



The City of OKLAHOMA CITY

HISTORIC DISTRICT AND HISTORIC LANDMARK CERTIFICATE OF APPROPRIATENESS HPCA-23-00027

Owner: Desiree Hilton
1011 NW 39th Street
Oklahoma City, OK 73118

Representative: Sooner Renovations
Ivo Pavlov
10600 S Penn, Ste 16-708
Oklahoma City, OK 73170

On HPCA-23-00027, Planning Department staff received your request for a Historic Preservation Certificate of Appropriateness for the property located at **1011 NW 39th 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) Repair/replace brick veneer (elective); and 2) Replace driveway in kind except to widen to 10-foot wide (elective); and 3) Replace sidewalk to driveway (elective).

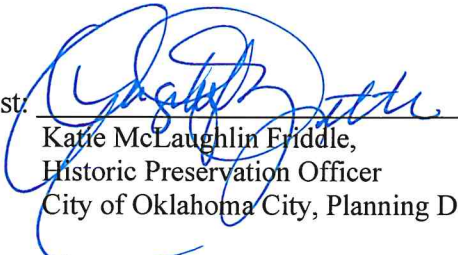
Approved: March 13, 2023

Effective: March 28, 2023

Expiration: March 28, 2024

The enclosed 14 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

Staff Only:

Date Stamp

Zoning: HP or HL

District: _____

HPCA- 23-00027

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): 1011 NW 39th St,

Legal Description of Property (lot, block, addition): CROWN HEIGHTS ADD 005 LOT 016

Year built: 1948 Exterior wall material: BRICK Floor area: 3176 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) DRIVEWAY

☒ Renovation (specify) GARAGE EXT. WALL REPAIR

☐ Work not specified above _____

Certificate of Appropriateness

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Effective: 3/28/23 Expiration: 3/28/24

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

2/20/23

Name (printed)

Desiree Hilton

Organization

Address

1011 NW 39th St

Phone

(626) 826-7984

City, State, Zip

Oklahoma City, OK 73118

Email

DAZIZODD1@Gmail.com

I prefer to be:

☐ Mailed or ☐ Emailed

Representative Signature

[Signature]

Date

2/19/23

Name (printed)

Ivo Taylor

Organization

SOONER RENOVATIONS

Address

10600 S PENN STE 16-708

Phone

405 296 5858

City, State, Zip

OKC OK 73170

Email

CONTACT@SOONERRENOVATIONS.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? _____

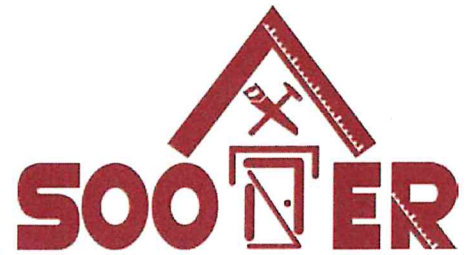
Is the property owner pursuing the Federal Tax Credits for Rehabilitation of income producing historic properties? Yes / ☒ No (For questions concerning the federal tax credit program, telephone the State Historic Preservation Office at (405) 522-4479).

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.

**Sooner Renovations Construction
Roofing**

405.296.3858

contact@soonerrenovations.com



Certificate of Appropriateness

Renovations Construction and Roofing

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Notes: _____

Estimate

ADDRESS

Blake and Desiree Hilton
1011 NW 39th St.,
Oklahoma City, OK 73118

By: [Signature]

ESTIMATE

DATE

EXPIRATION DATE

1371

02/01/2023

02/08/2023



DATE

DESCRIPTION

General Conditions	Construction waste removal up to 10 cubic yards.
Drywall and Paint	Install R-13 wall insulation all exterior walls Install Drywall on walls and ceiling Mud, tape, texture and paint walls and ceilings
Drywall and Paint	Materials
Attic	Install aluminum attic access ladder Install attic decking (all attic space) Use 23/32 in. x 4 ft. x 8 ft. Southern Pine Tongue and Groove Plywood Sheathing Install R-19 Unfaced Fiberglass Insulation between the new ceiling joists
Attic	Materials
Electrical	Install up to 2 additional outlets in the garage. One on the North wall and one on the West wall. Includes new conduit. Install 2 lights and a light switch in the attic. Includes new conduit Install 2 additional lights in the garage. Includes new conduit and contractor grade light fixtures
Electrical	Materials
Framing	Install new 2x6 ceiling joists spaced 24" apart. Replace damaged wall boards and replace with 7/16" Zip Wall Sheathing - up to 150 sq. ft.
Framing	Materials
Exterior work	Demo and haul off from the property the garage structure bricks from the East, North, and West side. Approximately 480 sq. ft. Install smart siding and trim. Match existing siding as close as possible. Approximately 480 sq. ft. Paint the garage exterior. Customer to choose the color Pour new concrete footing with rebar on the East, North, and West side of the garage. Approximately 12" wide, 18" deep and 60 feet long.
Exterior work	Materials
Gutters	Install new gutters and downspout along the West garage wall. Up to 40 linear feet combined

