



The City of  
**OKLAHOMA CITY**



<b>Staff Only:</b>	Date Stamp
Zoning: <u>HP or HL</u>	
District: _____	
HPCA- <u>22-00126</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): 621 NW 41st street

Legal Description of Property (lot, block, addition): Sect 16-T12N-R3W Qtr SW | CROWN HEIGHTS ADD 013 000 E2 LOT 28 & ALL LOT 29 EX E 2 1/2 FT OF LOT 29

Year built: 1936 Exterior wall material: Brick Floor area: 3,014 sq.ft.

Itemized Work Items (List EACH ITEM proposed. Work not listed here will NOT be reviewed):

☐ New Construction ☒ Addition ☐ Fence ☒ Demolition (specify structure) NW portion of existing house

☒ Paving (specify) Concrete infill @ driveway ☐ 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**

Name (printed)	<u>Sam Rainbolt</u>	Date	<u>8-2-2022</u>
Address	<u>1920 NW 56th Terrace</u>	Organization	<u>621 Street LLC</u>
City, State, Zip	<u>Oklahoma City, OK 73118</u>	Phone	<u>405-659-8512</u>
		Email	<u>sam.rainbolt@icloud.com</u>

I prefer to be: ☐ Mailed or ☒ Emailed.

**Representative Signature** Collin Fleck

Digitally signed by Collin Fleck  
Date: 2022.08.02 15:47:21 -0500

Name (printed)	<u>Collin Fleck</u>	Date	<u>8-2-2022</u>
Address	<u>1001 NW 63rd Street, Suite 300</u>	Organization	<u>Bockus Payne Architecture</u>
City, State, Zip	<u>Oklahoma City, OK 73116</u>	Phone	<u>405-590-3705</u>
		Email	<u>collinf@bockus-payne.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

The scope of work for this 1936 residence in Crown Heights consists of three primary components: a two-story addition to the north side of the residence, a one-story porch wrapping the addition, and a remodel of the existing house. This scope of work will not include detail about the interior features. Very little site work is proposed aside from moving the existing driveway gate and infilling a portion of the leftover shape of grass between the existing driveway and the new porch. These changes are noted on the site plan.

## ADDITION

The two-story addition will be positioned along the north exterior wall of the existing house and will include a new kitchen, pantry, mechanical room, and expanded utility room on the ground floor as well as a new bedroom and master bedroom suite on the second floor. This will require modification or removal of the entire north façade including incorporating the NW corner wing into the new construction. The brick, doors and windows, gutters and cornice will be removed as well as the overhang at the back door. The ground mounted condensing unit and main electrical service to the house will be relocated to the east side of the house. An additional ground mounted condensing unit will be placed accordingly.

The addition will be set back from the NE and NW corners of the existing house. The roof pitch will match the existing house and will sit below the primary ridgeline, making the addition virtually invisible from the primary street façade. Prefinished metal gutters and downspouts will match the existing house profiles.

The addition will be clad with brick veneer to match the original brick. Windows will be double hung and will have a full lite pattern. Windows will have cast stone sills to match the existing house. The cornice at the roof will be simplified compared to the existing house.

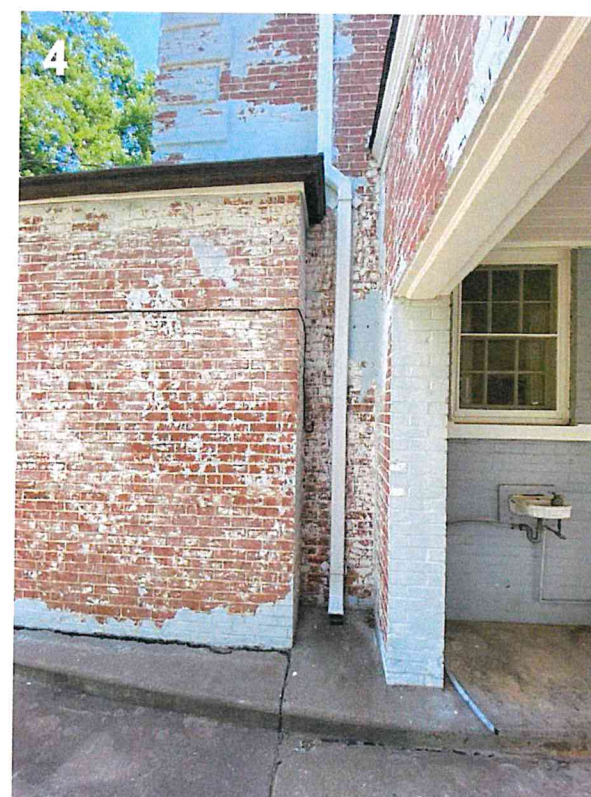
## PORCH

A porch will wrap the new addition on the ground floor. A flat roof with a gravel guard will cap the simple square columns supporting the structure. The gutter profile will match the existing house. The overall character is intended to be simple and understated. The guard rail will be wrought iron fence. The skirt of the porch will be brick.





## EXISTING CONDITIONS



**1 |** North Façade. Except for the window in the top left corner, all windows and doors shown here will be removed. The stone pavers will be removed and the light wells to the basement will be covered.

