door restoration to period accurate condition~~
5. ~~Existing structure and add-on siding replacement with like materials.~~
6. Front porch deck reconstruction. — *replaced in kind no change*
7. ~~New driveway and walkway concrete~~ — *applied staining to match aged appearance*
8. ~~All siding to be painted white with acceptable accents.~~ — *repair siding at less than 50% per side is all siding replacement in*

NOT
included

in kind

Certificate of Appropriateness

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Notes: all

By: [Signature]

104 NW 20th

Construction methods and materials

1. Addition foundation will be traditional concrete footing with cinder stem wall to match existing structure. In compliance with Oklahoma City building regulations.
2. Existing windows to be restored using all original or like materials. Addition windows will be constructed of wood or aluminum clad wood.
3. Siding of similar construction, profile, and wood material to match original existing siding.
4. Roofing to be replaced with black 30yr shingle. Standard present day venting to be used. Existing original chimney will be restored. Roof pitch of addition to match existing structure.

ordinary maintenance and repair of less than 50% of the material of each window

architectural grade shingles
repoint

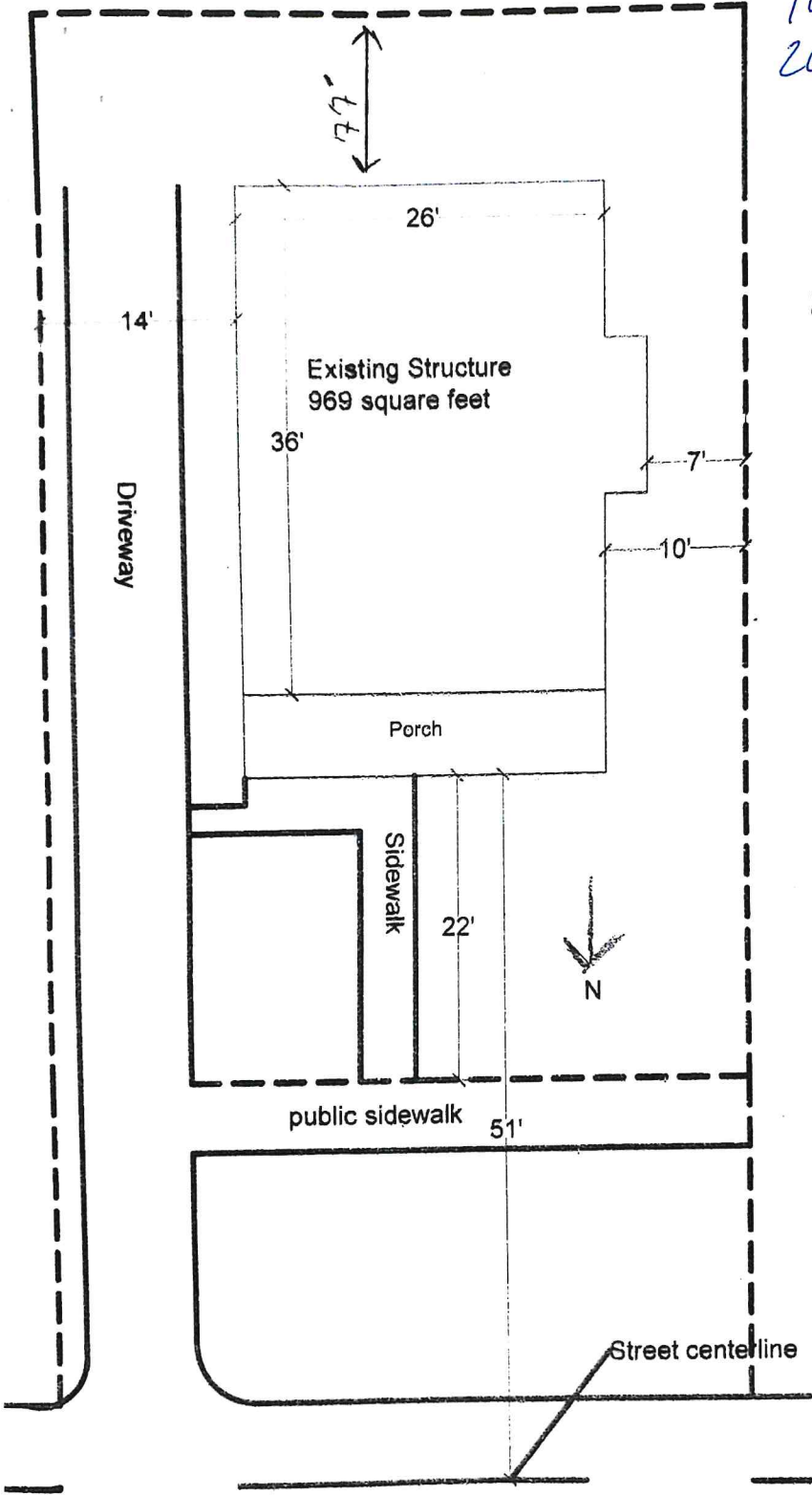
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Notes: _____

