



The City of
OKLAHOMA CITY

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Staff Only:

Date Stamp

Zoning: HP or HL

District: MP

HPCA- 23 - 00025

Received by: DC

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): 432 NW 19th

Legal Description of Property (lot, block, addition): _____

Year built: 1920 Exterior wall material: Wood siding Floor area: 2,206 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 Relocate electric meter, relocate C/Us, repair/replace existing non-historic soffit boards,

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 Matthew Litter

Date 2/28/23

Name (printed) Matt & Laci Litter

Organization Homeowners

Address 432 NW 19th St.

Phone (405) 635-5325

City, State, Zip Oklahoma City, OK 73103

Email mattlitter@gmail.com; laciral@gmail.com

I prefer to be: ☐ Mailed or ☒ Emailed.

Representative Signature Hollie Hunt

Date 2/28/23

Name (printed) Hollie Hunt

Organization Sam Gresham Architecture

Address 400 NW 23rd St. Suite B

Phone 405-842-2998

City, State, Zip Oklahoma City, OK 73103

Email hollie@samgreshamarchitect.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.

LOT COVERAGE CALCULATIONS:

BUILDING COVERAGE

MAIN HOUSE = 1,206 SQFT
GARAGE = 539 SQFT

BUILDINGS SUB-TOTAL = 1,745 SQFT

FRONT COVERAGE

SIDEWALKS = 231 SQFT
PORCH = 33 SQFT
DRIVEWAYS = 1,315 SQFT

REAR COVERAGE

EXISTING CONC STOOP = 31 SQFT (removed)
NEW PORCH = 236 SQFT

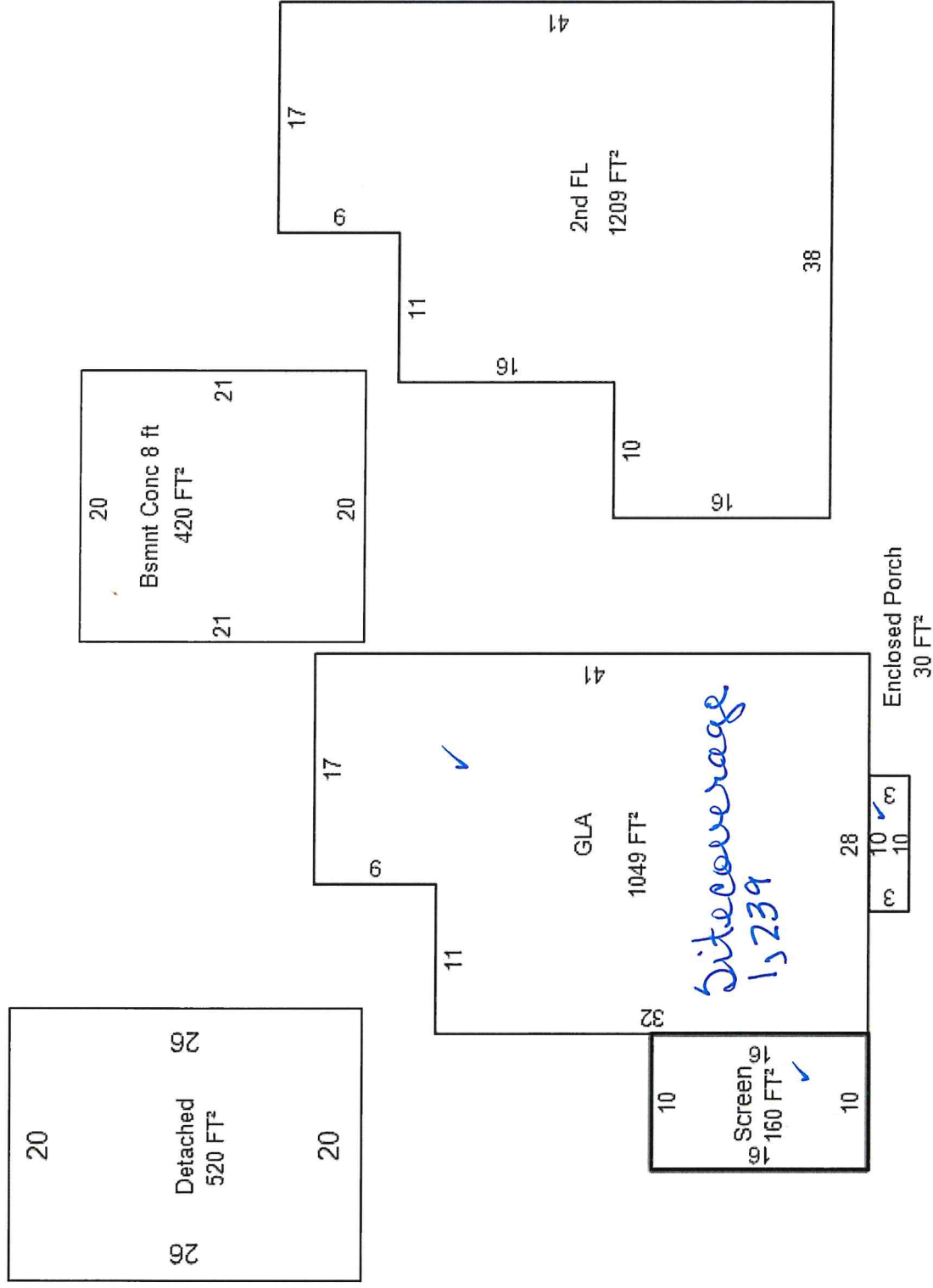
Addition footprint ↪ 375

TOTAL IMPERVIOUS LOT COVERAGE = 3,560 SQFT

? LOT SIZE = 7,838 SQFT / 3,560 = 45%

55 X 142 = 7810 X 50% = 3905

3560
+ 375
3935 ↪ 50% - 51%



LEGAL DESCRIPTION:
WINANS HIGHLAND TERRACE
ADD. BLOCK 008 LOTS
005-006 (SEE FULL LEGAL)

PROJECT INFO
PROJECT ADDRESS:
432 NW 19th ST.
Oklahoma City, OK 73103

OWNER: Matt & Laci Litter
EMAIL: mattlitter@gmail.com,lacirai@gmail.com

ARCHITECT: Sam Gresham Architecture
PLANS BY: Hollie Hunt
400 NW 23rd ST. Suite B
Oklahoma City, OK 73103
(405)842-2998
hollie@greshamarchitect.com