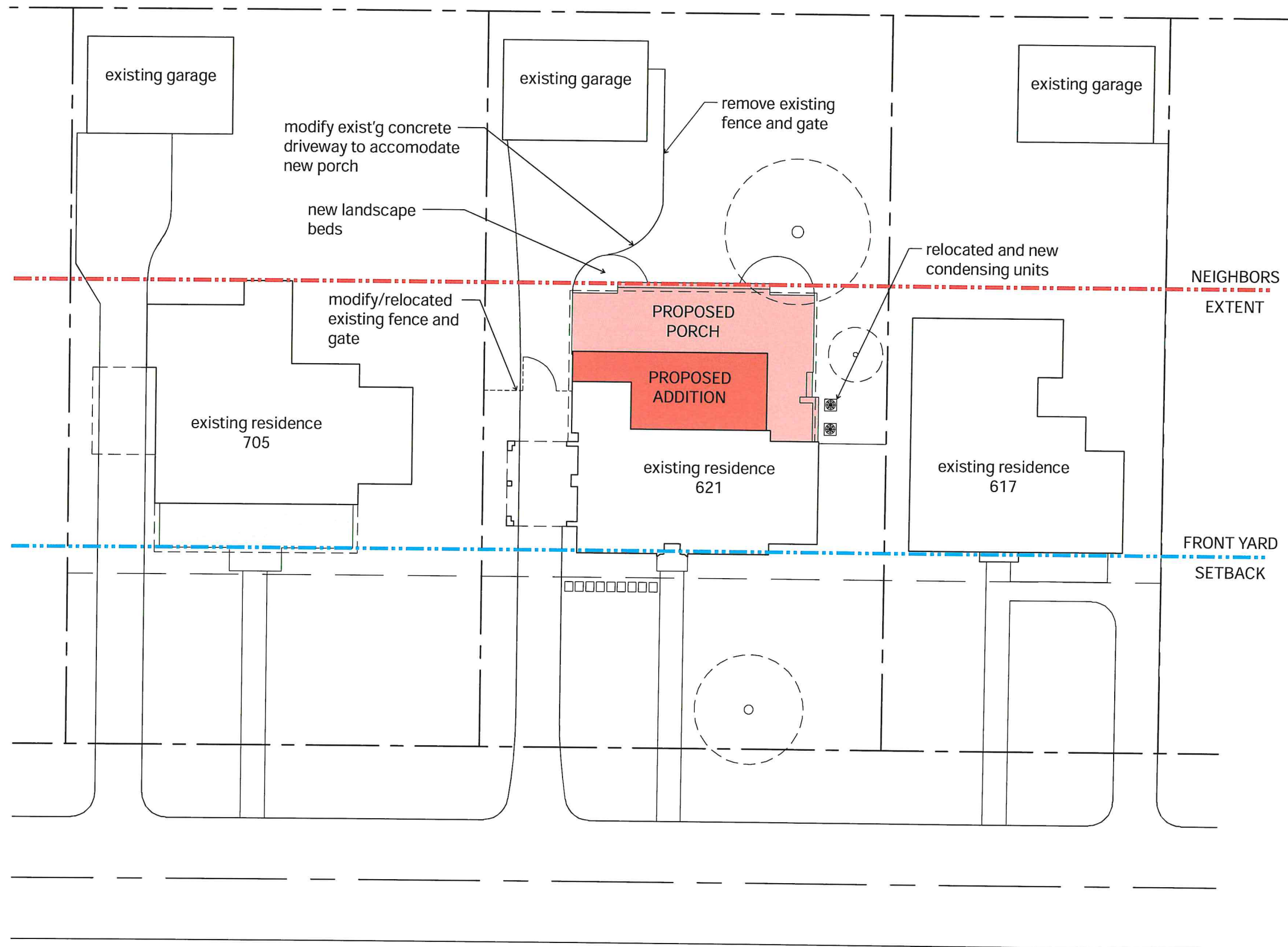
**2 |** NW corner of the house showing the existing laundry room and carport.

**3 |** NE corner of the house. The ground floor door will be converted to a window of the same width and will include a cast stone sill to match the rest of the house.

