



The City of  
**OKLAHOMA CITY**

**Staff Only:**

Date Stamp

Zoning: HP or HL

District: EP

HPCA: 22 - 00129

Received by: [Signature]

8/16/22

**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): 217 NW 31st Street, Oklahoma City, OK 73118

Legal Description of Property (lot, block, addition): 15, 6, Edgemere Park

Year built: 1927 Exterior wall material: Brick Floor area: 1862 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** Installation of handrail to front porch steps.

**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 Rachel Gallant

Date 08/08/22

Name (printed) Rachel Gallant

Organization \_\_\_\_\_

Address 217 NW 31st Place Street

Phone (405) 826-4023

City, State, Zip Oklahoma City, OK 73118

Email rachel.gallant15@gmail.co

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.

Dear Historic Preservation Commission,

I recently purchased a home in Edgemere Park and have submitted a proposal to install handrails on the steps leading to the front porch. I would like to make it abundantly clear the reason for this request. I am requesting to install handrails purely for safety purposes, and with this letter I will explain the safety concerns.

First, there are three steps leading to the front porch. Per my home inspection performed prior to purchasing my home, when there are two or more consecutive steps it is required that a hand/safety railing be present according to building code (see item 234 on the attached report).

Furthermore, and far more importantly, the primary purpose of the proposed handrails is to allow individuals with a disability to safely climb the steps to my home. My mother has a disability resulting from a brain tumor that impairs her mobility. If you or a loved one has ever suffered a stroke, brain tumor, or traumatic brain injury, you may understand that any injury to the brain can cause impaired motor function resulting in limited or no use of an arm, leg, or entire side of the body. Unfortunately, this is the case for my mother who has limited use of the right side of her body. As such, she requires assistive devices to safely ambulate. As it stands currently, she cannot climb the steps to my home without the assistance of at least two additional people. The simplest and best way to ensure her safety is the installation of hand rails on both sides of the steps. As it may not be obvious to those who have not dealt with such a neurologic deficit before, in order to ascend and descend the steps while holding a handrail with her *functional* hand, there must be a handrail on both sides of the steps. As my father (her primary caretaker) is not in good health, my mother will have to stay at my home periodically while he is receiving necessary treatments. Therefore, it is imperative that she be able to safely enter my home. I understand that hand railings may not have been original to my particular home, however numerous homes in Edgemere Park have wrought iron hand railings similar to those I am proposing and therefore they would be in keeping with those of the era. According to the Fair Housing Act of 1968, reasonable modifications (such as hand railings) must be allowed to be made to enable a person with a disability to live at a residence. In the year 2022, the safety of individuals with disabilities should be of higher priority than preserving the appearance of a home, even a historic one – especially when the proposed modification is subtle, tasteful, in keeping with the style of the era, and does not compromise the integrity of the historic property. Since my primary concern and reason for installing hand railings is purely for safety, if you feel that modifications to the design of the hand railings would be more suitable, please specify those and I will happily oblige.

If you require additional information on the specific needs to ensure my mother's safety and ability to enter my home, her neuro-oncologist Dr. James Battiste, would be happy to discuss with you via phone or a zoom meeting. Please fax any questions or information you require to his office, and he will set up a time to discuss with you. His fax number is: (405) 271-7387.

I urge you to take this information into consideration as you make a decision on whether or not you will allow me to install hand railings.