EXISTING 2-STORY HOUSE
1st FLOOR AREA = 1048 SQFT
2nd FLOOR AREA = 1158 SQFT
TOTAL AREA = 2206 SQFT

EXISTING GARAGE
1st FLOOR AREA = 539 SQFT

PROPOSED ADDITION(S)
GARAGE ADDITION = 0 SQFT
HOUSE ADDITION = 150 SQFT
COVERED PORCH ADD. = 111 SQFT

FULL LEGAL DESCRIPTION
WINANS HIGHLAND TERRACE ADDITION
BLOCK 008 LOT 000 W25FT LOT 5 & E30FT LOT 6

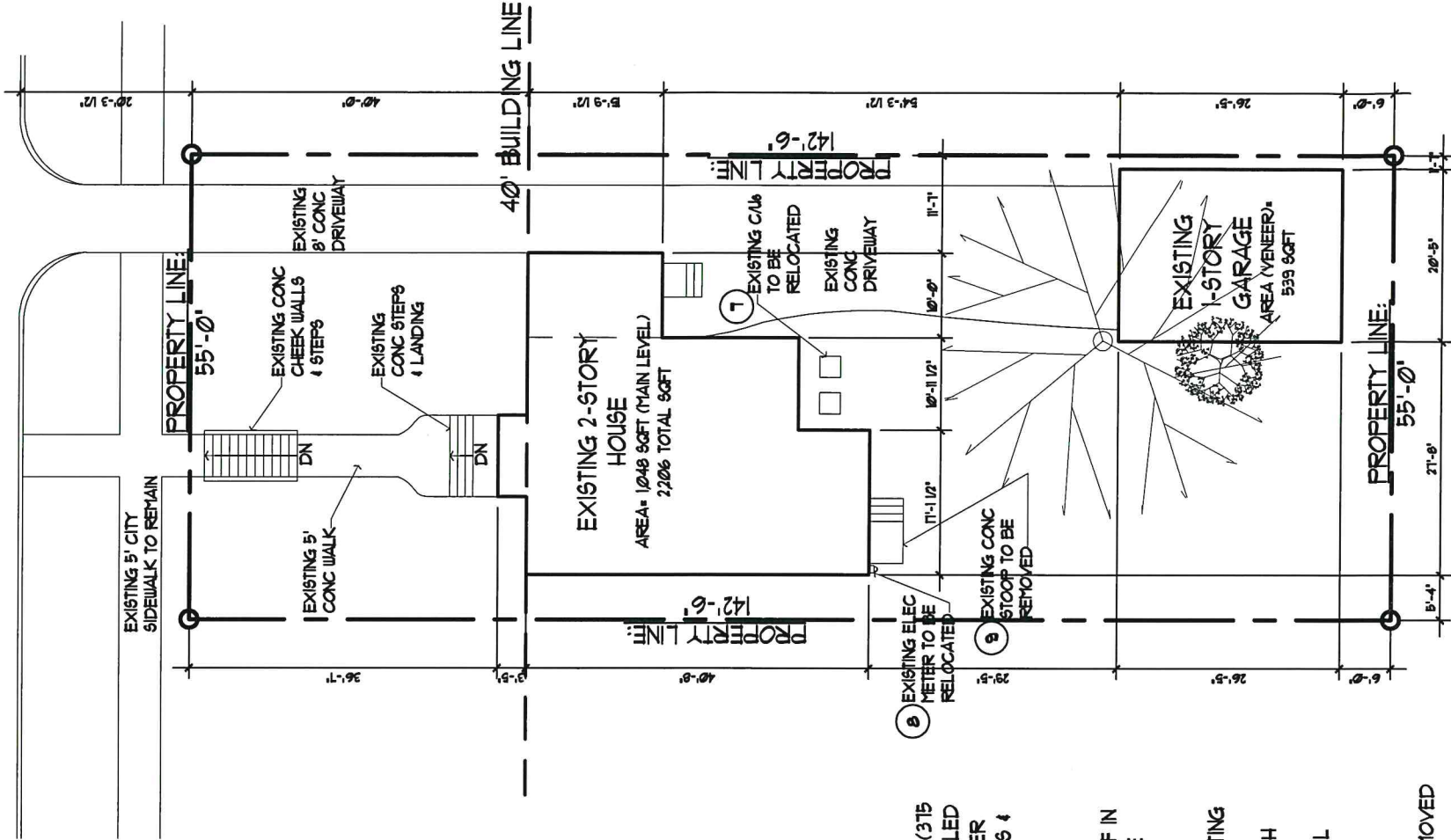
DRAWING INDEX

- A10 COVERSHEET & EXISTING SITE PLAN
- A11 PROPOSED SITE PLAN
- A20 EXISTING FIRST FLOOR PLAN
- A21 EXISTING SECOND FLOOR PLAN
- A22 PROPOSED FIRST FLOOR PLAN
- A23 PROPOSED SECOND FLOOR PLAN
- A31 EXISTING EXTERIOR ELEVATIONS
- A32 PROPOSED ELEVATIONS
- A33 PROPOSED ELEVATIONS
- A51 EXISTING & PROPOSED DETAILS
- A52 EXISTING WINDOWS & DOORS, PROPOSED PORCH RAILING DETAIL

SCOPE OF WORK

- 1) A NEW TWO-STORY ADDITION OF 150 SQFT. TOTAL (315 SQFT PER FLOOR) TO ACCOMMODATE A REMODELED KITCHEN, FAMILY ROOM, LAUNDRY ROOM & POWDER BATH ON THE 1ST LEVEL AND TWO NEW BEDROOMS & BATHROOM ON THE 2ND LEVEL. ALL PROPOSED EXTERIOR MATERIALS SHALL MATCH EXISTING CONDITIONS.
- 2) NEW ROOF AT ADDITION TO MATCH EXISTING ROOF IN PITCH AND MATERIALS, INCLUDING FASICA, FRIEZE BOARD, ETC.
- 3) NEW COVERED PORCH AT REAR ENTRY.
- 4) NEW WOOD WINDOWS IN ADDITION TO MATCH EXISTING WINDOWS (DETAIL PROVIDED).
- 5) NEW WOOD FRENCH DOORS IN ADDITION TO MATCH EXISTING DOOR (DETAIL PROVIDED).
- 6) NEW PORCH COLUMNS TO MATCH EXISTING (DETAIL PROVIDED).
- 7) RELOCATE EXISTING C/L6.
- 8) RELOCATE EXISTING ELECTRIC METER.
- 9) EXISTING REAR CONC STOOP & STEPS TO BE REMOVED TO ACCOMMODATE NEW ADDITION.
- 10) REMOVE EXISTING WINDOWS AS NECESSARY TO ACCOMMODATE NEW ADDITION. RELOCATE WINDOWS IN NEW ADDITION (REFER FLOOR PLAN).
- 11) REPLACE EXISTING PLYWOOD SOFFITS W/ WOOD BEADBOARD TO RESTORE TO ORIGINAL HISTORIC SOFFITS.
- 12) NEW CONCRETE STOOP & STEPS.

NW 19TH ST.



LEGAL DESCRIPTION:
WINANS HIGHLAND TERRACE
ADD. BLOCK 008 LOTS
005-006 (SEE FULL LEGAL)

PROJECT INFO

PROJECT ADDRESS:
432 NW 19th ST.
Oklahoma City, OK 73103

OWNER: Matt & Laci Liter
EMAIL: mattliter@gmail.com, lacirai@gmail.com

ARCHITECT: Sam Gresham Architecture
PLANS BY: Hollie Hunt
400 NW 23rd ST. Suite B
Oklahoma City, OK 73103
(405) 842-2938
hollie@samgreshamarchitect.com