N/A

aged appearance
sawing w/ topical treatment

Concrete *use expansion joints to separate from existing non-compliant sawing*
Remove concrete from existing driveway and garage floor. Replace with new 4" thick driveway and garage floor with 3/8" rebar. Driveway approach will be 6" with 3/8" rebar. *use expansion joints to prevent cracks and match historic pattern*
Widen the driveway from the street to the walkway with 2 feet for a max overall width not to exceed 10 feet. Keep the existing garage floor footprint.

Concrete *OK*
Replace sidewalk from the front stairs to the new driveway with a 36 inches wide sidewalk

Gutters
Add additional soil by the North garage wall and slope it away from the wall. Redirect the gutters and downspouts to drain South towards the driveway

Optional Items
Potential requirements to be requested by Historical Preservation District:
- Install bricks instead of siding - \$2500
- Reclaim and re-use existing bricks - \$3700
- Add dye to concrete driveway for artificially achieve aged look \$895
- Use concrete topical treatment to achieve aged look of driveway - \$895

N/A

***The estimate is contingent on approval by the Oklahoma Historical Society. Deposit will be refunded if approval is not obtained minus incurred cost for admin work not to exceed \$1500.
***All permits and inspection costs will be charged separately

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MAR 08 2023
PLANNING DEPARTMENT

Certificate of Appropriateness

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Notes: _____
By: *OG*

MORTGAGE INSPECTION REPORT

Not a Land or Boundary Survey

Schedule B, Part II (DNA - Does Not Affect, BL - Blanket, AAS - Affects as Stated)

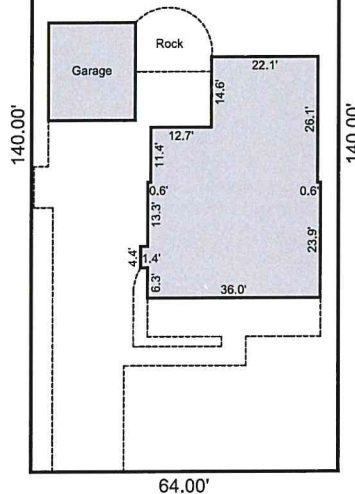
Easements

NOT AN OFFICIAL COPY

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Notes: _____

By: [Signature]



**-1011-
NW 39th Street**

Sketch Legend

	SUBJECT PROPERTY
	LOT LINE
	BUILDING LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	BUILDING LINE
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	RIGHT-OF-WAY
	DECK
	CONCRETE

I, Curtis Lee Hale, a Registered Land Surveyor, do hereby state that a careful inspection has been made under my supervision on the following described property, to wit:

The West 64 feet of the East 129 feet of the South 140 feet of Lot Sixteen (16), Block Five (5), BLOCKS 1 TO 10 INCL. CROWN HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. Known as 1011 NW 39th Street...

This Mortgage Inspection Report was prepared for Chicago Title Oklahoma Co. It is not a land or a boundary survey plat, and it is not to be relied upon for the establishment of fence, building or other future improvement lines. The accompanying sketch is a representation of the conditions that were found at the time of the inspection and the linear and angular values shown on the sketch, if any, are based on record or deed information and have not been verified unless noted.

Hale & Associates Survey Co., Inc. assumes no liability for any encroachments, encumbrance, violation, or adverse circumstance affecting the subject property that would be identified by a land or boundary survey.