Sincerely,

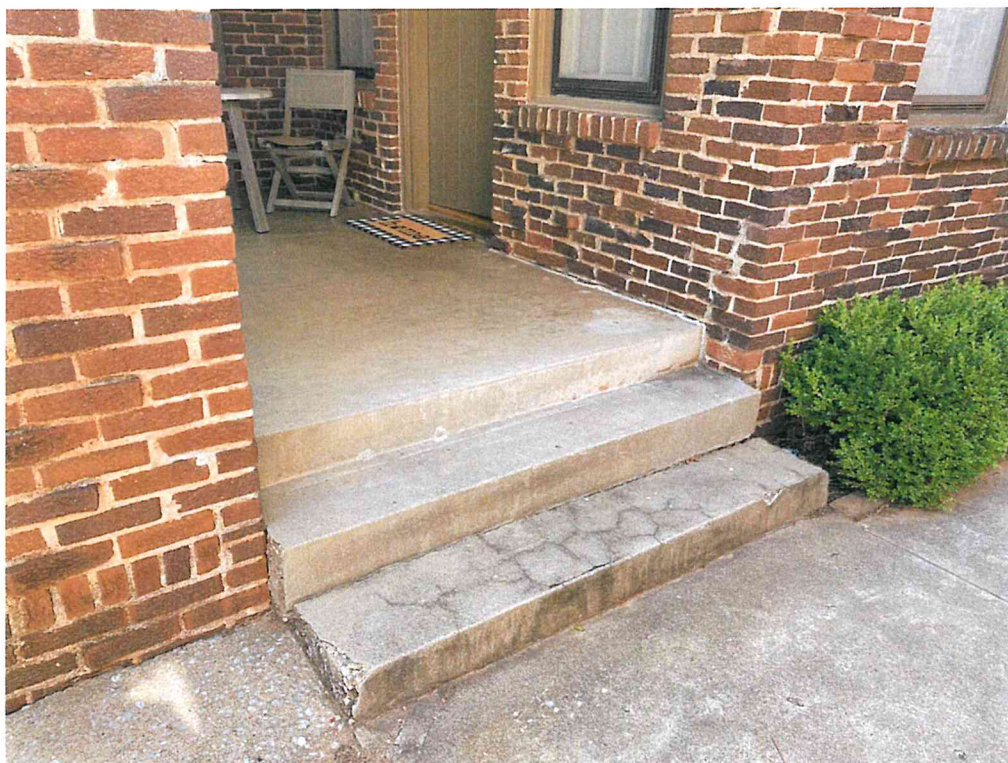
A handwritten signature in cursive script that reads "Rachel Gallant". The ink is dark and the signature is fluid, with a large, stylized 'R' and 'G'.

Rachel Gallant MD, MS

- A. Scope of work: Add wrought iron handrails to steps leading to front porch of the home.
- B. Document of existing conditions: No handrails on front porch steps.
- C. Site plans: Front porch steps
- D. Elevations, floor, and roof plans: See attached
- E. Construction materials and methods: Black wrought iron, attached to concrete of steps and porch
- F. Products: wrought iron



Documentation of Current Condition:









405-642-1057  
Email: [HearthAndHome@cox.net](mailto:HearthAndHome@cox.net)

Inspection Date

Wed, Jun 8, 2022

Inspection Start Time

4:30 PM

Inspection Finish Time

7:10 PM

Temperature Today

79°

Weather Conditions Recently

Rain

Weather Conditions Today

Partly Cloudy

**Hearth&Home**  
INSPECTIONS, LLC



Justin Thompson  
Lic. # 1594

Inspection Property is:

Residential

Approx Age

1927

Approx Sq Ft

2061

Occupancy

Occupied

Stories

1

House faces

Select

**This Real Estate Inspection Has Been Prepared Exclusively For:**

Buyer	Rachel Gallant		
Tel #	405-826-4023	Email:	<a href="mailto:rachel.gallant15@gmail.com">rachel.gallant15@gmail.com</a>
Inspection Address:	217 NW 31st Street, Oklahoma City, OK 73118		
Invoice #	06082206 - Gallant		

**Selling Agent Info:**

Selling Realtor	Justin Brannon		
Tel #	817-371-8132	Email:	<a href="mailto:justin@chrisgeorgehomes.com">justin@chrisgeorgehomes.com</a>
Disclosures			

All items noted should be repaired before closing. These forms and report cannot be reproduced without permission of the Buyer or Hearth & Home Inspections, LLC. © 2017 Heltinger Enterprises, LLC. All Rights Reserved. [www.inspectorssoftware.com](http://www.inspectorssoftware.com)