EXISTING 2-STORY HOUSE
1st FLOOR AREA = 1048 SQFT
2nd FLOOR AREA = 1158 SQFT
TOTAL AREA = 2206 SQFT

EXISTING GARAGE
1st FLOOR AREA = 539 SQFT

PROPOSED ADDITION(S)
GARAGE ADDITION = 0 SQFT
HOUSE ADDITION = 1150 SQFT
COVERED PORCH ADD.: III SQFT

FULL LEGAL DESCRIPTION
WINANS HIGHLAND TERRACE ADDITION
BLOCK 008 LOT 008 1/25FT LOT 5 & E30FT LOT 6

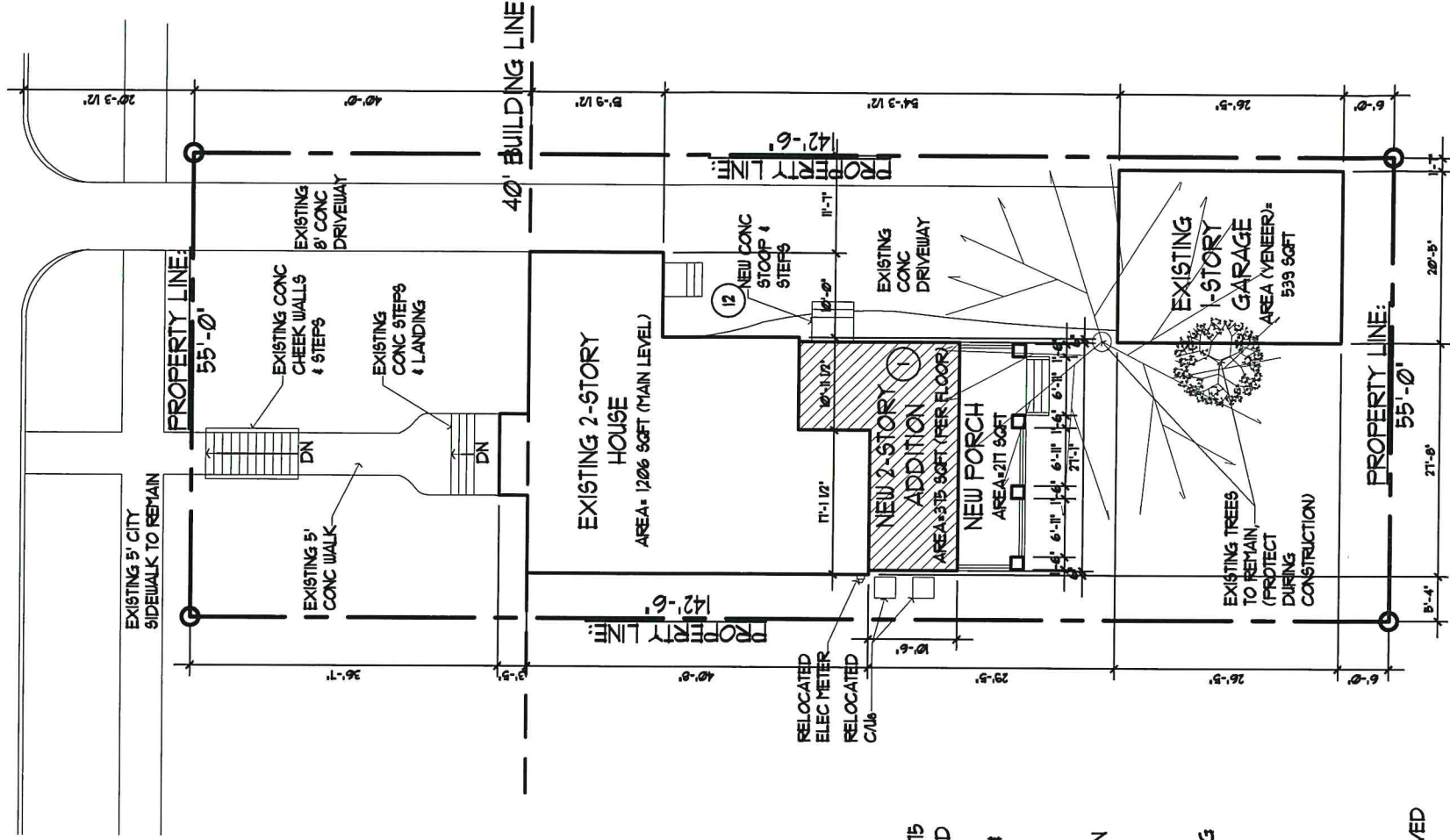
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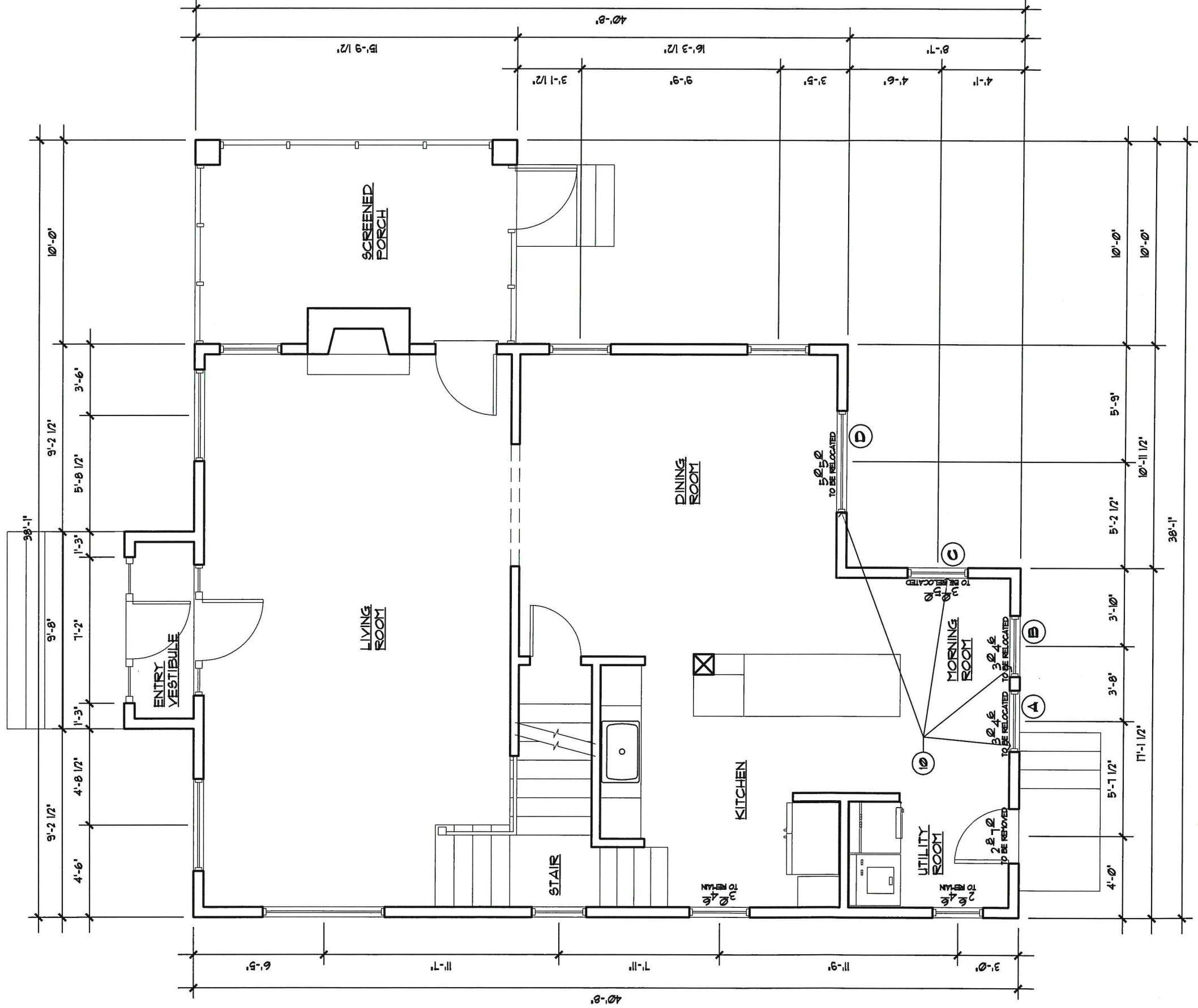
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SCOPE OF WORK

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- 11) REPLACE EXISTING PLYWOOD SOFFITS W/ WOOD BEADBOARD TO RESTORE TO ORIGINAL HISTORIC SOFFITS.
- 12) NEW CONCRETE STOOP & STEPS.

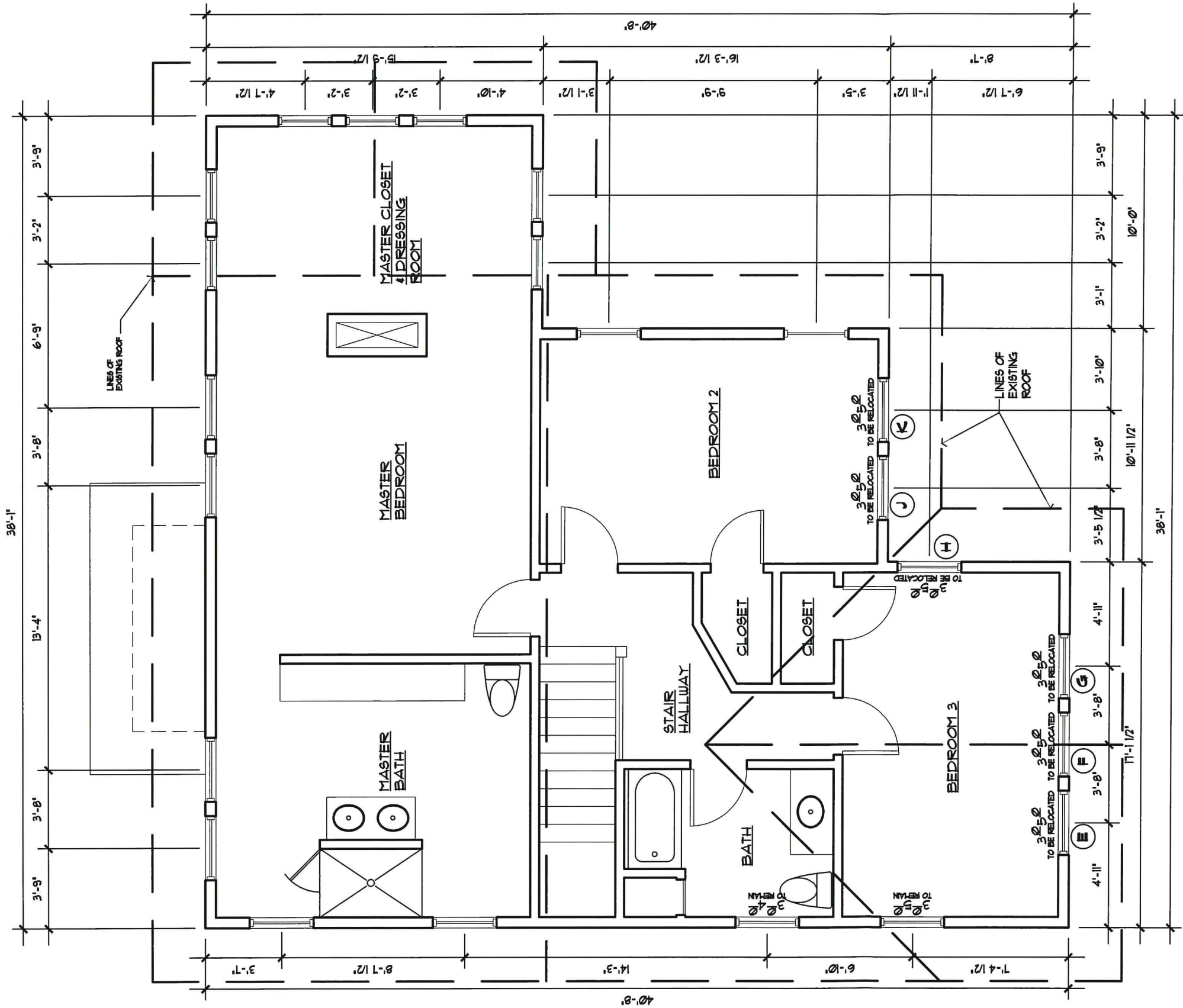
NW 19TH ST.