Preliminary
Curtis Lee Hale (Not Valid Without a Signature)

FINALIZED: _____ of April, 2021

Inspection Number: 20213883

Buyer: Hilton/Azizoddin
File Number: 714052101317



Land Surveying and Planning
1601 SW 89th Street, Building C, Suite 200
Oklahoma City, Oklahoma 73159
Tel: (405) 666-0174 - Fax: (405) 681-4881
C. A.: 819 - Exp.: June 30, 2021
www.halesurvey.com

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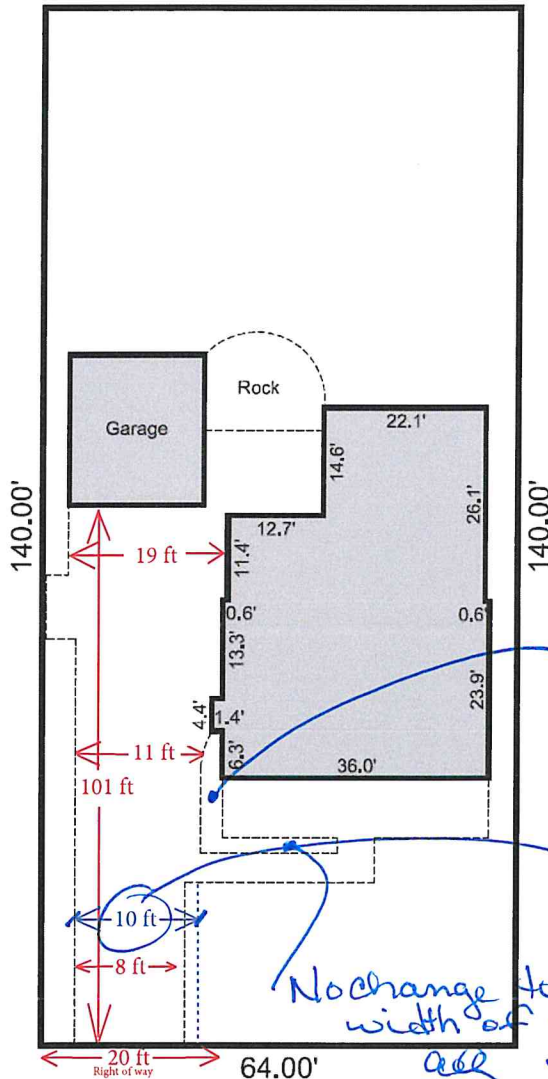
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By: ae8



64.00'

Site Plan - Driveway repair



Red - indicates existing dimensions

Blue - indicated new proposed driveway width (not to exceed 10')

Do Not disturb

ae8

Not to exceed 10' wide
 topical treatment
 for aged appearance

No change to
 width of sidewalk
 topical
 treatment
 for aged appearance

ae8

Driveway Proposal



11 ft wide at or do NOT disturb
NOT to exceed 10' wide



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By 

Proposed driveway expansion



Driveway Proposal



Driveway has extensive damage

No change to radius
Slope to center and
to street

Do Not
Disrupt
or alter
Protect

AG



Certificate of Appropriateness
Driveway has extensive damage
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Notes: _____