**2.0 EXTERIOR**

2.1 Surface Materials				
These Finding Not Present Cannot Be Represented Without Permission Of The Buyer Or Hearth & Home Inspections, LLC				
✓ Veneer:	✓ Brick/Block	Stucco	Concrete/Stone	E.I.F.S.
✓ Weep Holes	No	Other		
✓ Siding:	Asphalt	Shakes	Metal	✓ Wood Vinyl
	✓ Lap/Panel	Plywood	Composite Wood/Fiber	
✓ Parts Not Visible Due To:	Rain/Snow	✓ Trees/Shrubs/Debris	✓ Height	

2.2 Outbuildings / Garage				
✓ Garage:	✓ Single	Double	Triple	Integral
				✓ Detached*
✓ Door	Sliding	Tilt-Up	✓ Roll-Up	Side Hung
# 1	✓ Metal	Wood	Fiberglass	
Carport:	Outbuildings:	As Is:	Other	No Garage Present
* Detached Buildings Are Excluded Unless Specifically Contracted.				

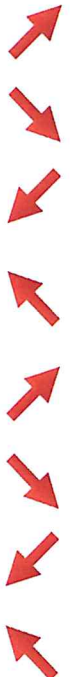
2.3 Features				
✓ Front Porch	Wood	Wrap Around	Metal	
✓ Railing(S)	Endclosed	✓ Roof Canopy Only		
Windows	✓ Wood	Aluminum	Fiberglass	
✓ And Doors:	✓ Metal	Vinyl (See 8.0)	Faux Shutters	
Balcony:	Metal	Concrete	Wood	
	Attached	Cantilever	Railing(S)	
✓ Steps:	Metal	Stone	✓ Concrete	
	Brick	Wood		
Deck:	Wood	Pressure Treated	Plywood	Composite
	Rails	Canopy		
✓ Driveway	Parking Lot	✓ Concrete/Brick	Asphalt	Dir/Gravel
✓ Patio And Or Paths:	Asphalt	Stone/Brick	Wood	
	✓ Concrete	✓ Dirt		
✓ Fences:	Wire	✓ Wood	Brick	
	✓ Metal	Vinyl		
Ret. Walls:	Concrete	Wood	Brick/Block	
	Brick	✓ Stone	Block	
✓ Yard Walls	Stucco	Wood	Metal	
Ext. Stairs:	Metal	Concrete	Wood	
	Rail(S)	Open Tread	Non-Standard Construction	
Storm Cellar	Hand Rail	Come-Along	Latches	
Surface Water Drains Noted (Not Tested/Underground)			Hydrant In Yard	
✓ Not Inspected For Lead Paint				
✓ Alterations/Additions To Original Construction				
You Should Register Your Storm Shelter With The Local Authorities.				

✓ We Do Not Verify Flood Plains, Permits, Or Engineering.  
Check With Your Real Estate Agent, Your Insurance Agent, And/  
Or Local Authority Having Jurisdiction.

2.4 Visible Conditions:				
CONDITIONS NOTED AT STRUCTURE EXTERIOR:				
201	Cracks/damaged brickwork/stone:	vertical	pyramid	
		step	horizontal	
✓ 202	Deteriorated/damaged mortar:	✓ brickwork	✓ corners	
	spalling	✓ lower wall	✓ windows	✓ door frames
203	Loose brick/stone veneer wall			
204	Corroded/Unpainted lintel(s)/sill(s)			
205	Dryer vent damper			
206	Exposed:	wood	trim	siding
✓ 207	Siding:	✓ deteriorated	damaged	missing
208	Exterior wood/trim:	deteriorated	damaged	missing
209	Soffit damaged	deteriorated	damaged	missing
210	Fascia damaged	deteriorated	damaged	missing
211	Soil to wood contact			
212	Worn/torn/missing/damaged screens and or framing			
213	Window deterioration/damaged			
214	Exterior doors:	damaged	rusting	delaminating
✓ 215	Noted Prior Mortar Repair			
216	Door threshold(s):	damaged	not weathertight	
✓ 217	Caulk/seal: door/window/openings (maintain)		✓ siding/trim joints	
	✓ where concrete joins the house	✓ thresholds	✓ door frames	
	✓ all entry points into exterior wall(s)	✓ overhead garage door frames		
218	Damaged garage door-panel(s)			
219	Chimney movement			
✓ 220	Budget exterior painting/repair			
221	HVAC condensation line terminates close to foundation			
222	Recent repairs check with seller			
223	Alterations to original construction (check w/seller)			
224	Non-standard/temporary repair(s) - check with seller			
CONDITIONS AT YARD/OUTBUILDINGS:				
✓ 225	Maintain exterior water drainage and runoff			
✓ 226	Poor yard drainage/incorrect grading, yard ponding			
227	Outbuildings not inspected			
228	Cracked drive/path			
229	Trip hazard(s)			
✓ 231	Trees adjacent to the house (monitor/maintain/growth)			
✓ 232	Shrubs in contact with exterior of house			
✓ 233	Uneven step(s)/rotation/settled patio			
✓ 234	Loose/Missing railing			
235	Deck/Balcony:	damaged/rotted post(s)		
		not secured	damaged/rotted/loose decking	
236	Falling/Damaged/Cracked/Shifted:	yard wall	retaining wall	
237	Storm cellar repair:			
238	Damaged fence/hardware			
✓ 239	Other:			
240	Exterior Maintained By Association			
241	Exterior Appears to be in good condition			
200	Recommend contacting professional contractor			