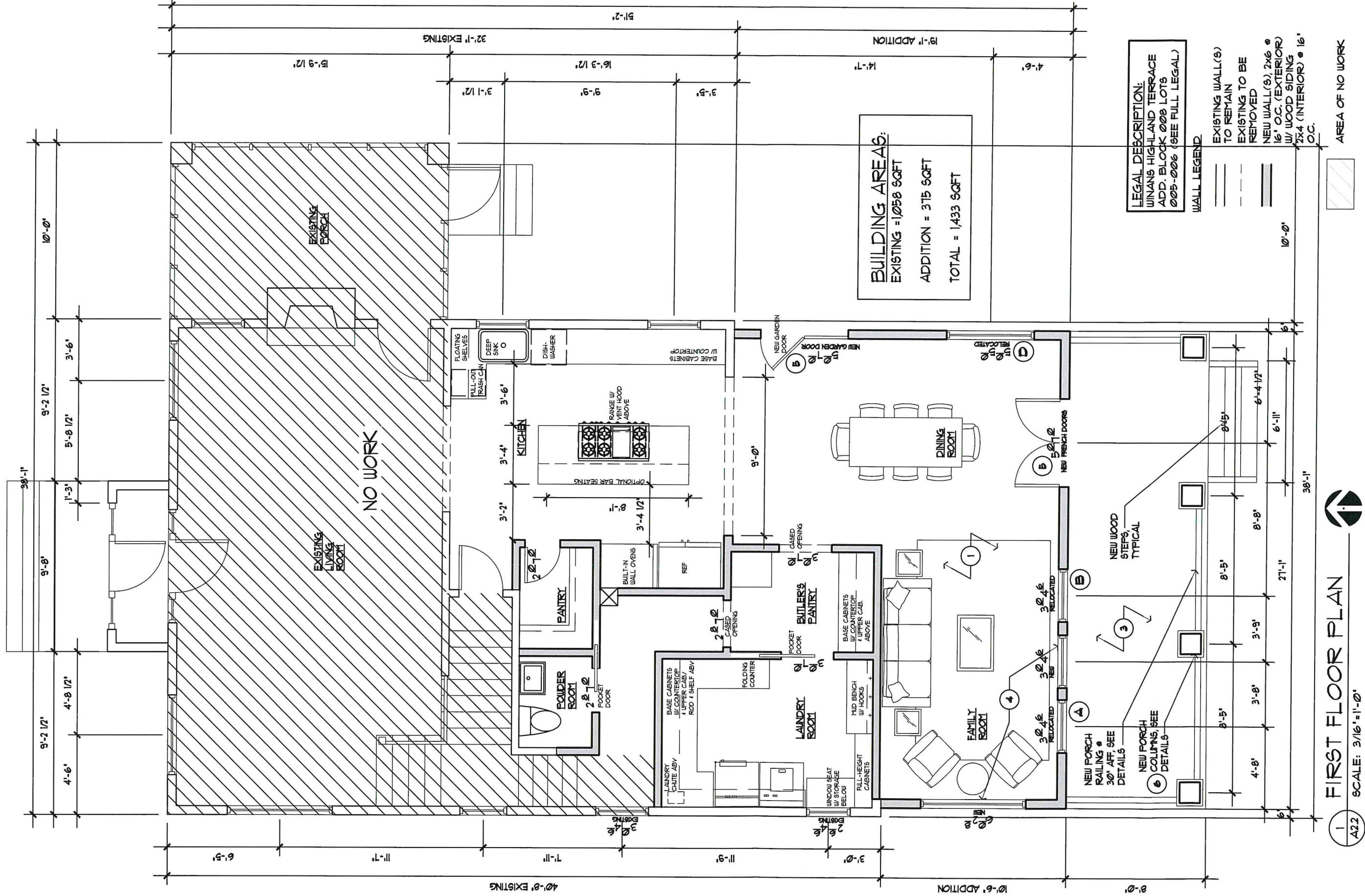
LEGAL DESCRIPTION:
WINANS HIGHLAND TERRACE
ADD. BLOCK 008 LOTS
005-006 (SEE FULL LEGAL)

EXISTING
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"
NORTH



LEGAL DESCRIPTION:
WINANS HIGHLAND TERRACE
ADD. BLOCK 008 LOTS
005-006 (SEE FULL LEGAL.)

EXISTING
SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"
NORTH

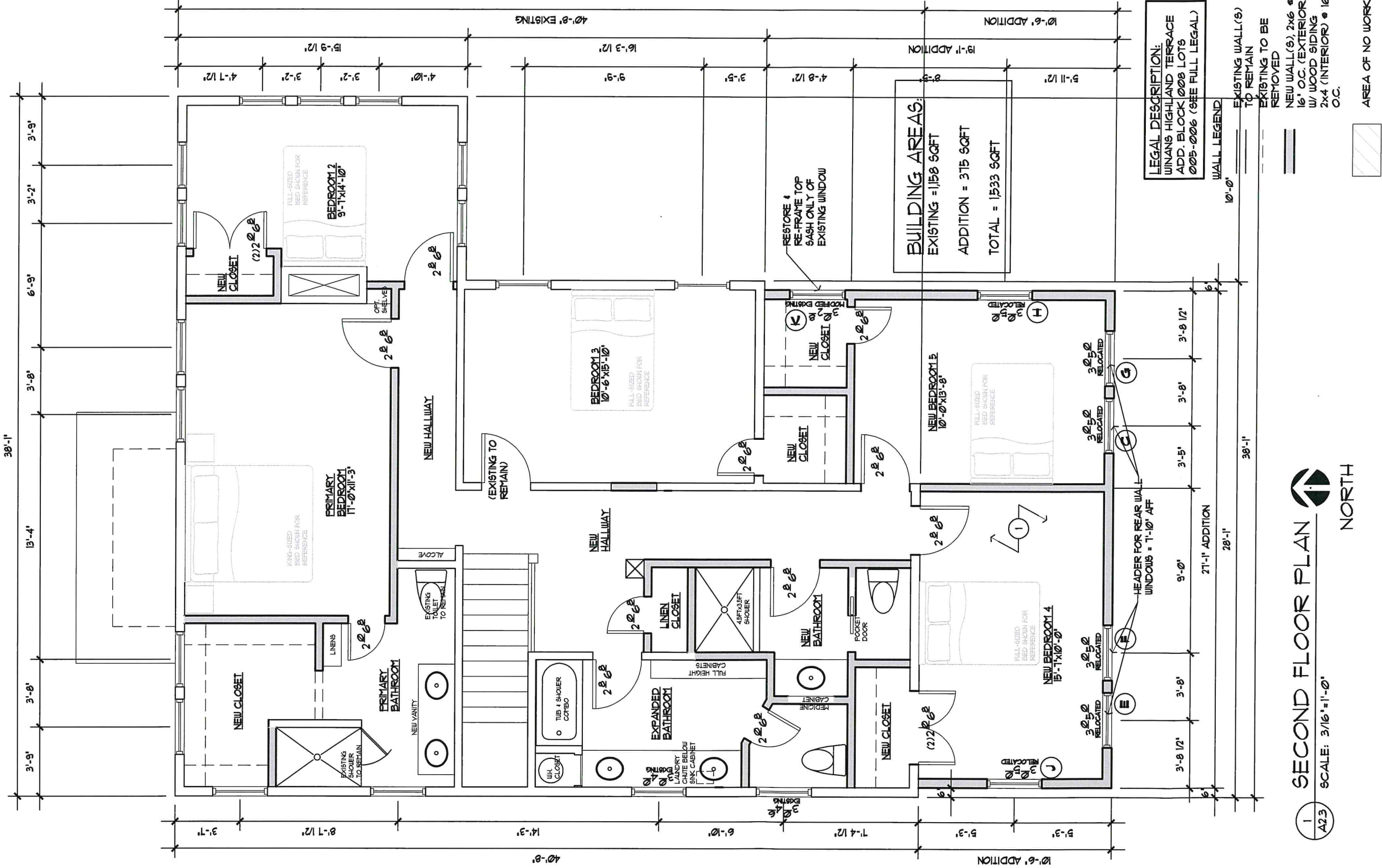


1 FIRST FLOOR PLAN NORTH
A22 SCALE: 3/16" = 1'-0"

LEGAL DESCRIPTION:
WINANS HIGHLAND TERRACE
ADD. BLOCK 008 LOTS
005-006 (SEE FULL LEGAL)

WALL LEGEND
EXISTING WALL(S)
TO REMAIN
EXISTING TO BE
REMOVED
NEW WALL(S) 2x6 @
16" O.C. (EXTERIOR)
W/ WOOD SIDING
2x4 (INTERIOR) @ 16"
O.C.