By AG



AG

Not to exceed 10' wide
include expansion joints

Driveway has extensive damage

Do Not Disturb

AG

Do Not Disturb

Driveway Proposal



Garage concrete has extensive damage



Garage concrete has extensive damage



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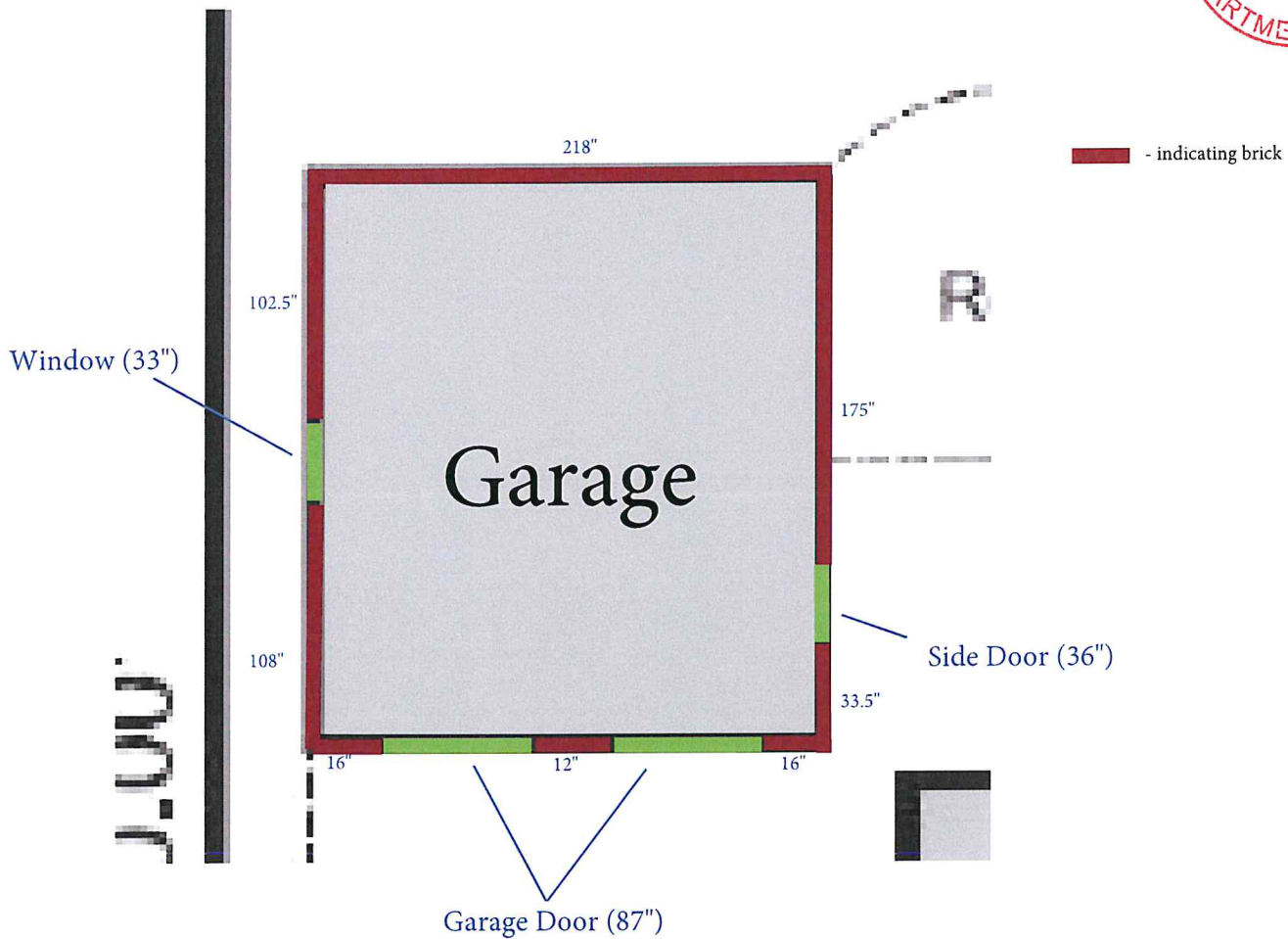
By: [Signature]



Garage concrete has extensive damage



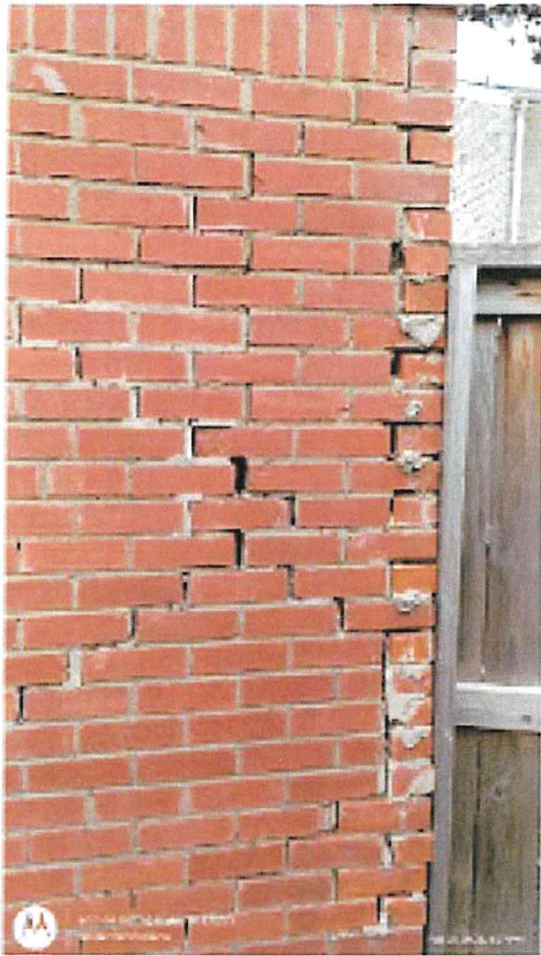
Garage current condition



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By: [Signature]



veneer
Significant structural damage to exterior brick wall North, East and West walls

as



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Notes _____

By *[Signature]*





Proposed siding to be installed will match existing siding on the upper end of house and garage