**4 |** Extent of work on the west façade occurs at this gap between the laundry room and carport.

**5 |** Existing ground mounted condensing unit and electrical service to be relocated.

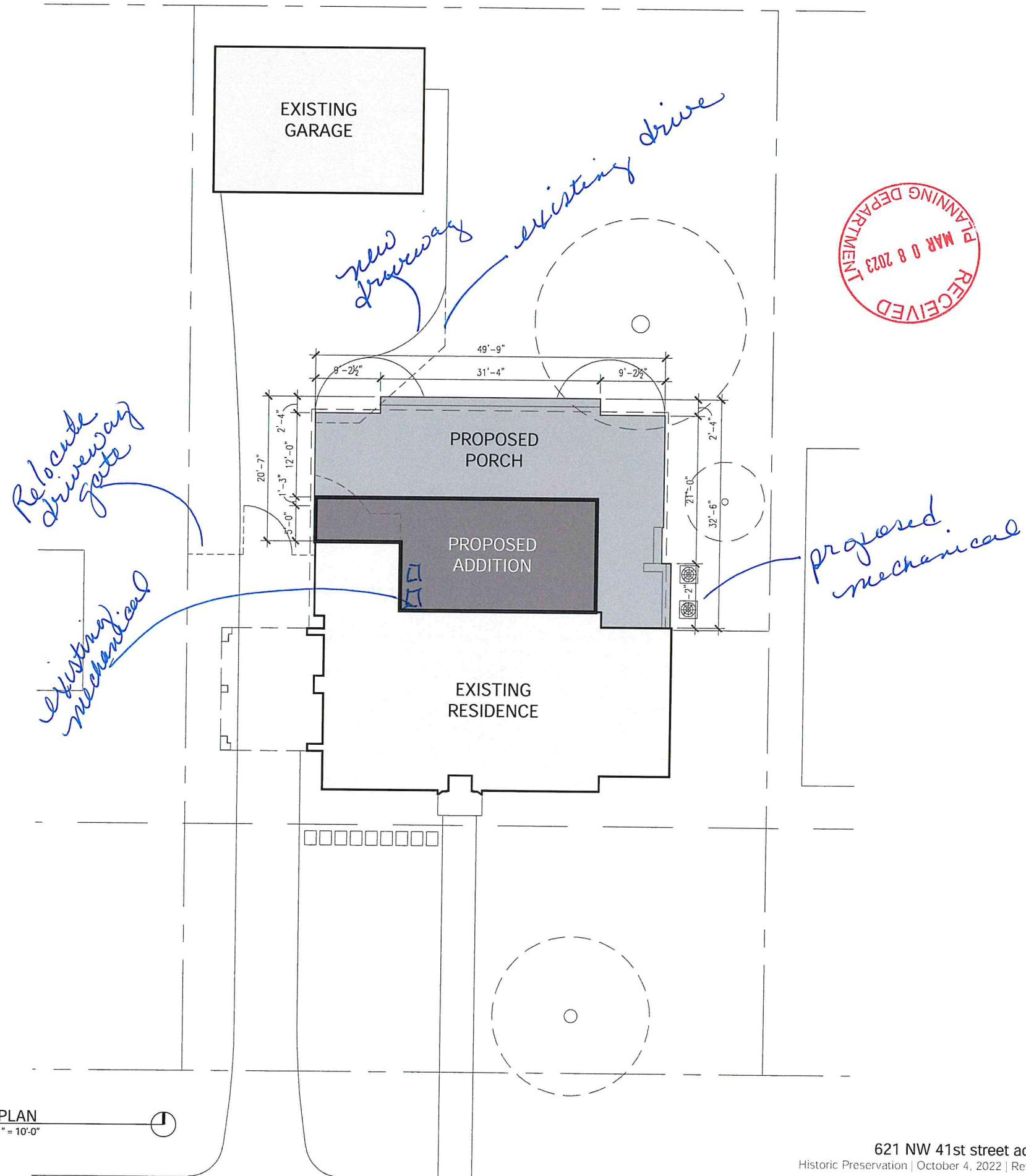




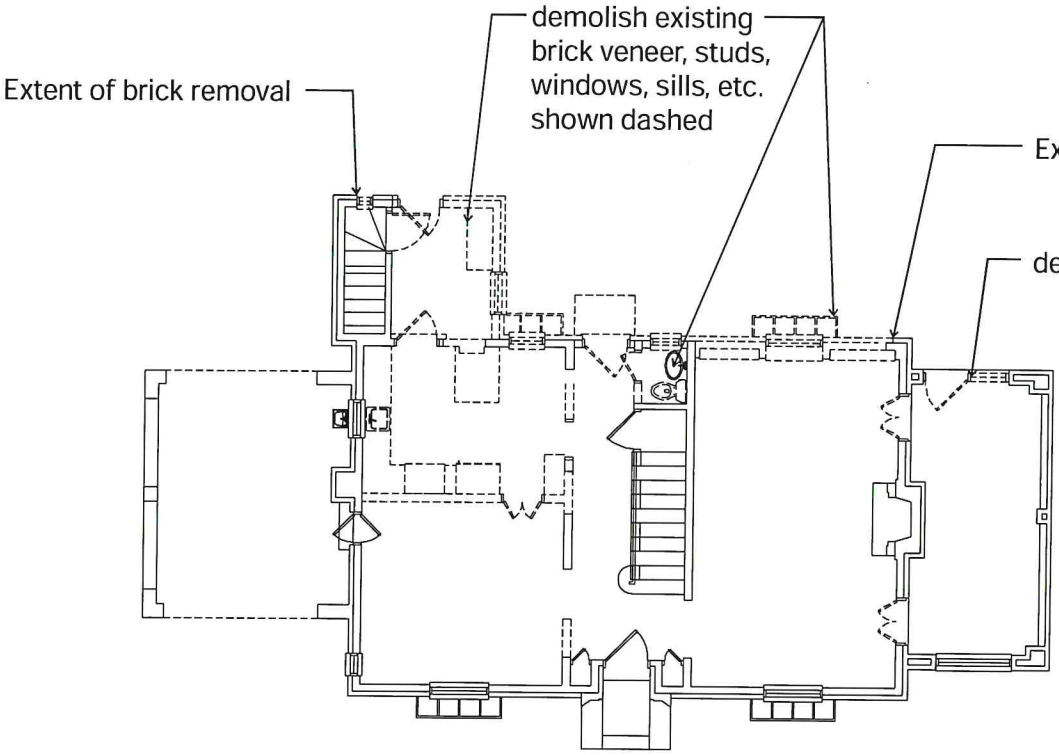
SITE CONTEXT PLAN  
SCALE: 1" = 15'-0"



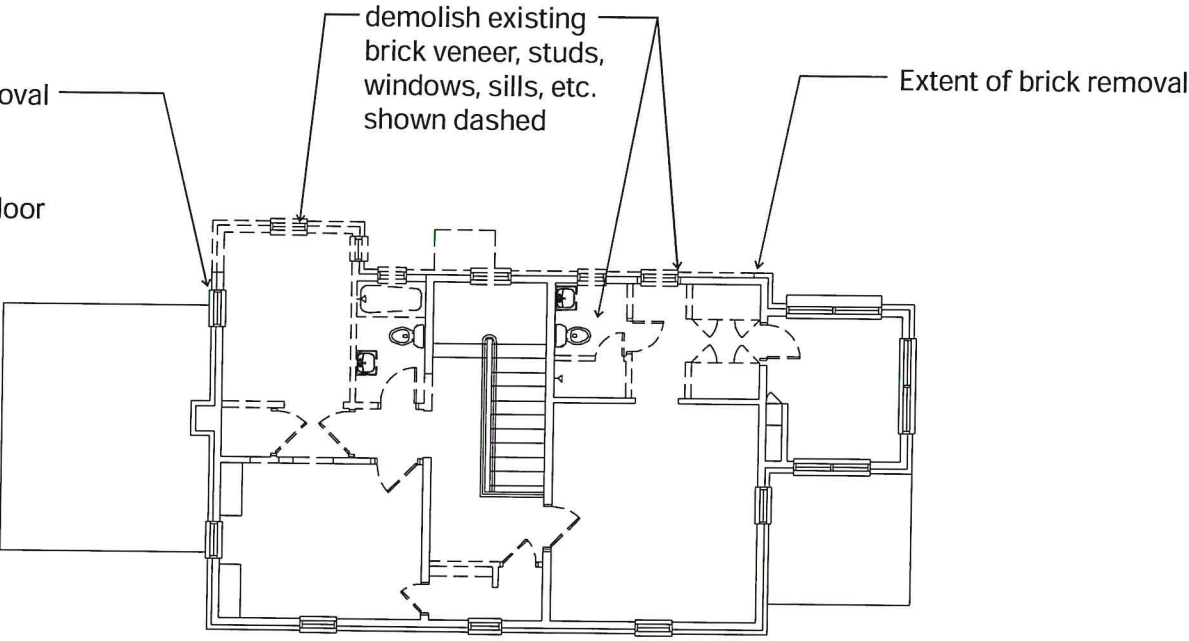
SITE PLAN  
SCALE: 1" = 10'-0"