AREA OF NO WORK

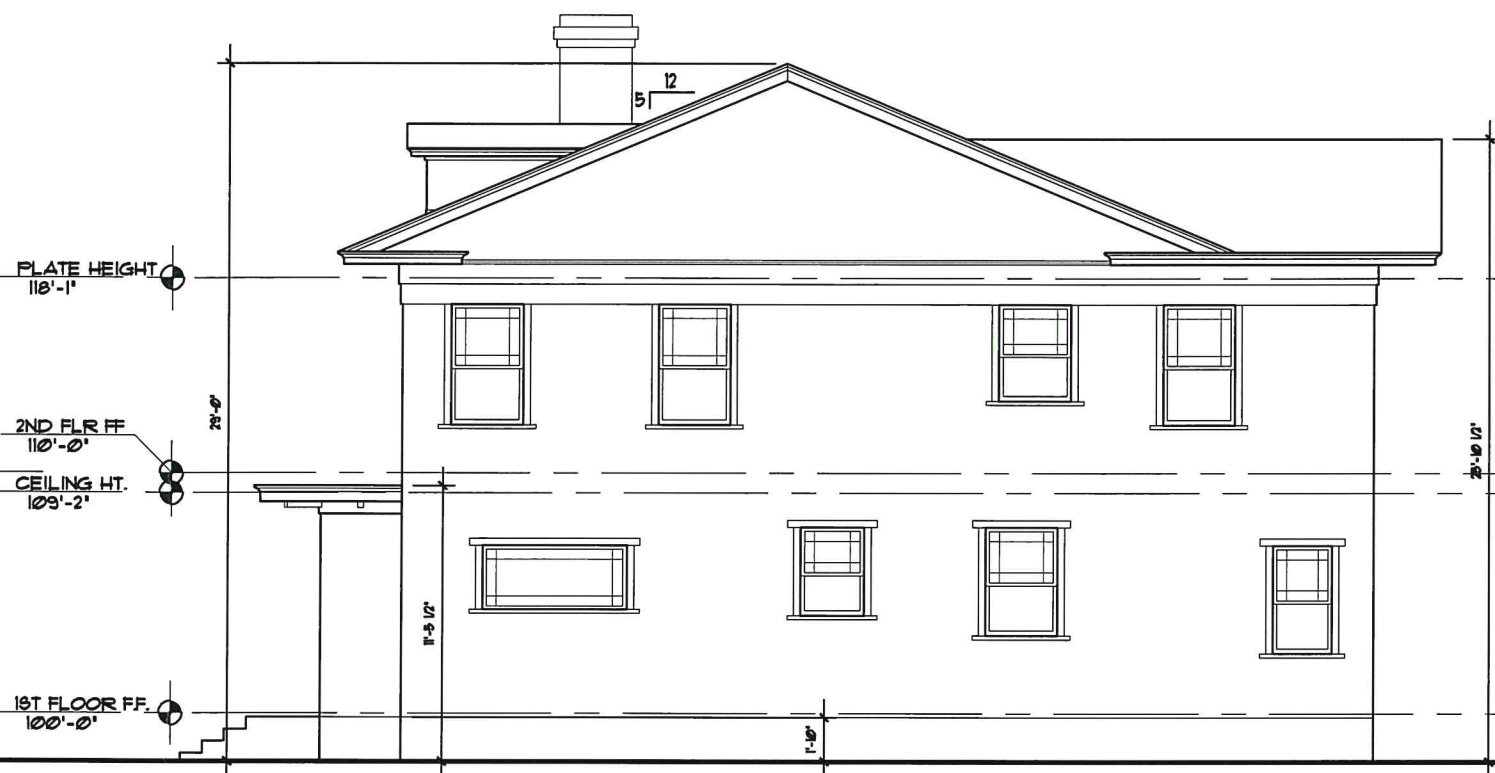


1 SECOND FLOOR PLAN NORTH
A23 SCALE: 3/16" = 1'-0"



EXISTING
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EXISTING
WEST ELEVATION

SCALE: 1/8"=1'-0"



EXISTING
NORTH ELEVATION

SCALE: 1/8"=1'-0"



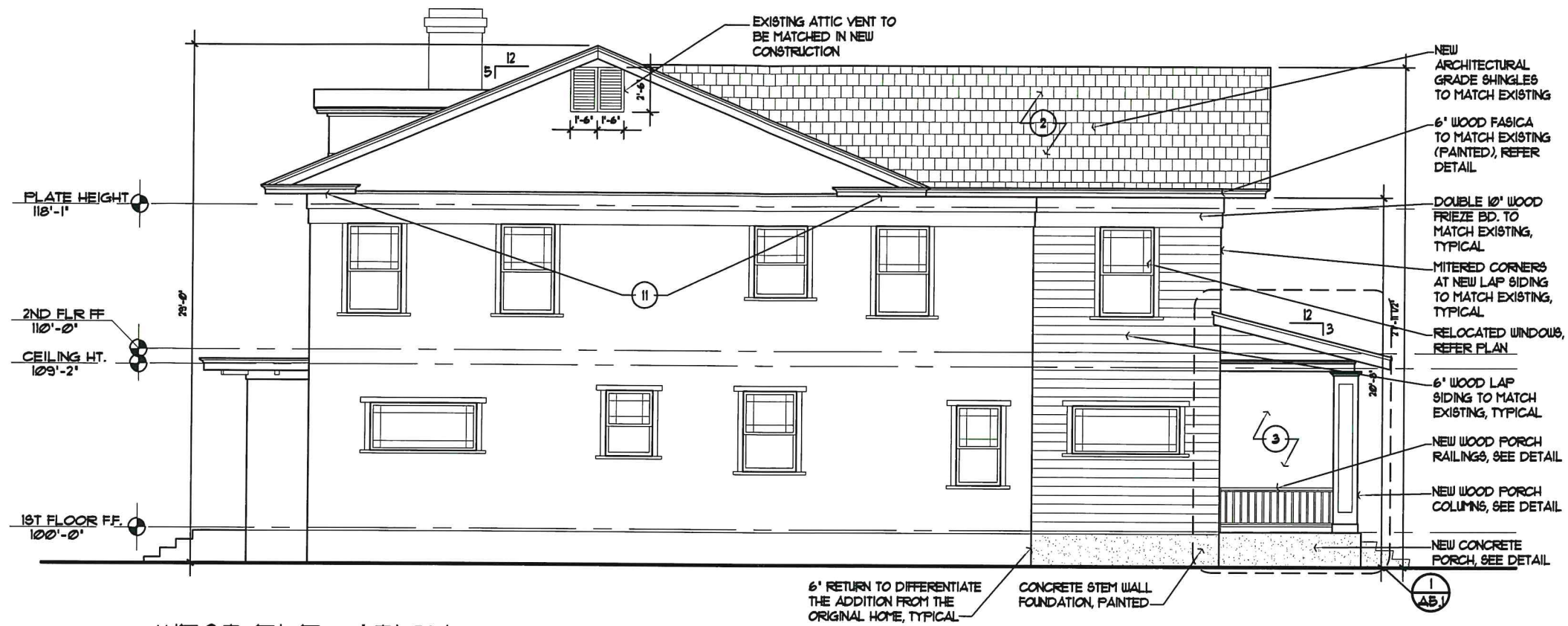
EXISTING
EAST ELEVATION

SCALE: 1/8"=1'-0"

