



The City of OKLAHOMA CITY

HISTORIC DISTRICT AND HISTORIC LANDMARK CERTIFICATE OF APPROPRIATENESS HPCA-23-00015

Owner: Kristen Sleight

904 NW 38th Street
Oklahoma City, OK 73118

Representative: Noel Outdoors

Matthew Webb
2416 Barclay Road
Oklahoma City, OK 73120

On HPCA-23-00015, Planning Department staff received your request for a Historic Preservation Certificate of Appropriateness for the property located at **904 NW 38th Street**.

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:

1) Construct an accessory structure with pergola and fireplace (elective).

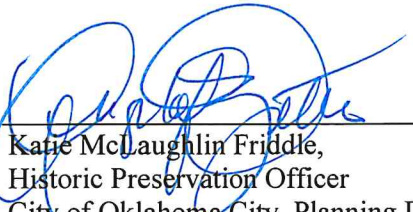
Approved: March 20, 2023

Effective: April 4, 2023

Expiration: April 4, 2024

The enclosed 10 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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Staff Only:

Date Stamp

Zoning: HP or HL

District: CH

HPCA- 23-00015

Received by: [Signature]

2/8/23

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): 904 NW 38th St.

Legal Description of Property (lot, block, addition): Lot 12, Block 7, Crown Heights

Year built: 1936 Exterior wall material: Stone and siding Floor area: 1906 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 _____

Detached covered patio and pergola with wood-burning fireplace over existing concrete patio.

Owner's Authorization

HPCA - 23-00015 Page 2 of 11 pages
Effective: 4/4/23 Expiration: 4/4/24
Notes: _____

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 Kristen Sleight Date 2/7/23
Name (printed) Kristen Sleight Organization _____
Address 904 NW 38th Street Phone 678-761-0088
City, State, Zip Oklahoma City, OK 73118 Email sleight.kristen@gmail.com

I prefer to be: ☐ Mailed or ☒ Emailed.
Representative Signature [Signature] Date 2/7/23
Name (printed) Matthew Webb Organization Noel Outdoors
Address 2416 Barclay Rd. Phone 405-245-5402
City, State, Zip Oklahoma City, OK 73120 Email matt@noeloutdoors.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.

MORTGAGE INSPECTION REPORT

Ordered By: Savannah Kuiawa

Company: Stewart Abstract and Title of Oklahoma

Branch: Nichols Hills

Date: October 6th, 2020

TITLE INFORMATION

This Mortgage Inspection for and at the request of, Neilson Sleight and Kristen Maria Sleight (Buyer)

Title Company: Stewart Abstract and Title of Oklahoma

Commitment Number: 961984 Effective Date: September 30th, 2020 at 7:30 AM For mortgage loan purposes only covering the described property as follows:

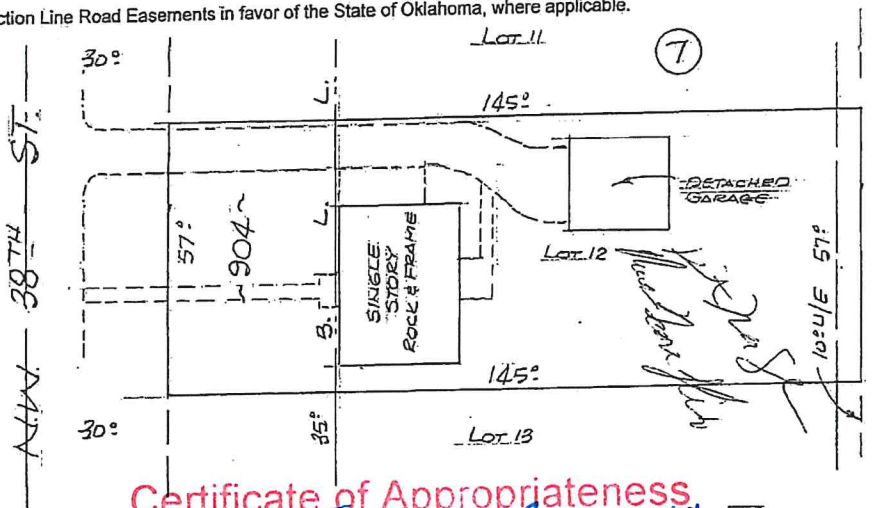
All of Lot Twelve (12), in Block Seven (7), of CROWN HEIGHTS ADDITION to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. 904 NW 38th Street, Oklahoma City, OK 73118