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104 NW 20
20-00181

104 NW 20th
Existing Site Plan



Certificate of Appropriateness

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Notes: porch floor & mortar

joint only

By: [Signature]



porch floor & mortar

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Notes: _____

By: [Signature]



porch floor & ~~brick~~ repoint joints

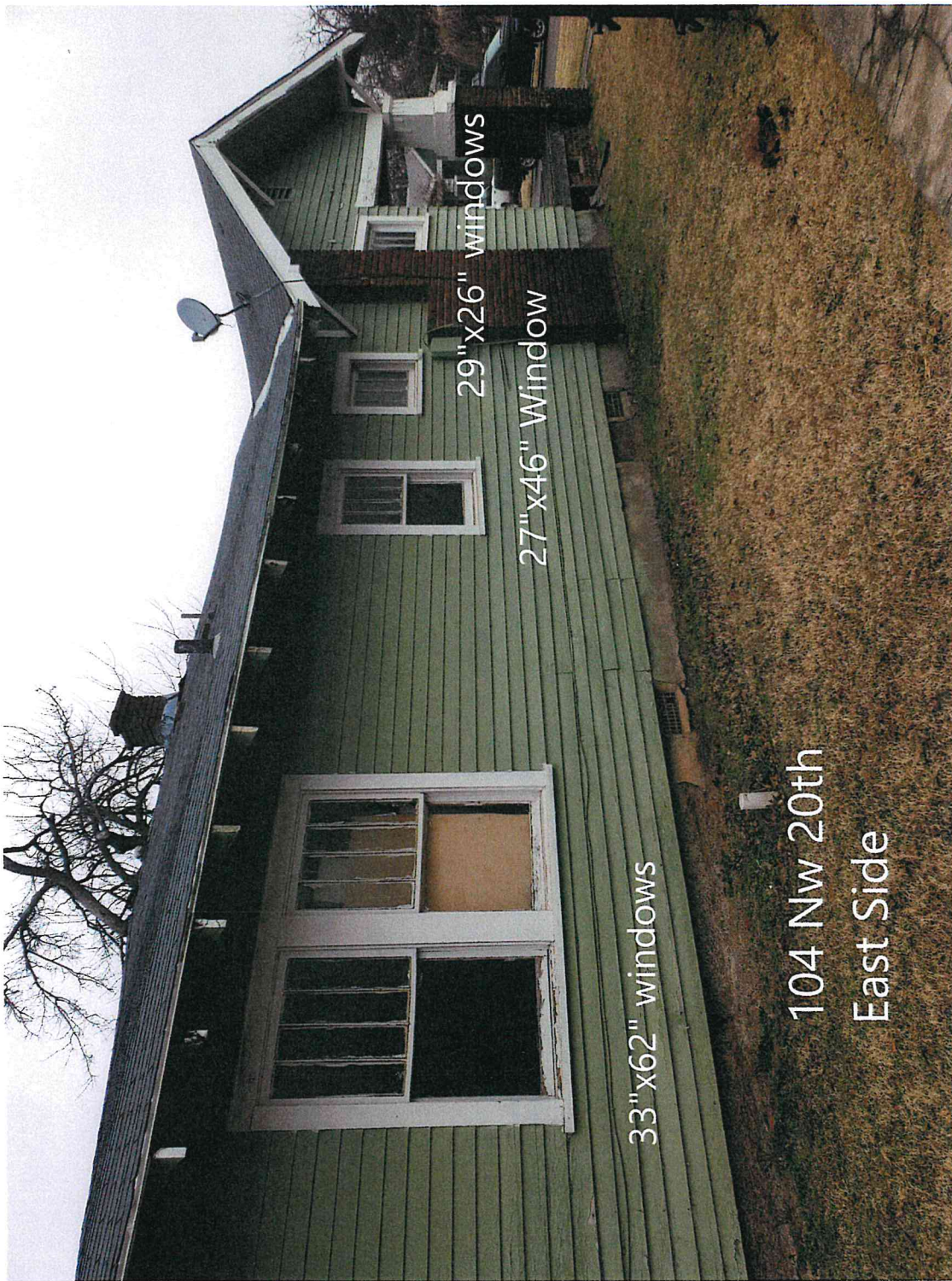
Certificate of Appropriateness

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Effective 2/24/21 Expiration: 2/24/21