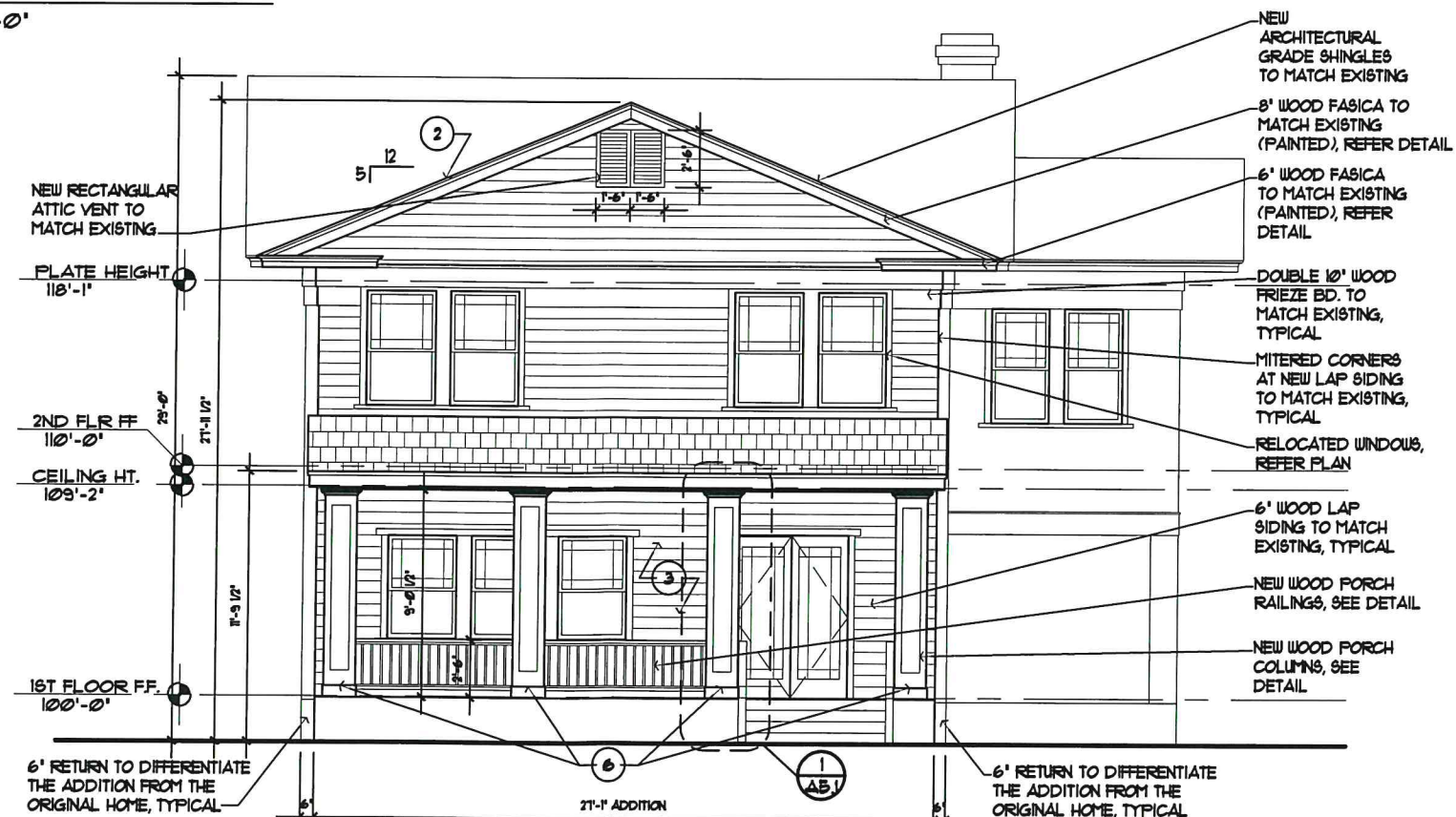
A3.1

LITER RESIDENCE
432 NW 19TH
OKC, OK 73103

EXISTING EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



1
A32 WEST ELEVATION
SCALE: 1/8"=1'-0"

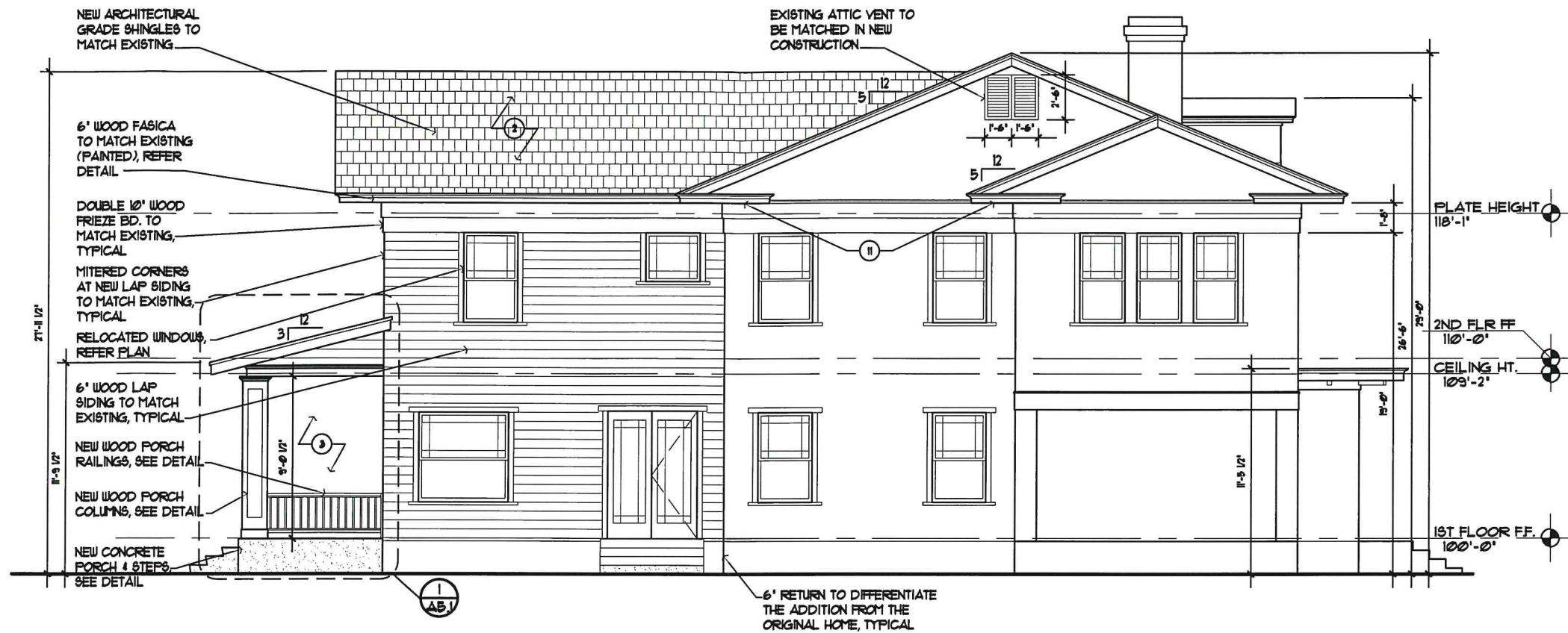


2
A32 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

A3.2

LITTER RESIDENCE
432 NW 19TH
OKC, OK 73103

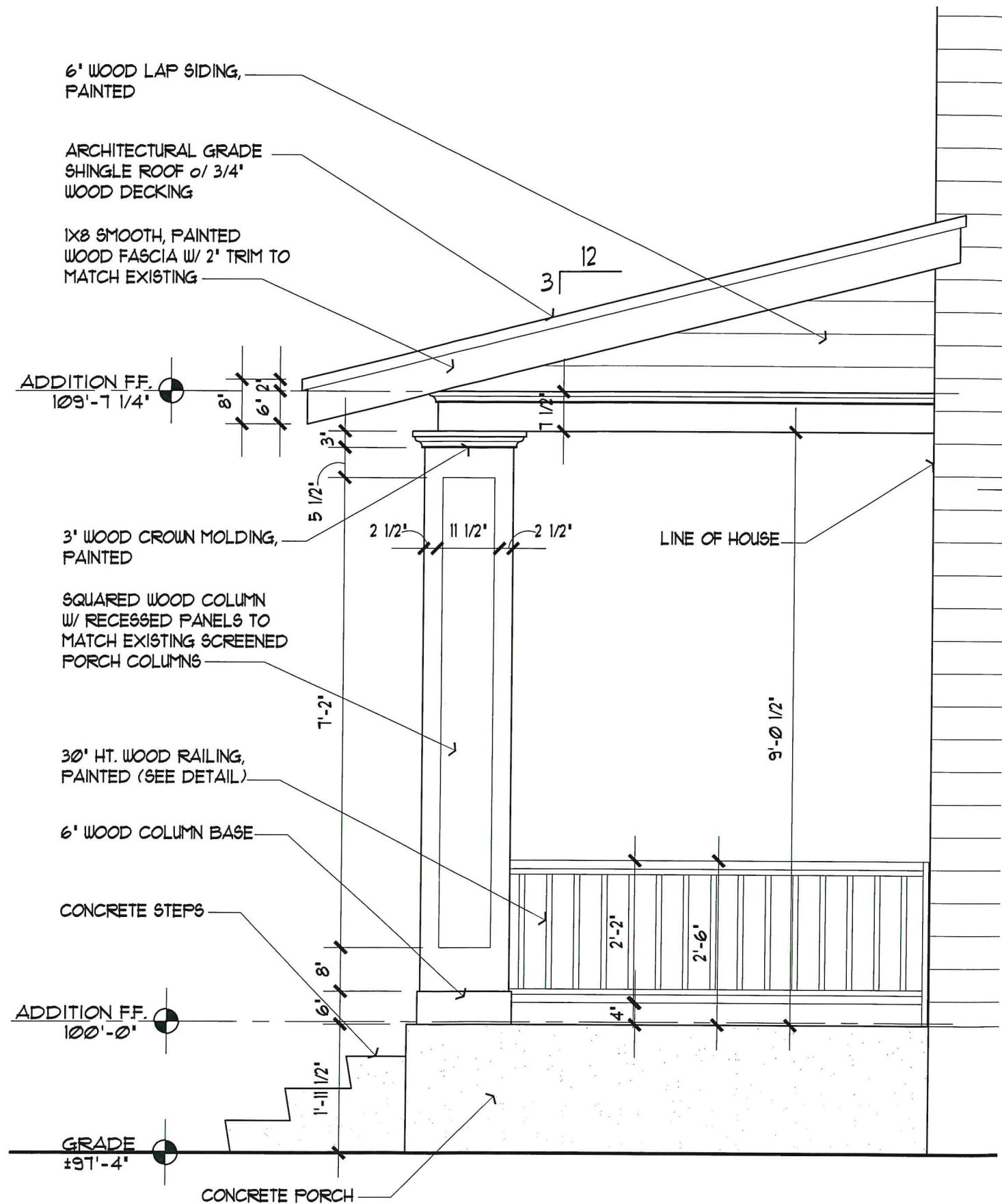
PROPOSED EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
A3.3 SCALE: 1/8"=1'-0"