The following Documents as per the above referenced title commitment DO affect the described property:

6. Rules, regulations and ordinances relating to airports.
7. Owner's Certificate, Dedication, Plat and Restrictions of Crown Heights Addition filed November 12, 1930 at Book 23 of Plats Page 86 (entry 12); but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex handicap, familial status or national origin unless and only to the extent that the covenant, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, which do not provide for forfeiture or reversion of title
8. All easements, building set back lines, limitations on access, notes and other matters shown on or set forth in the recorded Plat (entry 19).
9. Ordinance No 14892 of the City of Oklahoma City for the Historical Preservation District recorded at Book 4425, Page 1047 (entry 218).
10. Public Notice of Crown Heights Historic Preservation Zoning District recorded at Book 9009, Page 339 (entry 299).
11. Memorandum of Water Gathering, Treatment and Disposal Agreement recorded at Book 14177, Page 1131 (entry 54). (Blanket)

The following Documents as per the above referenced title commitment DO NOT affect the described property.

5. Statutory Section Line Road Easements in favor of the State of Oklahoma, where applicable.



Certificate of Appropriateness
HPCA - 23-00015 Page Scale 1"=30' 11 pages
Effective: 4/4/23 CERTIFICATE Expiration: 4/4/24

Notes:

I, David C. Phillips, Oklahoma Registered Land Surveyor #1277, do hereby certify that the attached Mortgage Inspection Report and Sketch shows the improvements as located on the premises described at the time of this inspection. That they are entirely within the described tract boundaries and that there are no encroachments thereon except as indicated. The attached sketch shows all recorded plat easements that have been disclosed to me per lender and by Title Company. That said sketch was prepared for identification purposes only for the mortgagor and IS NOT A LAND OR PROPERTY LINE PLAT. THAT NO PROPERTY CORNERS WERE SET AND IT IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS. Any linear or angular values shown on this report are based on record or deed information or legal descriptions furnished to me and have not been verified unless noted. For the purposes of this inspection, fence lines and retaining walls are NOT considered improvements. This inspection is made for the above-named Company/Individual and the below named file only. (Good one time only)

Dated: October 22nd, 2020

David C. Phillips



David C. Phillips PLS

4720 NW 70th St.
Oklahoma City, OK 73132
Oklahoma PLS #1277
C.A. 7331 - Expires 6/30/2021

Sandstone
Surveying LLC

File Number: 961984

405-206-6145
405-606-4146 Fax
davep@sandstoneok.com

20-0411 Stewart, Nichols Hills

TITLE INFORMATION

This Mortgage Inspection for and at the request of, Neelon Sleight and Kristen Maria Sleight (Buyer)

Title Company: Stewart Abstract and Title of Oklahoma

Commitment Number: 961984 Effective Date: September 30th, 2020 at 7:30 AM For mortgage loan purposes only covering the described property as follows:

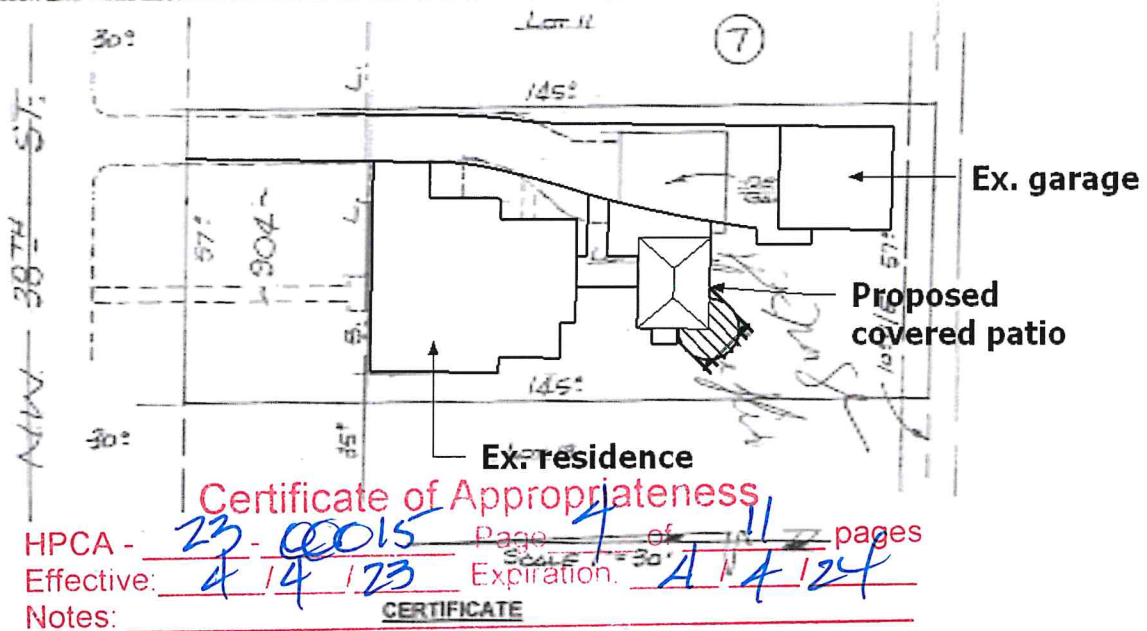
All of Lot Twelve (12), in Block Seven (7), of CROWN HEIGHTS ADDITION to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. 904 NW 38TH Street, Oklahoma City, OK 73118

The following Documents as per the above referenced title commitment DO affect the described property:

6. Rules, regulations and ordinances relating to airports.
7. Owner's Certificate, Dedication, Plat and Restrictions of Crown Heights Addition filed November 12, 1930 at Book 23 of Plats Page 85 (entry 12); but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex handicap, familial status or national origin unless and only to the extent that the covenant, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, which do not provide for forfeiture or reversion of title
8. All easements, building set back lines, limitations on access, notes and other matters shown on or set forth in the recorded Plat (entry 18).
9. Ordinance No 14952 of the City of Oklahoma City for the Historical Preservation District recorded at Book 4425, Page 1047 (entry 218).
10. Public Notice of Crown Heights Historic Preservation Zoning District recorded at Book 9009, Page 339 (entry 295).
11. Memorandum of Water Gathering, Treatment and Disposal Agreement recorded at Book 14177, Page 1131 (entry 54). (Blanket)

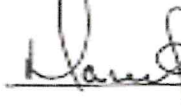
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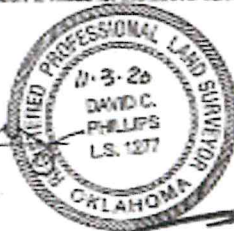


I, David C. Phillips, Oklahoma Registered Land Surveyor #1277, do hereby certify that the attached Mortgage Inspection Report and Sketch shows the improvements as located on the premises described at the time of this inspection and that they are entirely within the described tract boundaries and that there are no encroachments thereon except as indicated. The attached sketch shows all recorded plat comments that have been disclosed to me per lender and by Title Company. That said sketch was prepared for identification purposes only for the mortgagee and IS NOT A LAND OR PROPERTY LINE PLAT, THAT NO PROPERTY CORNERS WERE SET AND IT IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS. Any linear or angular values shown on this report are based on record or deed information or legal descriptions furnished to me and have not been verified unless noted. For the purposes of this inspection, fence lines and retaining walls are NOT considered improvements. This inspection is made for the above-named Company/individual and the below named title only. (Good one time only)

