



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.

Location of Proposed Work (Address): 427 NW 21st OKC, OK 73103

Legal Description of Property (lot, block, addition): Winans Highland Terr Block 211 Lot 000

Year built: 1920 **Exterior wall material:** wood siding **Floor area:** 1924 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 replace/repair east, west and south stem walls
replace with like materials. Front Porch changes, back door
replace, east side basement door replace.

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 11/6/20

Name (printed) Ryan Miller

Organization _____

Address 427 NW 21st St

Phone (405) 659-2743

City, State, Zip Oklahoma City, OK 73108

Email millerr7006@yahoo.com

I prefer to be: ☐ Mailed or ☒ Emailed.

Representative Signature [Signature]

Date 11-6-20

Name (printed) Julie Ann

Organization R+S Associates, LLC

Address 8921 SW 46th St

Phone 405 209-7997

City, State, Zip OKC, OK 73179

Email Jann1226@yahoo.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 continued or denied, you are responsible for compliance with those deadlines.

427 NW 21" Renovation/Restoration Plans
Heritage Hills Historic Preservation
Ryan and Kristin Miller

- 1) Front porch-Restore the side half-wall on the west side of the porch (See A.1)
 - a. 3.3.9-buildings of similar architectural style may provide examples of appropriate design
 - i. Example used 431 NW 21 st. See image A.2
 - ii. Materials will be brick and painted to match existing brick porch.
- 2) Front porch-Replace missing soffits with painted wood tongue-and-groove boards
 - a. 3.3.17-Ceiling sand soffits were often finished with paint beaded boards or other type of tongue and groove boards
 - i. At some point ,it appears another type of material (vinyl) was used to cover the old tongue and grove wooden soffits. Our goal is to remove all vinyl soffits and restore wooden tongue and grove along with with fresh paint.
- ~~3) Front door-We believe that the original front door has been replaced at some point (???) We would like to replace the front door with a more time-appropriate original wood door. See image B.~~
- 4) Back door-we would like to replace the back door and window with a set of time-appropriate wooden French doors. See image C.
 - a. From page 38-Design review is concerned primarily with primary façade or "public face" of the building as opposed to back or side elevations that are not readily visible from the public streets of right of way.
 - i. These changes would not be seen from any public or right of way viewing. It is solely considered "private space". The back door is also not original (in material or design) and we would like to replace with more suitable doors to maintain historic nature of the house.

b. 3.5.7-New door openings at back elevations are permitted and shall minimize damage to the original design.

i. Other homes in the area have made similar changes. Example used is 221 NW 20th st. See image D. The replacement doors will be historic wooden doors that are in keeping with the design and architectural elements of the foursquare house.

5) Remove/Replace partial exterior door on the east side of the house.

a. 3.1.14-Remove an inappropriate component or material and restore the original or historic component or material that is revealed by such removal

i. When the house was originally built, the only access to the basement would have been through an exterior door. Based on designs of other homes in the area, there would have been two or three steps descending below the grade of the driveway.

At some point, these stairs were filled in with concrete and the original door cut off. The remaining $\frac{1}{2}$ to $\frac{3}{4}$ of a door is what is remaining. Once this revision was done, the door is no longer considered original.

ii. We would like to remove this door completely and replace it with wooden window, preferably the original window that is to be removed from the exterior wall (See number 4 above) if space allows made to match existing original windows. See image E.

b. 3.5.10-if new openings required due to code, must be compatible with existing openings

i. As it currently stands, basement windows do not meet code (they do not open to allow egress in case of fire). We would replace the current door with a window that meets code requirements.

6) Shutters-we would like to remove shutters from front exterior

a. 3.6.33: Shutters are only permitted where they existed historically, and where they are appropriate to the style and character of the house. Inappropriate shutters are encouraged to be removed.

i. According to research, shutters were *rarely* used on the American Foursquare. There are numerous examples in Heritage Hills of

D-Example of neighboring house with French doors added



5' wide French
Doors (wooden)
(with glass panes)

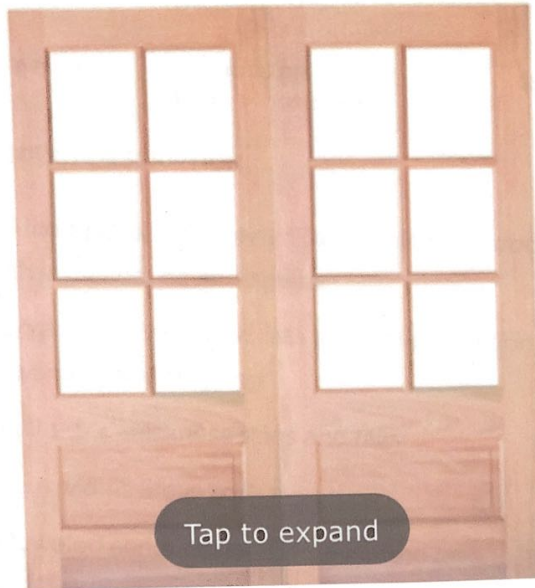
E-Current exterior view of East side of residence