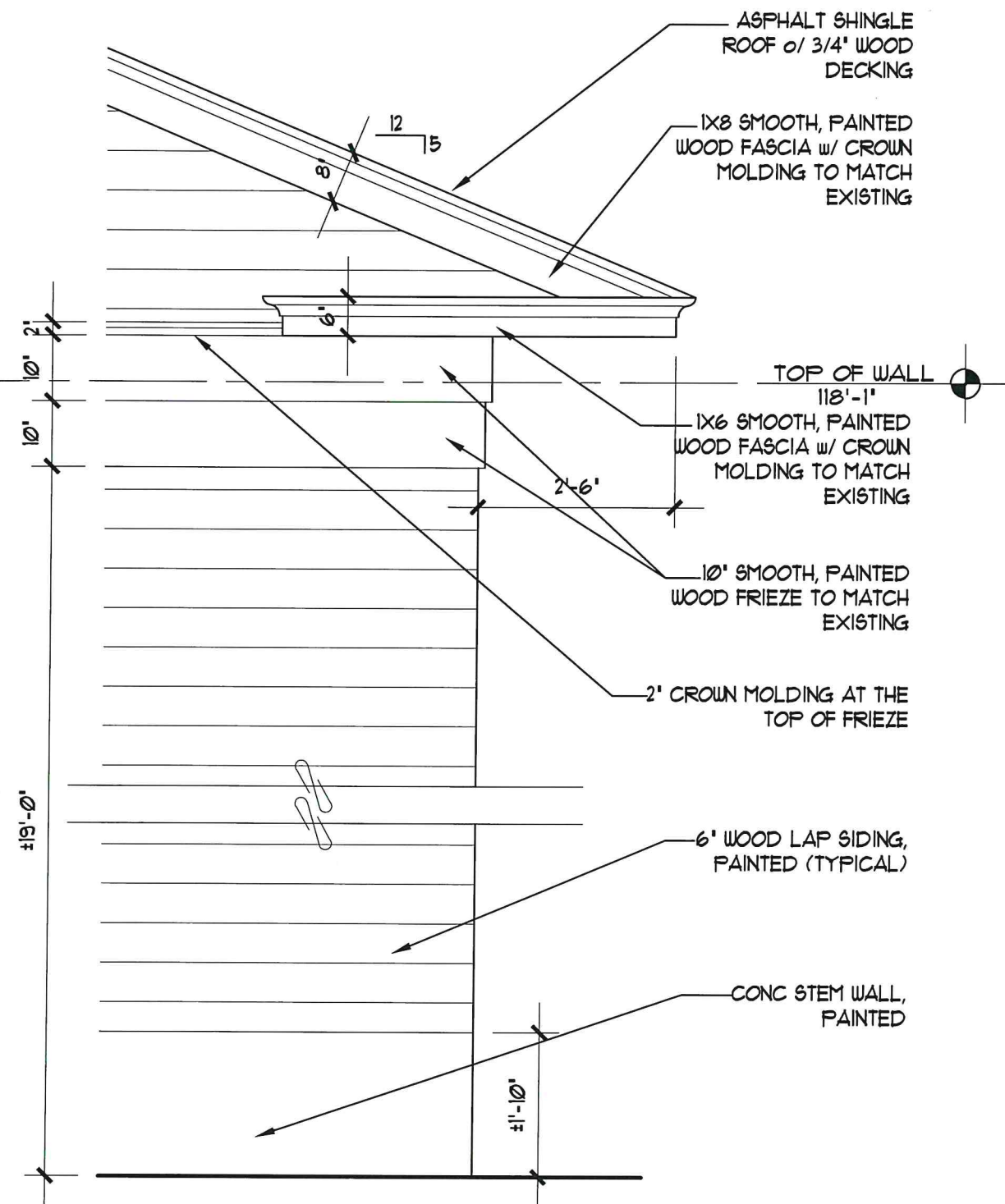
2 NORTH ELEVATION
A3.3 SCALE: 1/8"=1'-0"



PROPOSED
COLUMN DETAIL

SCALE: 1/2"=1'-0"

1
A5.1



EXISTING & PROPOSED
WALL DETAIL

SCALE: 1/2"=1'-0"

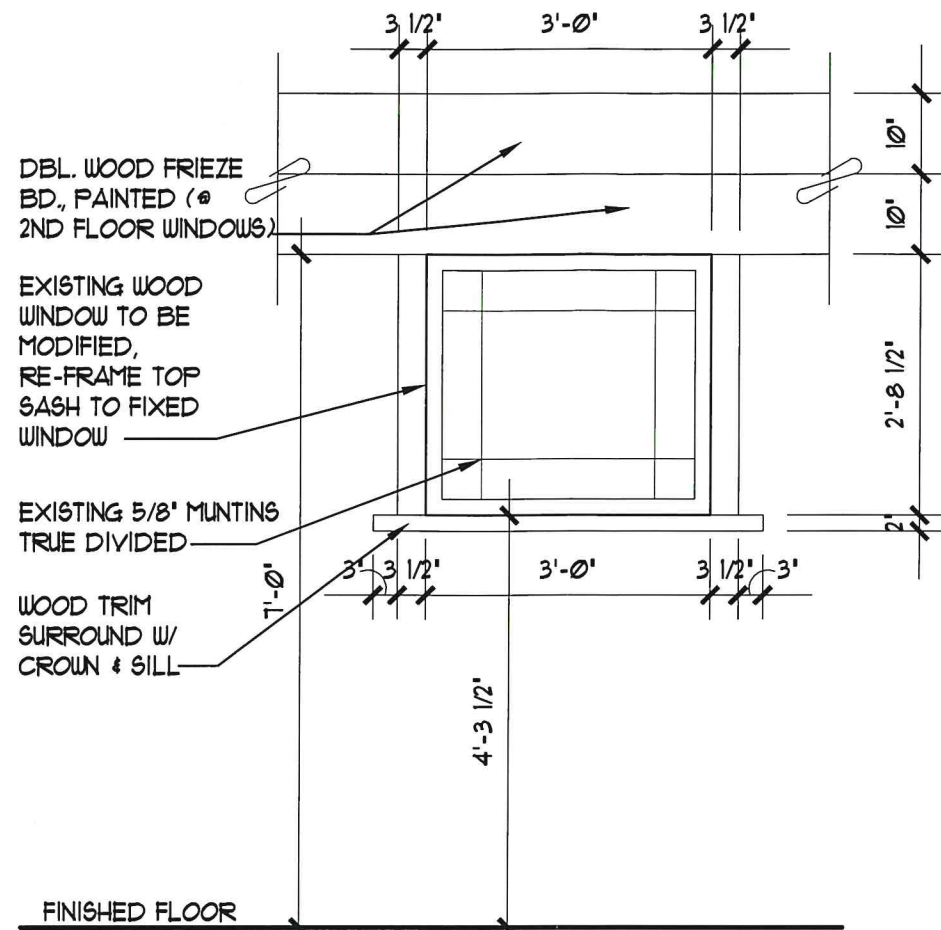
2
A5.1

A5.1

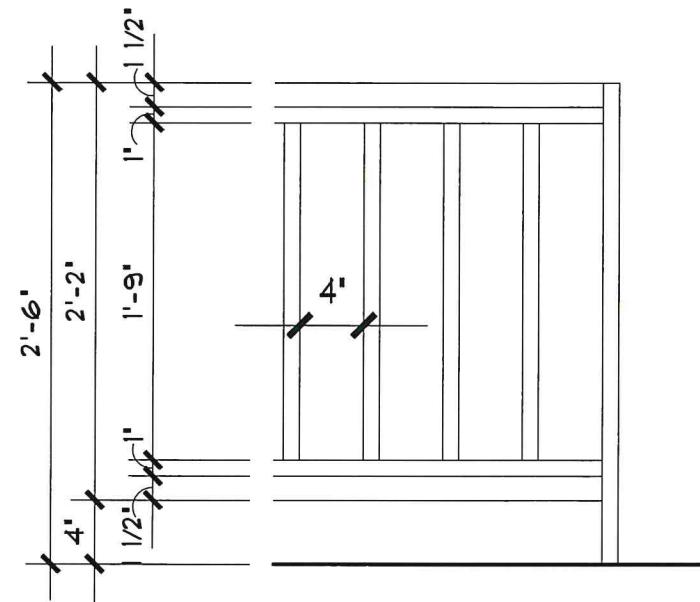
LITER RESIDENCE
432 NW 19TH
OKC, OK 73103