Dated: October 22nd, 2020


David C. Phillips PLS

4720 NW 70th St.
Oklahoma City, OK 73132
Oklahoma PLS #1277
C.A. 7301 - Expires 6/30/2021



Sandstone
Surveying LLC

File Number: 961984

405-206-6146
405-606-4148 Fax
davep@sandstoneok.com

Certificate of Appropriateness

HPCA - 23-00015 Page 4 of 11 pages
Effective: 4/4/23 Expiration: 4/4/24
Notes: _____

By: [Signature]

Ex. residence

Ex. garage

Proposed covered patio

Fireplace

17' 9"

14'

13' 4 7/8"

12' 4"

35' 1 1/16"

5' 7 3/8"

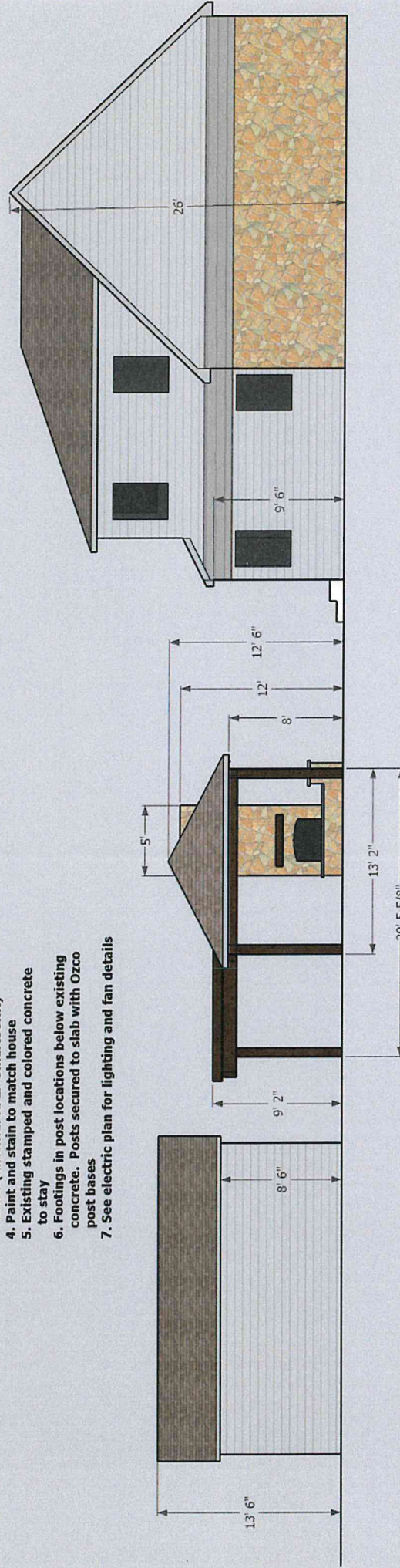
11' 6"

Structure Notes:

1. All rough cedar to match existing back door corbels/bracket
2. 8x8 posts with cedar-wrapped LVLs
3. Roof, ceiling, soffit, trim, and fascia to match house (untextured LP SmartSoffit)
4. Paint and stain to match house
5. Existing stamped and colored concrete to stay
6. Footings in post locations below existing concrete. Posts secured to slab with Ozco post bases
7. See electric plan for lighting and fan details

Fireplace Notes:

1. Fireplace veneer rock to match house if available
2. Hearth and column cap to be flagstone
3. Mantle to be 6x8 cedar



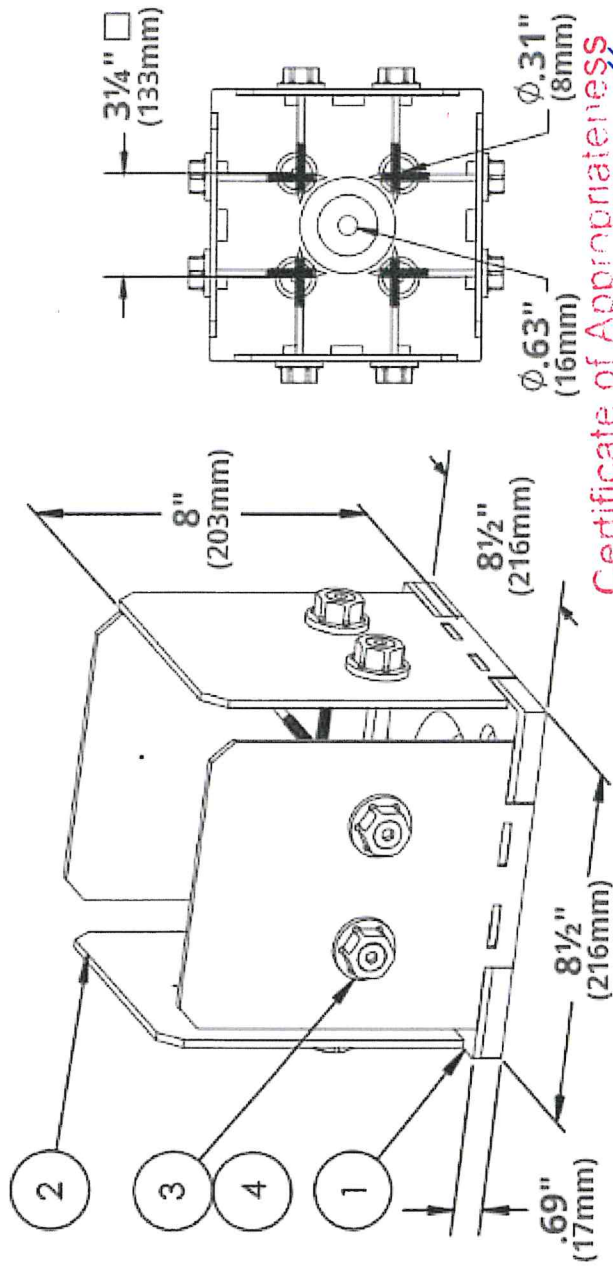
Certificate of Appropriateness

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Effective: 4/4/23 Expiration 4/4/24

Notes: _____

By: [Signature]



8"x 8" Post Base Kit

Item #: 51709 (8X8-PB-IW)

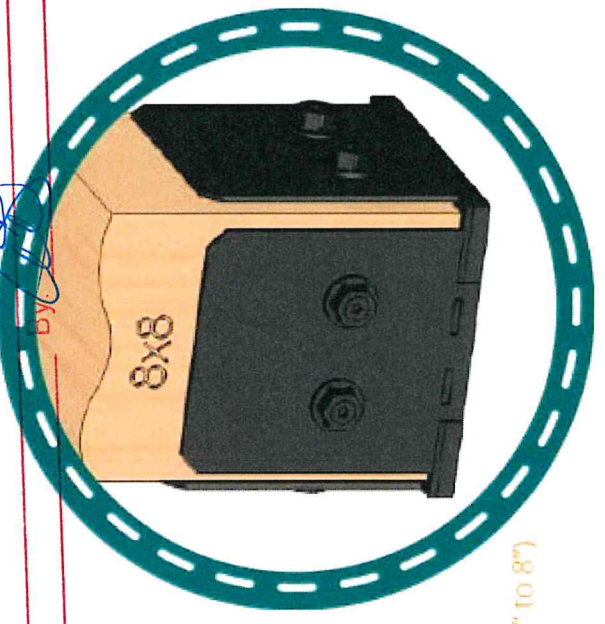
Kit Includes:

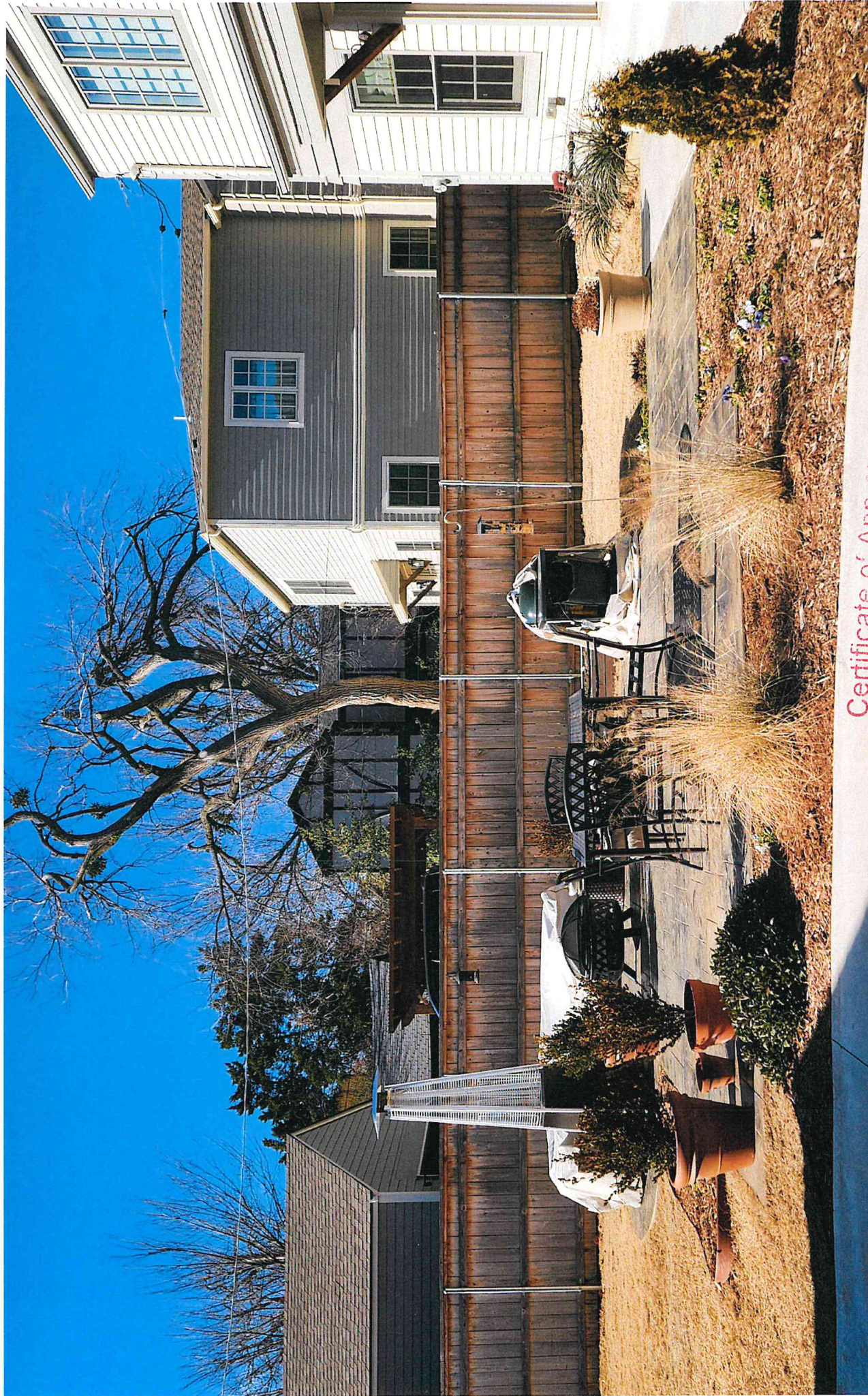
- 1 Post Base Plate
- 4 Decorative Plates
- 8 Hex Cap Nuts
- 8 3/4" OWT Timber Screws

15.8 lbs 7.16 kg
 250 lbs 113 kg
 .20" 5mm

Adjustable To Fit All Standard 8"x 8" Posts (7 1/2" to 8")

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 Certificate of Appropriateness
 Effective: 4/14/23 Expiration: 4/14/24
 Notes:





HPCA - 23-00015 Certificate of Approval
Effective: 4/4/23 Page 8 of 11 pages
Notes: Expiration 4/4/28

By: 



Wood-burning
fireplace. Rock
construction to
match house.
Same or similar
rock depending
on availability.