Take
Back Door
& window
& re place
with French
Doors listed
above

Take this
Window out
and put @ Hobbit door

Proposed
French
Doors



6 Lite 1 Panel Mahogany TDL Double Entry Door with Insulated, Beveled Glass

Brand: **Prestige Entries**

Item #: 4810

Model: **7231-2**

Door Size (WxH)

48"x80" (4'-0"x6'-8")

PRODUCT DESCRIPTION

- > 6 lite 1 panel mahogany TDL double entry door with insulated, beveled glass
- > Engineered stiles and rails to aid in prevention of warping and cracking
- > Full 1-3/4" thickness stiles and rails
- > Stile widths are 4-7/8"
- > Doweled construction joins stiles and rails
- > Crossbanded veneers to promote stability
- > Full 1-1/8" thickness 3-ply split resistant panels
- > Solid wood single hip raised panels with split resistant core
- > Mahogany is a reddish-brown hardwood with rich golden to deep red-brown color variations
- > True divided lite (TDL) with insulated, beveled glass
- > 1-1/4" beveled glass (11/16" visible)
- > Door is sold unfinished
- > 1 year limited manufacturer warranty

SPECS:

Door Type: Exterior

> 1 year limited manufacturer warranty

SPECS:

Door Type:	Exterior
Door Style:	TDL
Wood Species:	Mahogany
Construction:	Engineered Stile and Rail
Door Thickness:	1-3/4"
Glass Type:	Insulated and Beveled
Glass Thickness:	1-1/4"
Finished:	No, sold unfinished
Warranty:	1 Year Limited Manufacturer Warranty

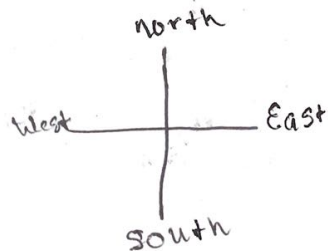
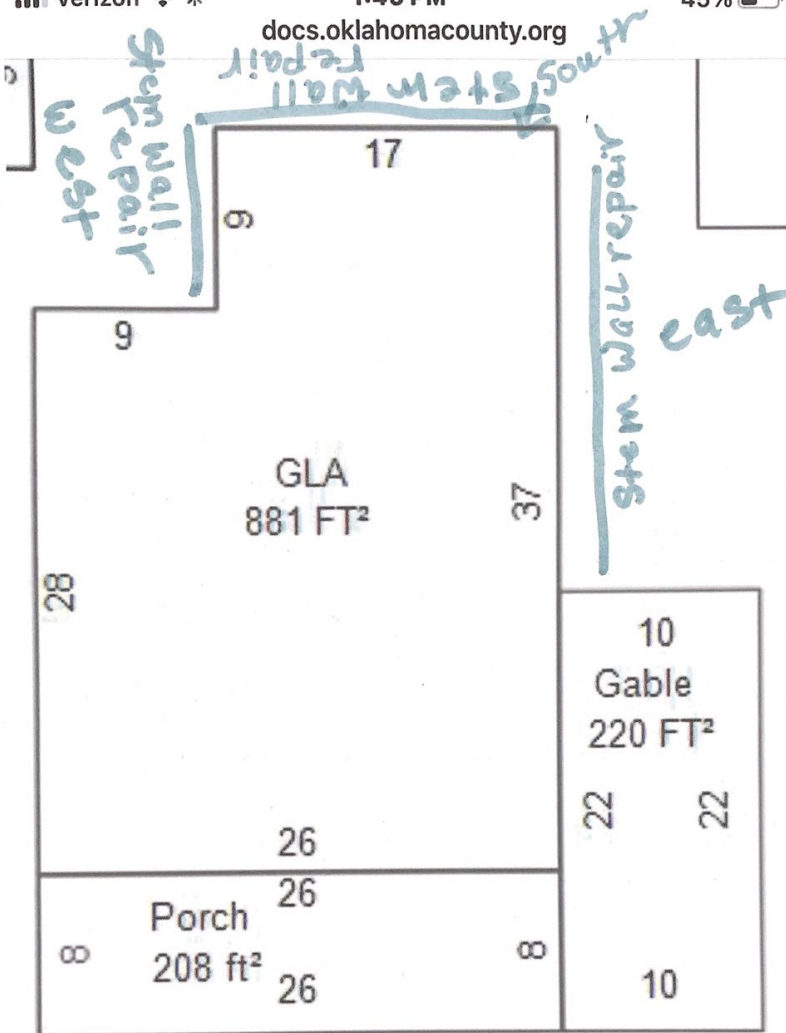
ADDITIONAL INFORMATION



(5)
Hobbit
Door

Replace
With window
From back
porch





Stem wall



East side
repair / replace with like materials



Stem wall

East Side
repair/replace with likematerials