EXISTING CONDITIONS &
DETAILS TO BE MATCHED IN
NEW CONSTRUCTION

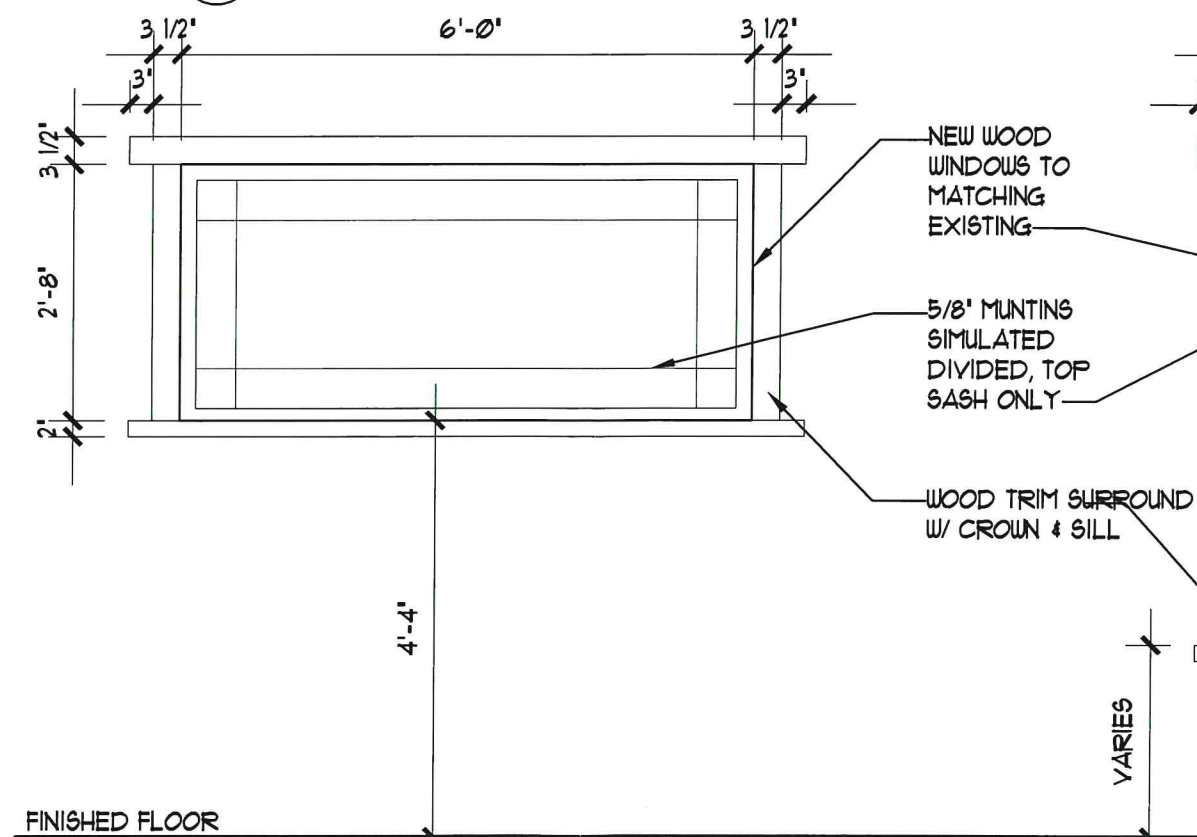




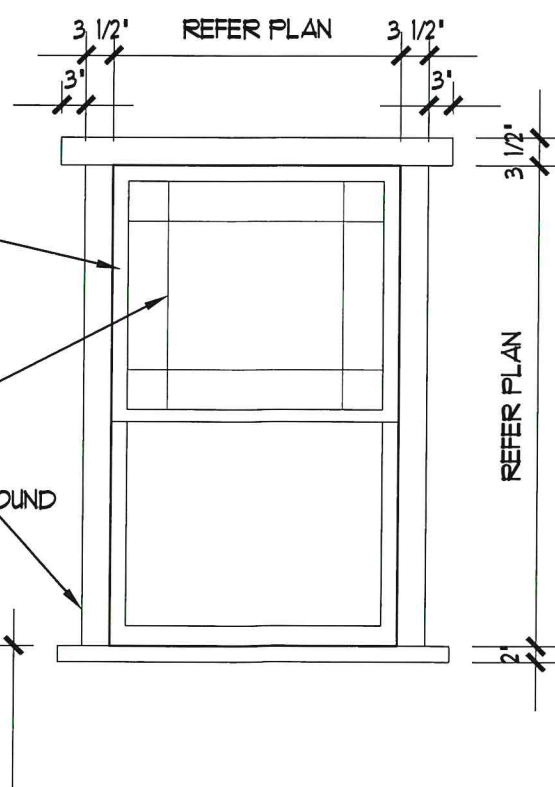
1
A52
NEW WINDOW DETAIL
SCALE: 1/2"=1'-0"



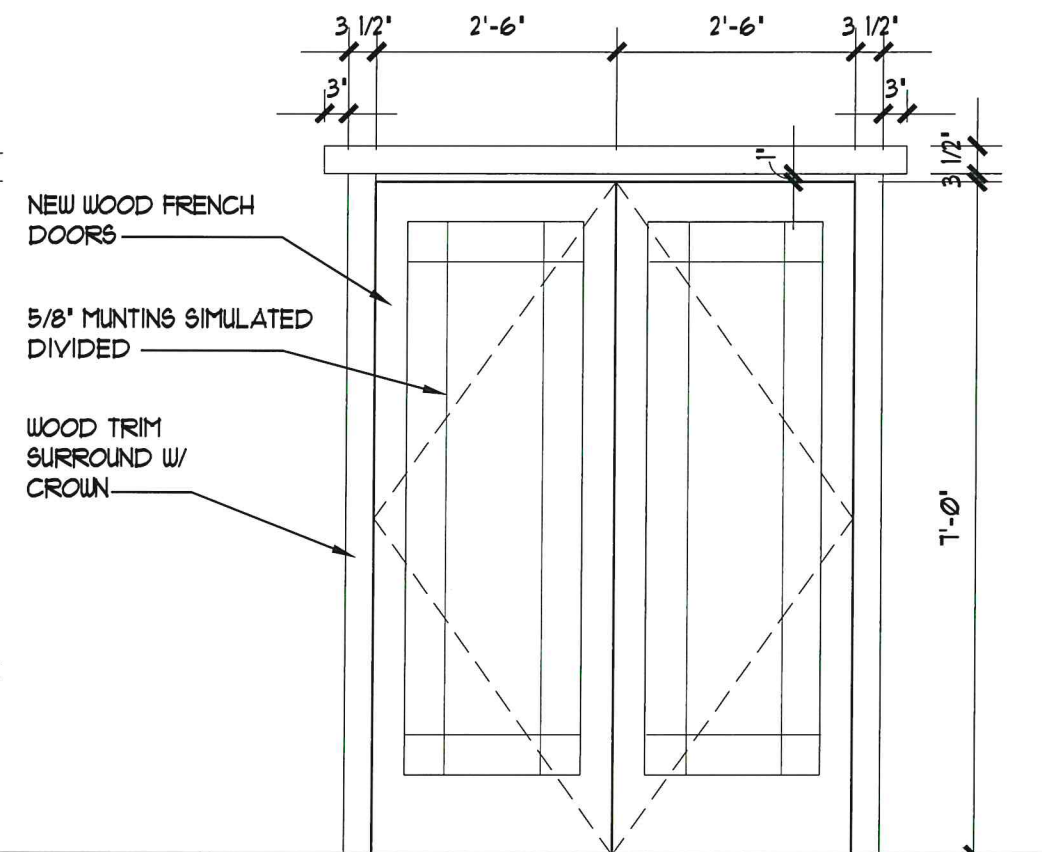
5
A52
PROPOSED
PORCH RAILING DETAIL
SCALE: 1"=1'-0"



2
A52
NEW WINDOW DETAIL
SCALE: 1/2"=1'-0"



3
A52
TYP. WINDOW DETAIL
SCALE: 1/2"=1'-0"



4
A52
PROPOSED DOOR DETAIL
SCALE: 1/2"=1'-0"