2.5 Evaluation/Repairs Recommended Before Closing		
Drainage is important. Recommend keeping soil sloped away from house for approximately 10 feet and employ good gutter extensions with a full gutter system.		
#	Location	Description
202	Various Locations	Noted loose brick/deteriorated mortar joints, recommend refilling and repointing.
232	Various Locations	Noted shrub/limb contact with property, recommend maintaining growth to prevent damaged, monitor.
215	Various Locations	Noted mortar repairs, ask seller for more information, monitor.
234	Front Porch	Noted loose or missing hand/safety railing.
226	East Exterior	Noted evidence of ponding/poor yard drainage, recommend contacting a professional landscape specialist to provide repair options to allow for proper drainage, including French and/or Piped drain system.
233	Front Porch	Noted uneven step(s)/rotation/settled concrete, recommend contacting a professional contractor for repair options.
207	East Exterior	Noted deteriorated/damaged siding material.
234	Back Porch	Noted loose or missing hand/safety railing.
232	Garage Exterior	Noted shrub/limb contact with property, recommend maintaining growth to prevent damaged, monitor.
226	Garage Exterior	Noted evidence of ponding/poor yard drainage, recommend contacting a professional landscape specialist to provide repair options to allow for proper drainage, including French and/or Piped drain system.
239	Garage Door	Noted evidence of water intrusion into the Garage door, recommend contacting a professional contractor for repair options.
239	Garage Slab	Noted slab cracked and heaved, this is typical for the age and style of structure, recommend contacting a professional contractor for repair options.
233	South Exterior	Noted uneven step(s)/rotation/settled concrete, recommend contacting a professional contractor for repair options.
Refer To Exterior Photo Page For More Information		
Items Noted Without Pictures:		





**Various Locations**

202 Noted loose brick with deteriorated mortar at various locations around the exterior of the structure

**Various Locations**

202 Noted loose brick with deteriorated mortar at the doors, windows, and corners at various locations around the exterior of the structure

**Various Locations**

232 Noted foliage in contact with structure at various locations around the exterior of the structure

**Various Locations**

202 Noted deteriorated mortar joints at various locations around the exterior of the structure



**Various Locations**

215 Noted mortar repairs at various locations around the exterior of the structure

**Front Porch**

234 Noted steps missing handrails

**East Exterior**

226 Noted evidence of ponding & poor yard drainage

**Front Porch**

233 Noted steps settled and deteriorated



**East Exterior**

207 Noted deteriorated siding material north of the chimney

**Back Porch**

234 Noted steps missing handrails

**Garage Exterior**

232 Noted foliage in contact with structure at various locations

**Garage Exterior**

226 Noted evidence of ponding & poor yard drainage



**Garage Door**

239 Noted water intrusion at the Garage door

**Garage Slab**

239 Noted slab cracked and heaved – this is typical for the age and style of structure

**South Exterior**

233 Noted driveway concrete cracked & heaved – possible trip hazard