



The City of  
**OKLAHOMA CITY**

**HISTORIC DISTRICT AND HISTORIC LANDMARK  
CERTIFICATE OF APPROPRIATENESS**

**HPCA-23-00048 R-1**

**Revision**

**Owner:** Sarah Ashmore  
2316 NW 28th Street  
Oklahoma City, OK 73107

**Representative:** Darrell Postoak  
Postoak Construction

On HPCA-23-00048, Planning Department staff received your request for a revision to the previously approved Historic Preservation Certificate of Appropriateness for the property located at **2316 NW 28<sup>th</sup> 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:

**4) Revision of item 2, construction of an addition, to reduce the size of the addition and change from crawl space to concrete slab (elective).**

Approved: July 17, 2023  
Effective: August 1, 2023  
Expiration: May 18, 2024

The enclosed 6 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.*

Revision #1



The City of OKLAHOMA CITY

Staff Only: Zoning: HP or Date Stamp

HL District: Shepherd

HPCA-23 -00048

Received by: [Signature]

7/10/23

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): 2316 NW 28th St 73107

Legal Description of Property (lot, block, addition): Cashion Place Add, Block 6 Lot 5

Year built: 1936 Exterior wall material: Brick and Siding Floor area: 1,448 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 Revision to approved construction

**REVISION #1**  
**Certificate of Appropriateness**  
HPCA - 23-00048 Page 2 of 7 pages  
Effective: 8/11/23 Expiration: 5/18/24  
Notes: Concrete slab and no bath room  
Keep with original CA

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 7/10/2023

Name (printed) Sarah Ashmore Organization Homeowner

Address 2316 NW 28th St Phone 405-255-7375

City, State, Zip Oklahoma City, OK 73107 Email sarah.ashmore1@gmail.com

I prefer to be:  Mailed or  Emailed.

Representative Signature [Signature] Date 7/10/2023

Name (printed) Darrell Postoak Organization Post Oak Construction LLC

Address \_\_\_\_\_ Phone \_\_\_\_\_

City, State, Zip \_\_\_\_\_ Email postoakd@gmail.com

I prefer to be:  Mailed or  Emailed.