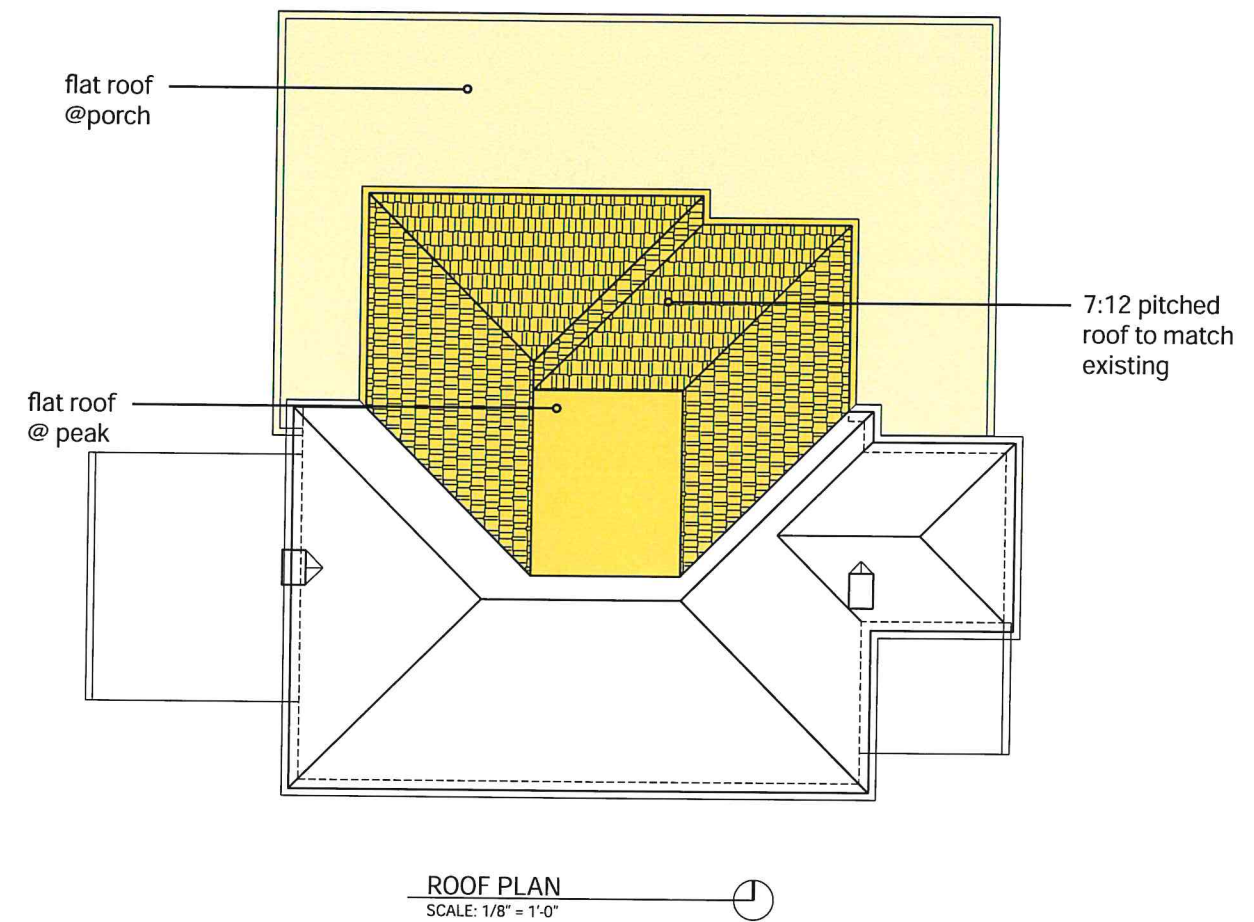
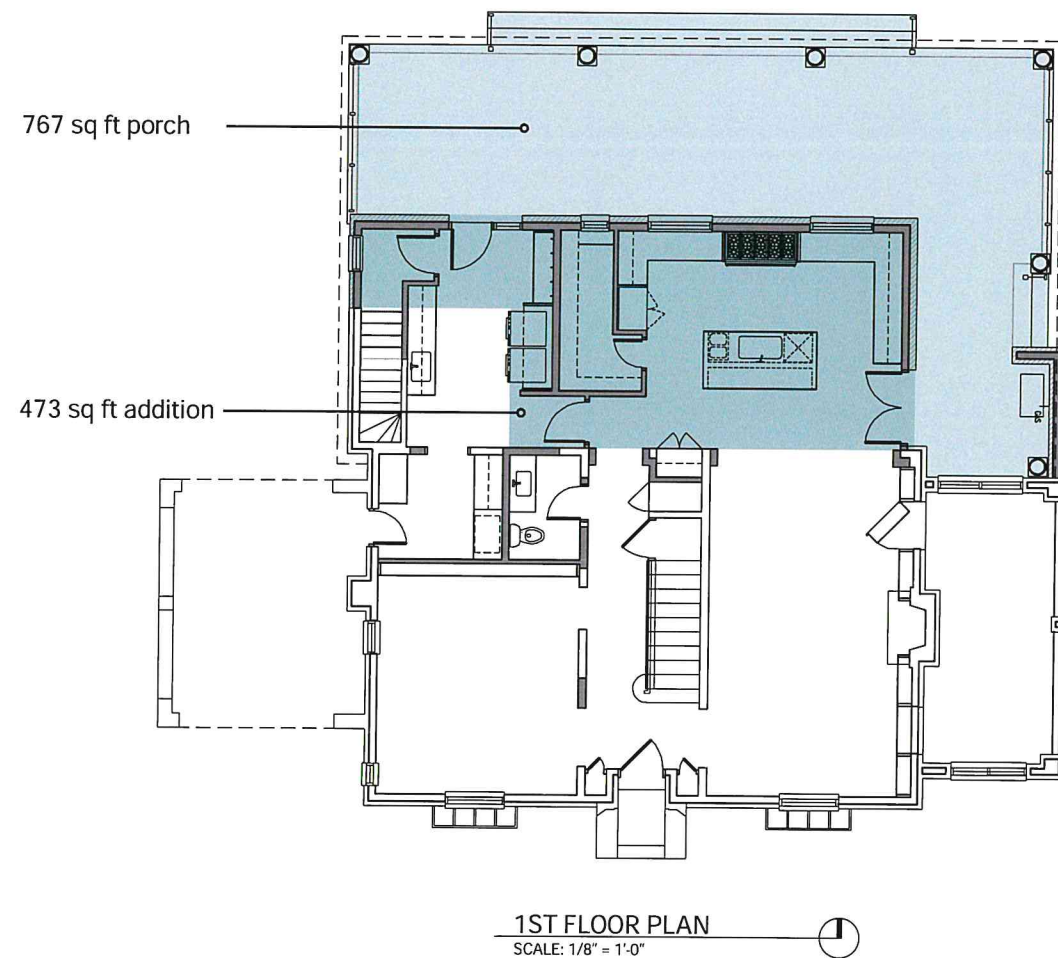
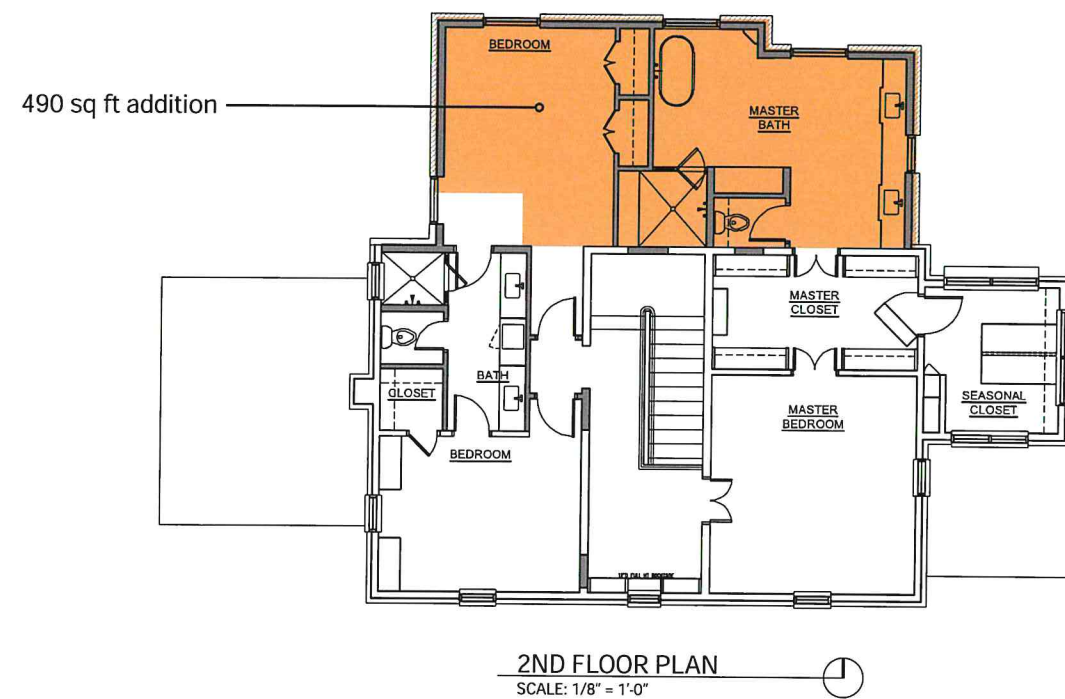