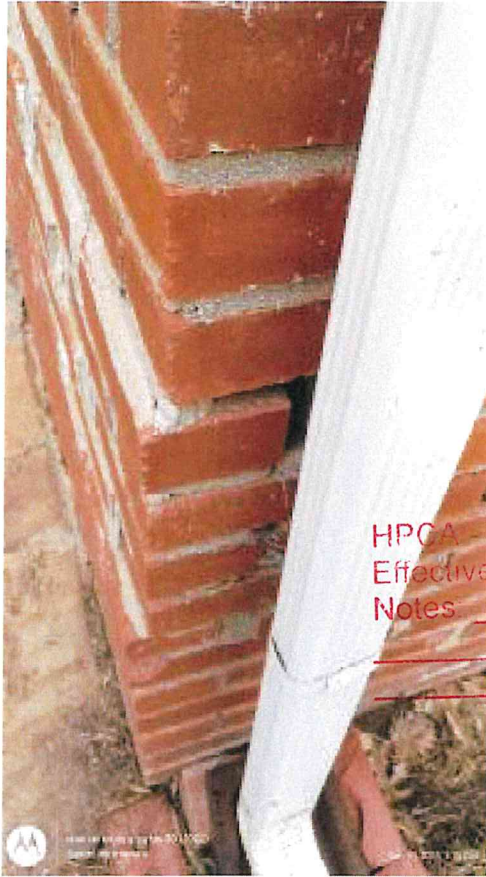
N/A

OS

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By OS



Gutters will be relocated to South end of garage to facilitate rain water and prevent further foundation erosion

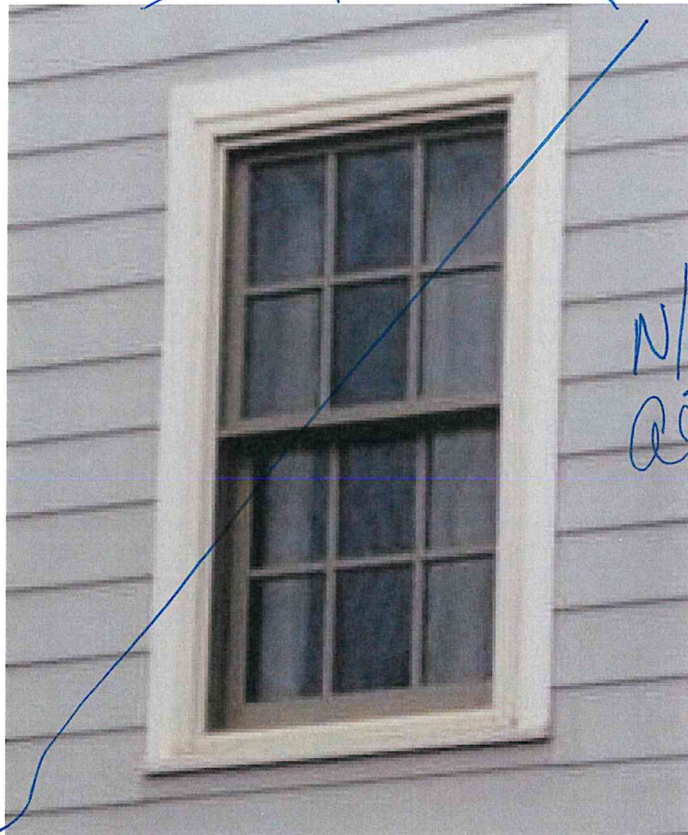
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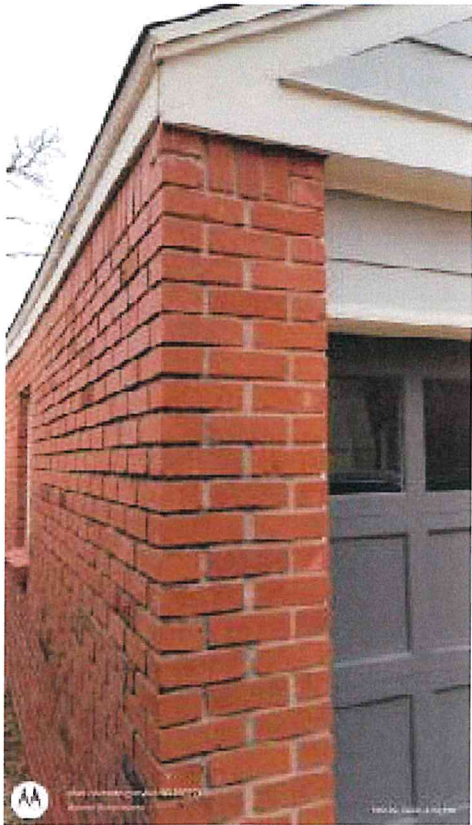
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 APR 08 2023