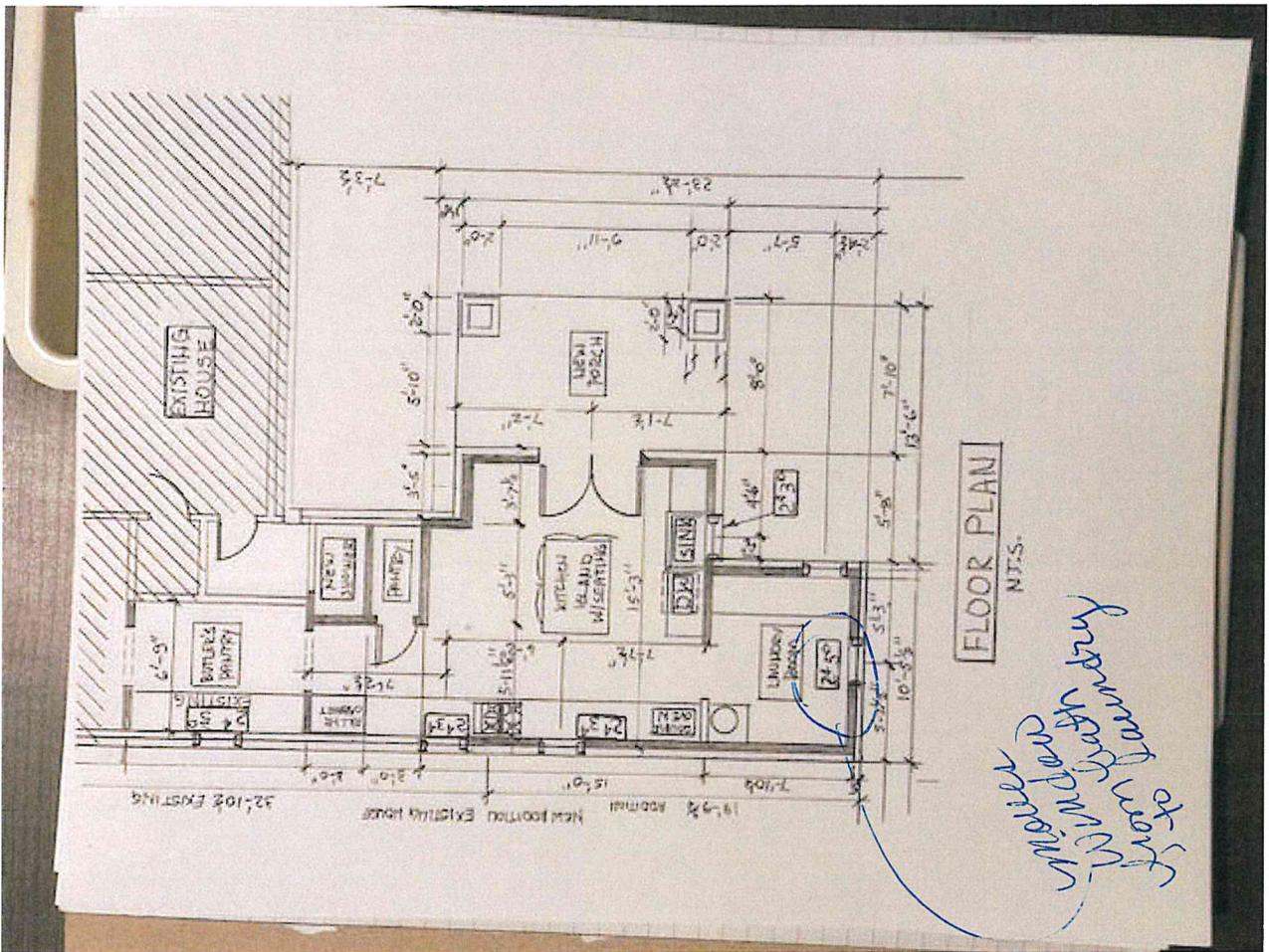
Contact:  Owner  Representative

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.



*Handwritten note:*  
 Important to note  
 that the new  
 kitchen island  
 is to be  
 constructed  
 on a new  
 concrete  
 slab.