1ST FLOOR DEMO PLAN  
SCALE: 1/8" = 1'-0"



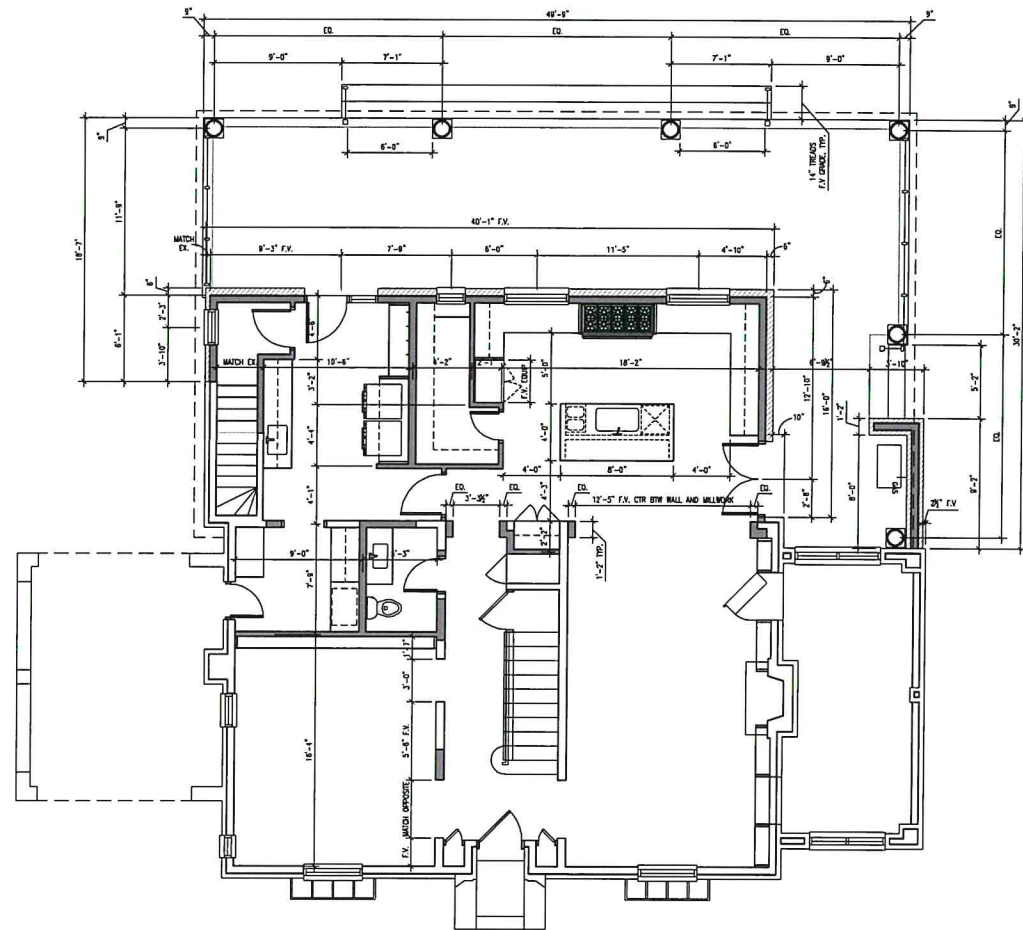
2ND FLOOR DEMO PLAN  
SCALE: 1/8" = 1'-0"



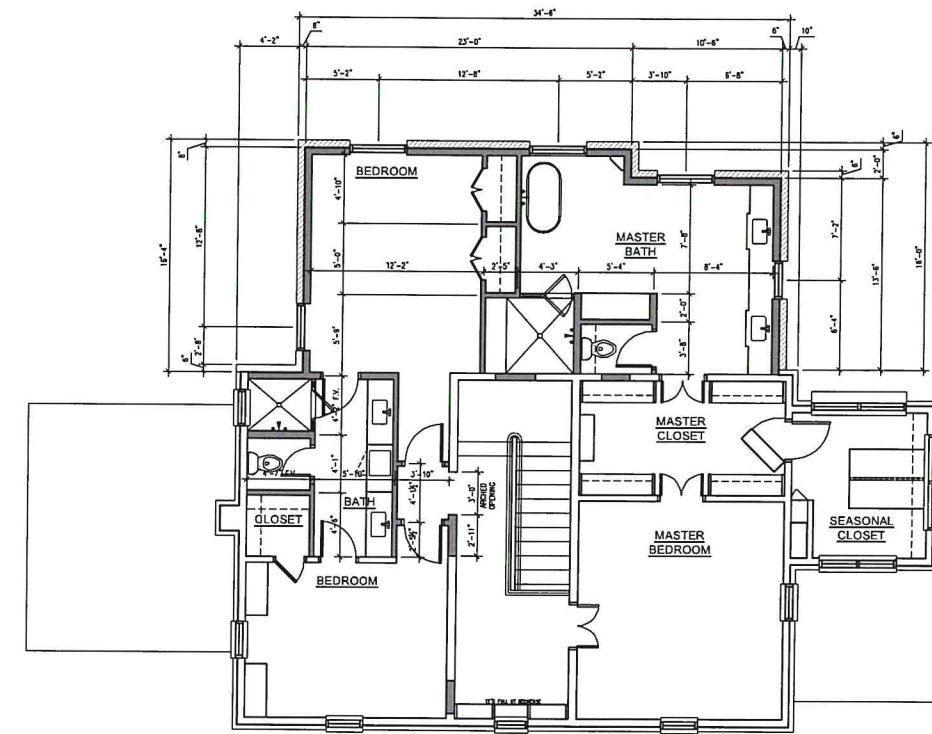


TOTAL ADDITION:  
963 sq ft





1ST FLOOR DIM PLAN  
SCALE: 1/8" = 1'-0"