Cedar pergola with
8x8 posts, 4x12 main
beam, and 2x8 rafters

14' 3 15/16"

12'

5'

2' 4"

3'

HP/CA 23/00015
P/tech 14/12/24

Notes:

4 23

14/12/24

By: [Signature]



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Effective: 4 / 4 / 23 Expiration 4 / 12 / 24
Notes: _____
By:



HPCA - 23-0005-4 of 4 pgs
Effective: 4/4/23
Notes:

B. [Signature]



TimberlineHDZ
High Definition® Lifetime Shingles



**America's #1-selling
shingle just got better
—again**

Certificate of ~~Warranty~~ ~~Business~~

HPCA - _____ ~~Product~~ _____ pages

Effective: _____ / _____ / _____ Expiration: _____ / _____ / _____

Notes: _____ Now with GAF Time-Release Algae-Fighting
_____ Technology and LayerLock™ Technology,
By: _____ Timberline HDZ® offers everything you
_____ can expect from an architectural
shingle roof, and more.

Certificate of Appropriateness

HPCA - _____
Effective: _____ / _____ / _____

Page _____ of _____
Expiration: _____ / _____ / _____

Notes: **Timberline HDZ® Shingles**

By: _____



Benefits:

- **LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test¹
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation³
- **Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone™ nailing area. Then, an asphalt to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.² Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection²** Limited Warranty
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z® Ridge; Ridglass™⁴
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁴
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof requirements (some colors)

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

² Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

³ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

⁴ 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

⁵ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁶ Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



We protect what matters most™



Specifications: LP® SmartSide® Trim

SMOOTH FINISH TRIM

SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection and resistance against the weather, fungal decay and termites
- 16' length can result in faster installation and fewer seams
- Primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty
- Treated engineered wood strand substrate

440 SERIES SMOOTH FINISH TRIM



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUM
440 Series Smooth Finish Trim	16 ft. (5.0 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	4142X
	16 ft. (5.0 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	4142I
	16 ft. (5.0 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	4142Z
	16 ft. (5.0 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	4148I
	16 ft. (5.0 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	4148X
540 Series Smooth Finish Trim	16 ft. (5.0 m)	2.50 in. (64 mm)	0.970 in. (24.6 mm)	4162I
	16 ft. (5.0 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	4134I
	16 ft. (5.0 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	4134I
	16 ft. (5.0 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	4134I
	16 ft. (5.0 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	4134I
	16 ft. (5.0 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	4149I

By: _____

Certificate of Appropriateness

HPCA - _____ Page _____ of _____ pages
Effective: _____ / _____ / _____ Expiration: _____ / _____ / _____
Notes: _____

Existing rock on house
or similar to be used on
fireplace. Subject to
availability.



Specifications: LP® SmartSide® Trim

SMOOTH FINISH TRIM

SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

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- Treated engineered wood strand substrate