~~Window will be preserved and remain in it's current location. Below is presentation of how would it look after the surrounding material is changed from brick to siding~~

avg



N/A
[Signature]



AS
 Test and match
 historic mortar
 recipe: see
 Preservation Brief 2
 NPS.gov/org/1739/upload/
 preservation_brief-02-
 repainting.pdf

Front brick pillar (south end) of garage will be preserved and
 kept original. The changes to the sides (North, East and West)
 will not be visible from street — N/A

Salvage, clean, reuse
 mix of new brick to
 MATCH @ less than
 50% per side. ONLY
 as necessary AS

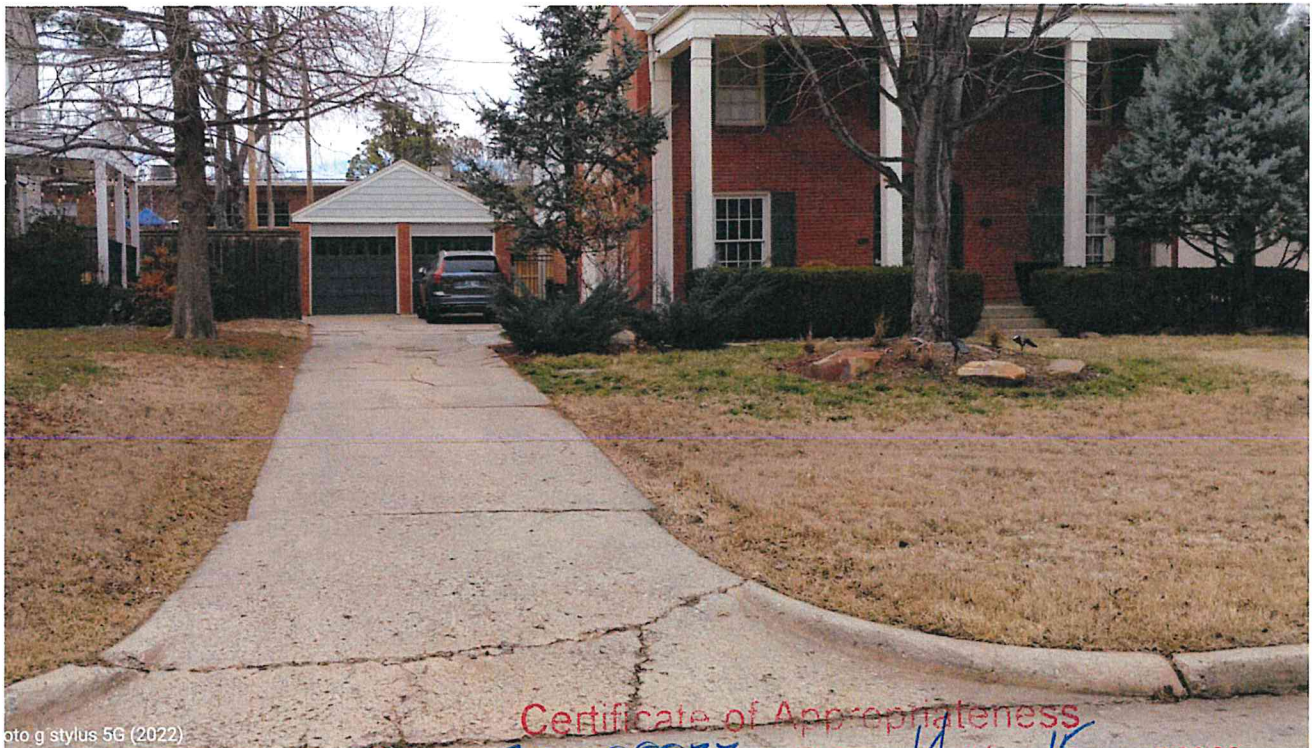


photo stylus 5G (2022)

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By: (Signature)

By