Notes: CR

By: CR



29"x26" windows

27"x46" Window

33"x62" windows

104 NW 20th
East Side

mortar to match historic recipe

Certificate of Appropriateness

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 Notes: ad

By: ad

Internet #206973928 Model #253915 Store SKU #1001753944

1 in. x 4 in. x 8 ft. Ground Contact Pressure-Treated Board
by WeatherShield >

★★★★★ (151) Write A Review Questions & Answers (27)

Edmond Store

✓ 377 in stock Aisle 27, Bay 010 Text to Me

- 2X the protection compared to Above Ground treatment
- Treated for protection against fungal decay, rot and termites
- Use for decks, walkways, landscaping and other outdoor projects
- See More Details

\$527



Save up to \$100* on your qualifying purchase.
Apply for a Home Depot Consumer Card

Nominal Product Length (ft.): 8

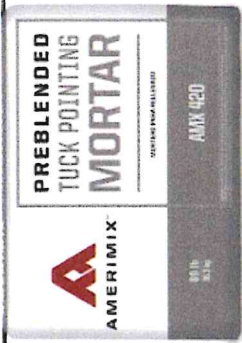
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Certificate of Appropriateness

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Notes: ced

By: [Signature]



TUCK POINTING MORTAR

AMX 420

Amerimix AMX 420 Tuck Pointing Mortar is a factory blended formulation engineered to repair, restore, and repoint masonry structures where a low strength, Type O, repointing mortar is required such as in historical renovations. Use Amerimix AMX 420 Tuck Pointing Mortar to help repair mortar joints for your next project!

Available in Type O

REQUEST A DEMO

- Tuck Pointing Mortar Specifications & Resources

FEATURES

- Ideal for use in historical restoration projects.
- Engineered for superior adhesion and lasting finish.
- Can be custom pigmented to meet project requirements.

USES

- Pointing mortar joints.
- Restoring masonry construction, including historical renovations.
- Interior or exterior applications.
- Above-grade applications.

SPECS

- **ASTM C150** Standard Specification for Portland Cement
- **ASTM C207** Standard Specification for Hydrated Lime for Masonry Purposes
- **ASTM C1714** Standard Specification for Preblended Dry Mortar Mix for Unit Masonry
- **ACI 530.1** Specification for Masonry Structures

TECHNICAL DOCUMENTS

- [Tuck Pointing Mortar – AMX 420 Datasheet](#)
- [Tuck Pointing Mortar – AMX 420 SDS](#)

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Notes: _____
By: _____



wood@porch floor - mortar at piers

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Notes: [Signature]
By: [Signature]



Certificate of Appropriateness

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Notes: add

By: [Signature]



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Notes: 09
By: [Signature]



porch damage to
be replaced with
attached
materials same
design

Certificate of Appropriateness

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Notes: as

By: [Signature]



wood repaired with wood to match @
less than 50%

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Effective 2 24 21 Expiration: 2 24 / 22

Notes: as

By: [Signature]



mortar to match historic

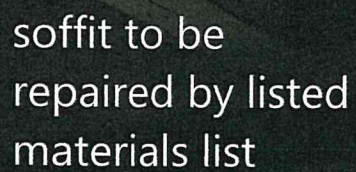
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Effective 2 24 21 Expiration 2 24 22

Notes: ASB

By: ASB



wood to replace wood at less than 50%

HPCA - 20 / 2018
Effective 2 / 2A21
Notes _____
By: [Signature]



repair windows via replacement
 of less than 50% of existing wood per window &
 re-glaze. *CCS*

Certificate of Appropriateness

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 Effective 2 24 21 Expiration: 2 24 22
 Notes. *CCS*
 By: *CCS*



wood siding to match wood siding
 replace only as necessary at
 less than 50¢ per side

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Notes:

By:



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Notes: AS
By: AS