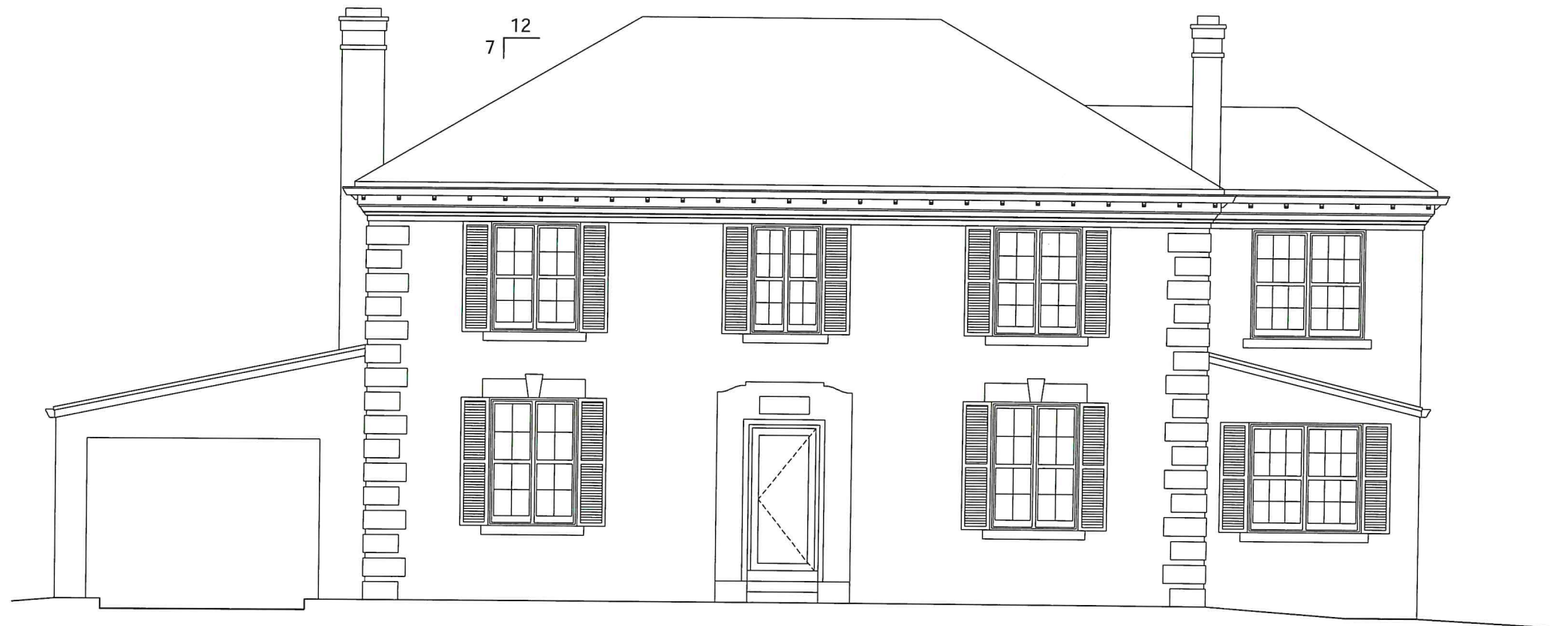
2ND FLOOR DIM PLAN  
SCALE: 1/8" = 1'-0"







note: no work to be done  
on this elevation



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

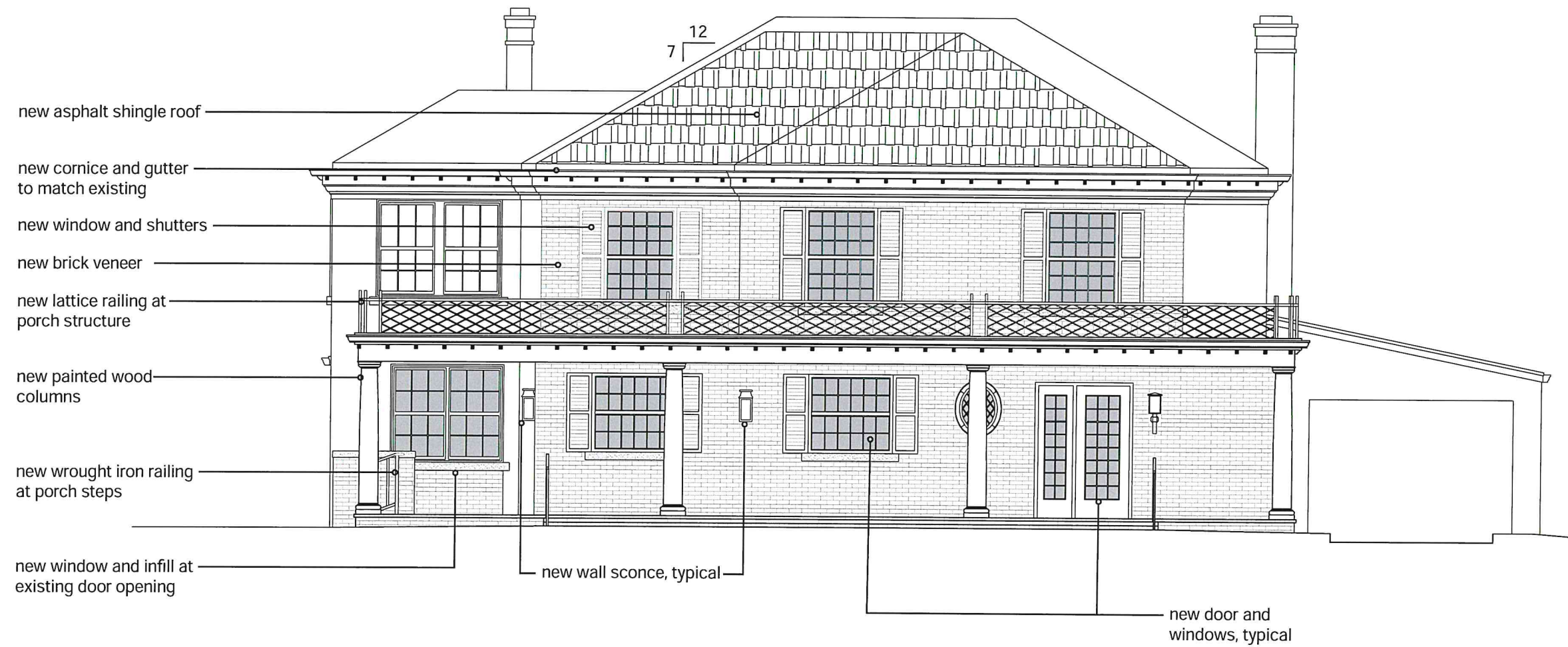




WEST ELEVATION

SCALE: 1/4" = 1'-0"