Smooth Finish

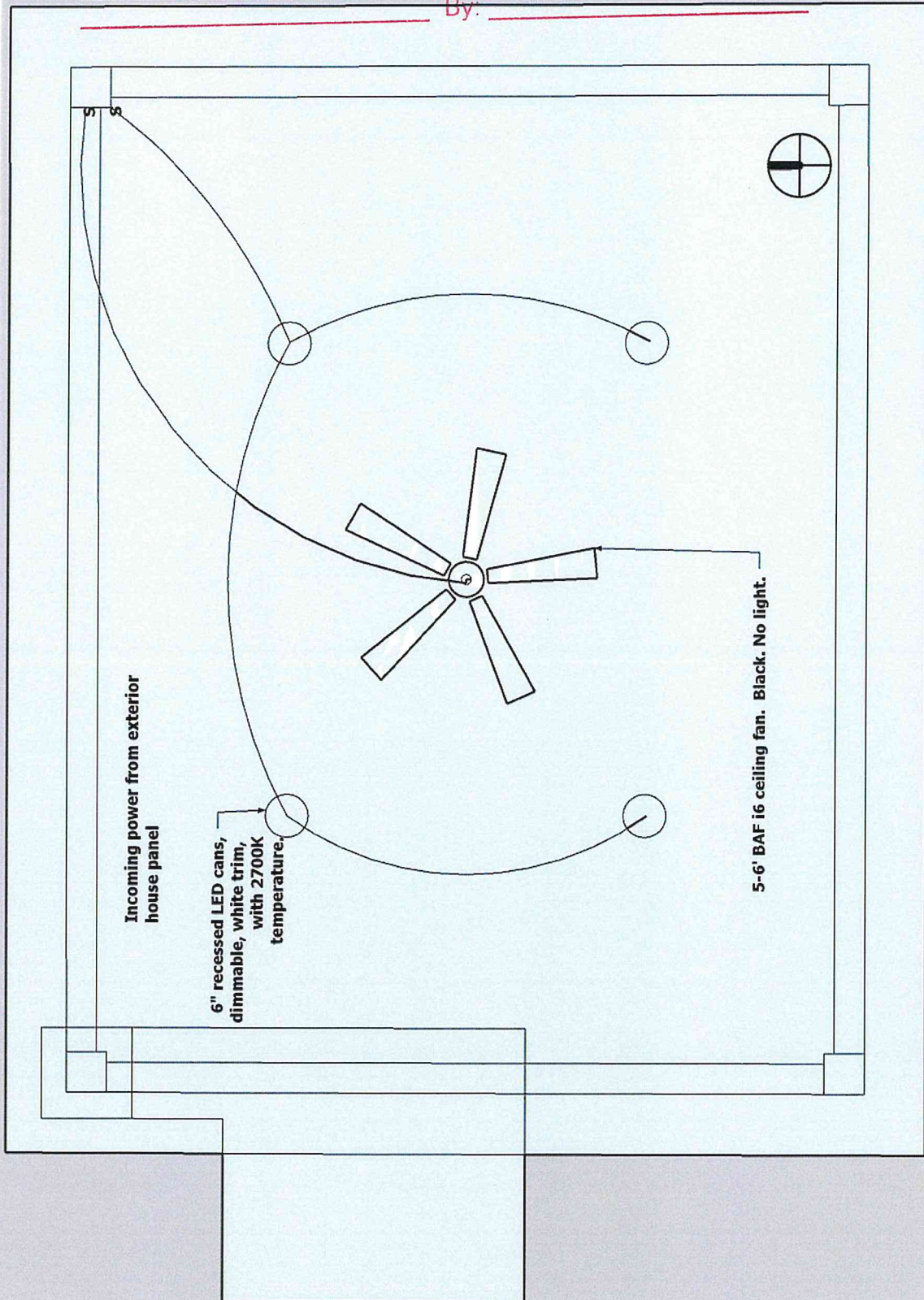
440 SERIES SMOOTH FINISH TRIM



Certificate of Appropriateness

HPCA - _____ Page _____ of _____ pages
Effective: _____ / _____ / _____ Expiration: _____ / _____ / _____
Notes: _____

By: _____



i6[®]

Inspired by industry.
Built for comfort.



60, 72, 84, and 96 inches
(152, 183, 213, and 244 cm)



- ▶ **Six premium airfoils** built from aircraft-grade aluminum
- ▶ **Voice integration** with Amazon Alexa and Google Assistant devices
- ▶ **Patented brushless DC motor** for silent, efficient performance
- ▶ **Available light kit** with fully dimmable, color-changing LED
- ▶ **Built-in SenseMe™ technology** for automated convenience and efficiency
- ▶ **Mobile app integration** for easy smart fan control from your smartphone or tablet devices



Certificate of Appropriateness

HPCA - _____ Page _____ of _____ pages
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