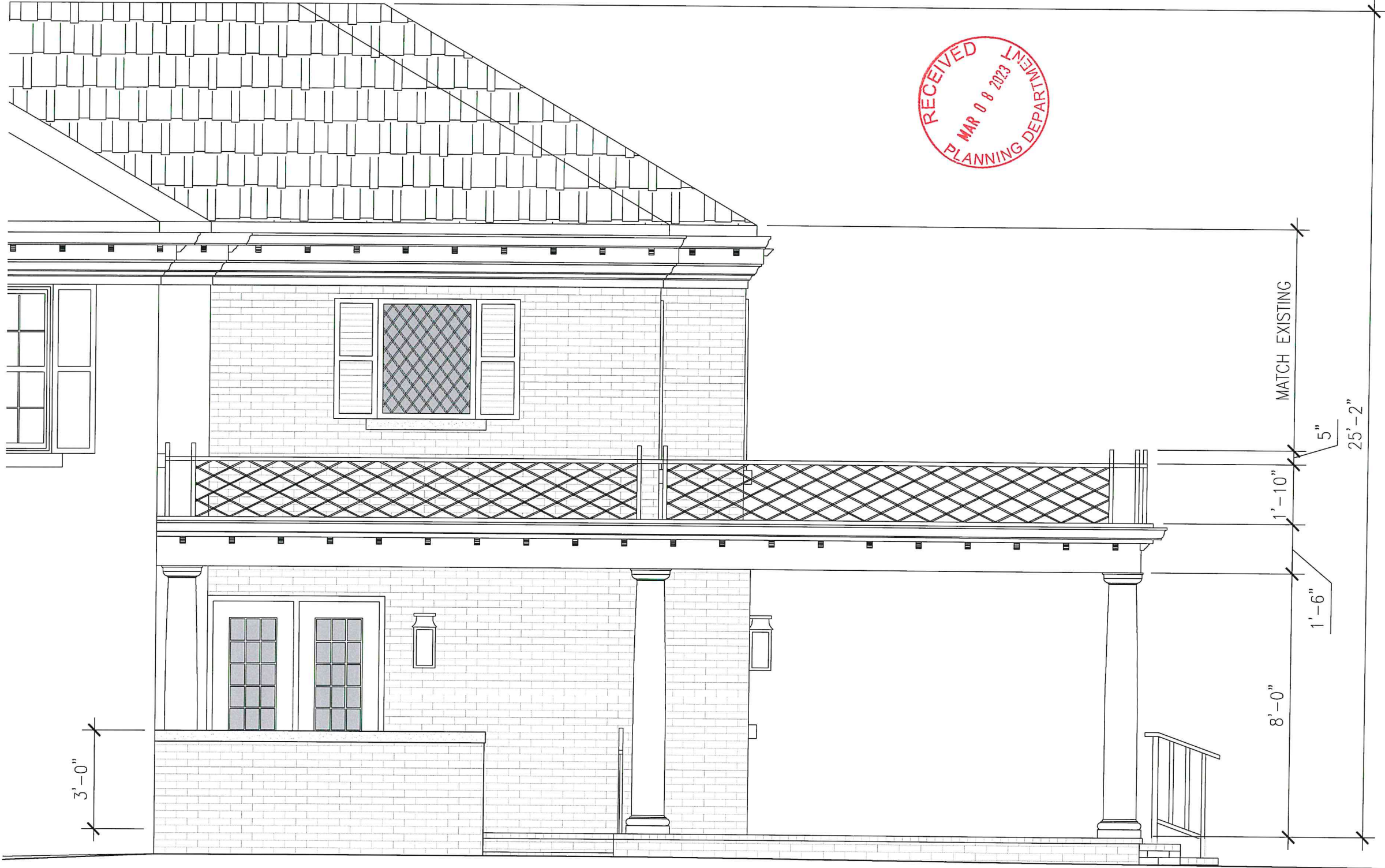




NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

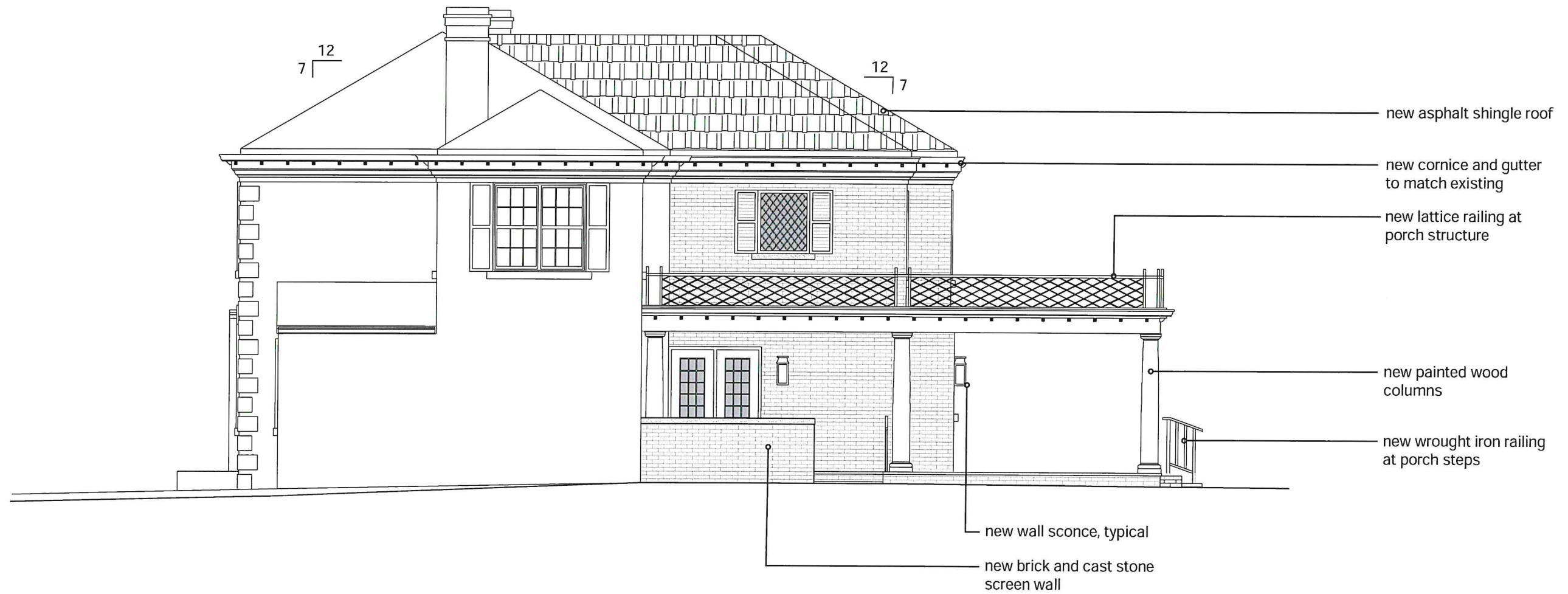


ENLARGED ELEVATION



PARTIAL EAST ELEVATION  
SCALE: 1/2" = 1'-0"

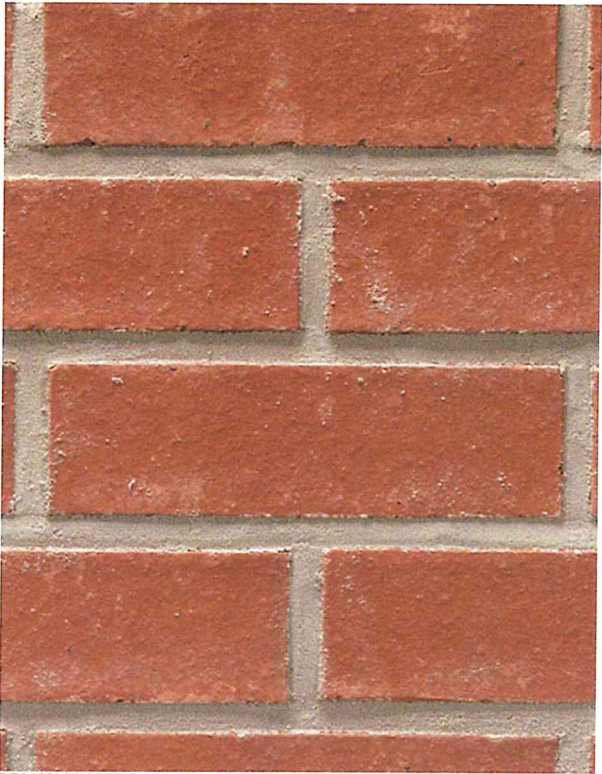




EAST ELEVATION  
SCALE: 1/4" = 1'-0"



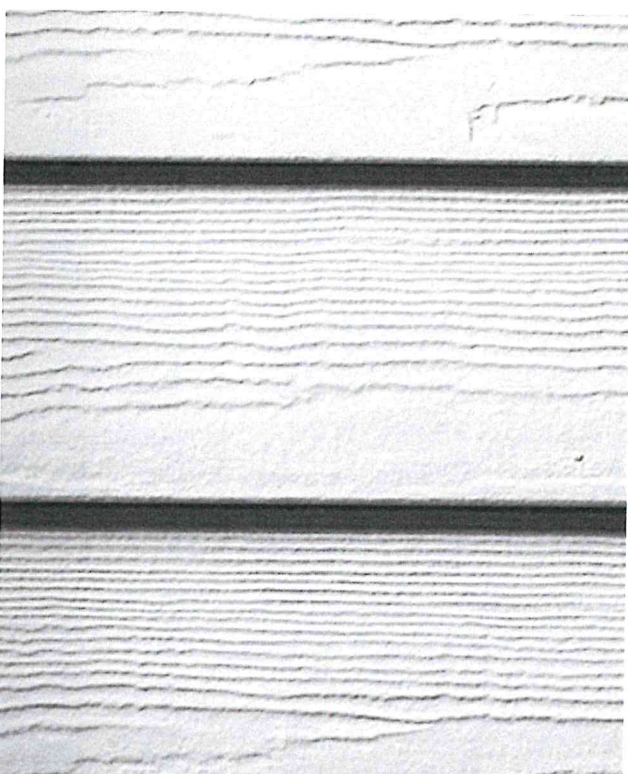
METHODS AND MATERIALS



BRICK VENEER | ACME BRICK - RED SEMI-SMOOTH



ROOFING | CERTAINTEED - XT 25 - GEORGETOWN GREY

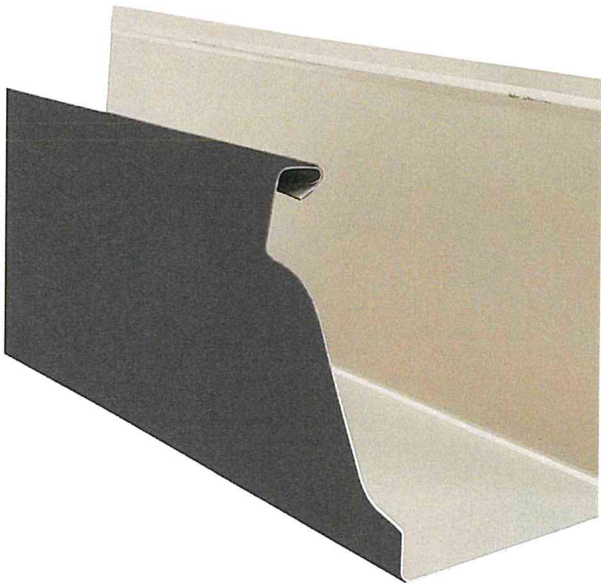


SIDING | HARDIE PLANK - ARCTIC WHITE



SOFFIT | HARDIE PLANK - ARCTIC WHITE

GUTTER | K&M - K-STYLE - DARK BRONZE ALUMINUM



PORCH RAILING | WROUGHT IRON FENCE



WINDOW | PELLA - SINGLE-HUNG & DOUBLE-HUNG ENCOMPASS VINYL



DOOR | PELLA - FIBERGLASS & METAL ENTRY DOOR





03/07/2023



## VIEW FROM NORTH SIDE

railing is decorative metal



add sidewalk



VIEW FROM NORTH SIDE *from 11/02/2022*





03/07/2023



VIEW FROM NW CORNER





VIEW FROM NW CORNER *from 11/02/2022*

*railing is wrought iron*







03/07/2023

# VIEW FROM NE CORNER





VIEW FROM NE CORNER

*from 11/02/2022*





# MECHANICAL SCREEN DETAIL