# Revision 1

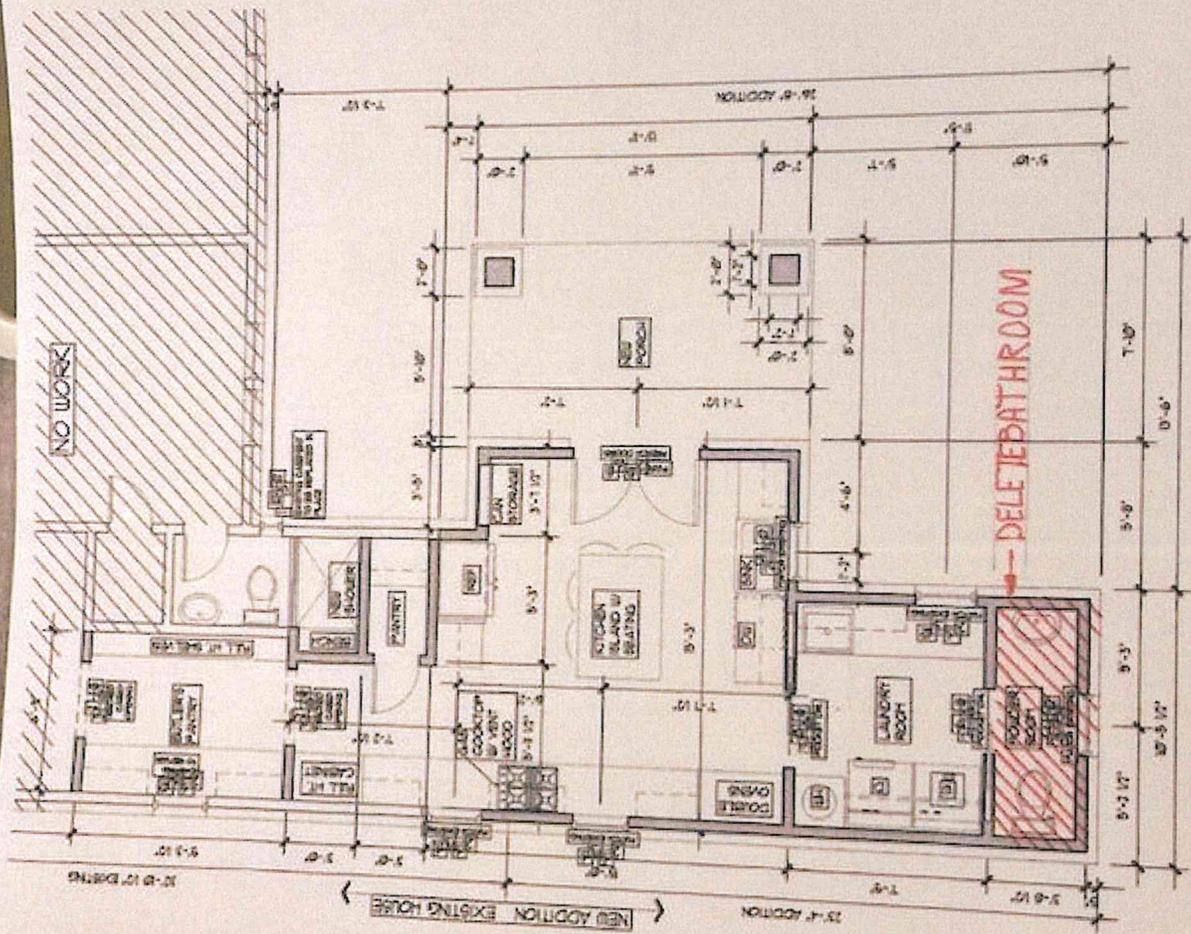
## Certificate of Appropriateness

HPCA - 23 - 00048 pg 3 of 7 pages

Effective: 8 / 1 / 23 Expiration 5 / 18 / 24

Notes: Concrete slab & delete bathroom

keep with original CA  
 By alg



SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



PRELIMINARY  
NOT FOR CONSTRUCTION

# Revision 1

## Certificate of Appropriateness

HPCA - 23-00048 page 4 of 7 pages

Effective: 8/1/23 Expiration: 5/18/24

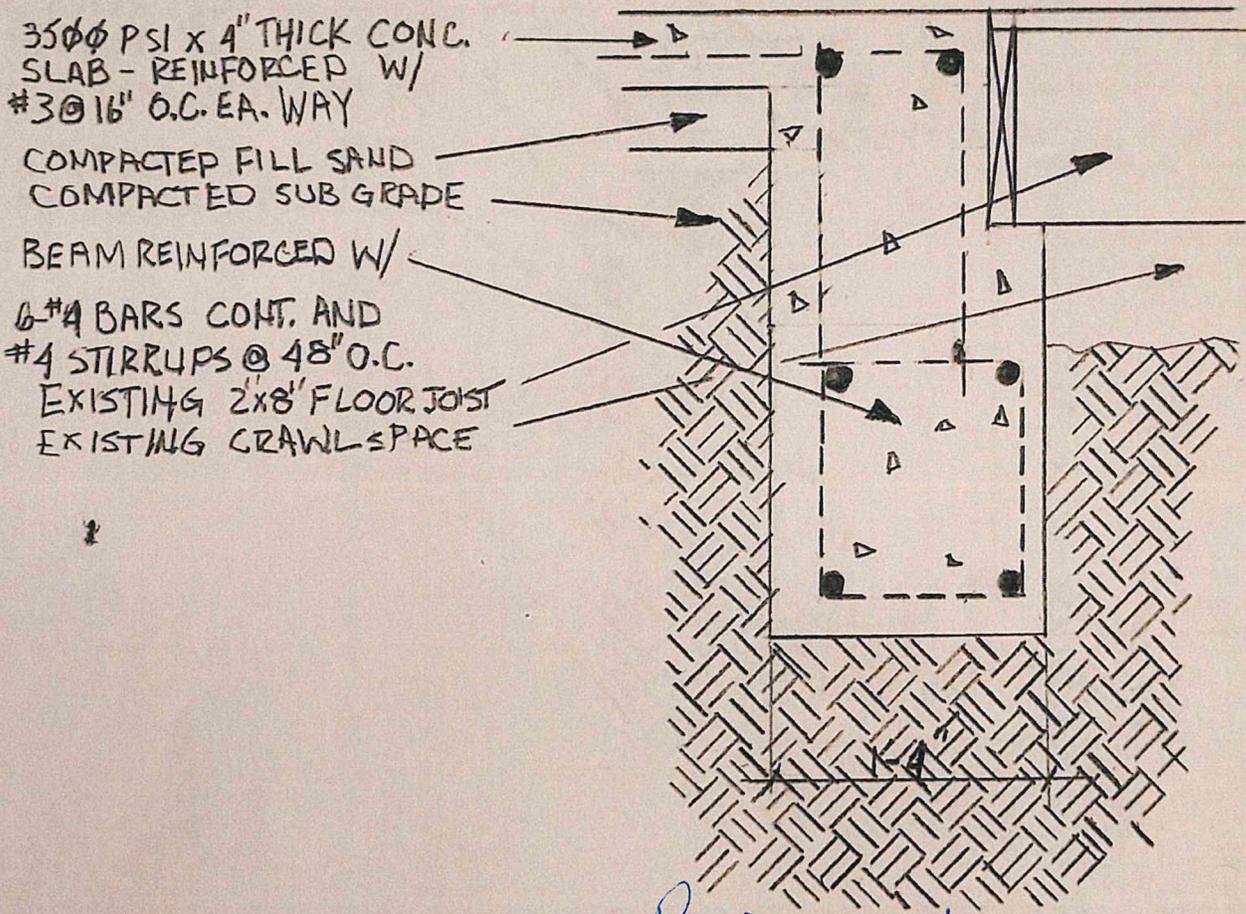
Notes: bathroom not to be constructed  
reduces build + space by approximately  
40 sq ft By: Cellid

Keep with original  
CA

3500 PSI x 4" THICK CONC.  
SLAB - REINFORCED W/  
#3 @ 16" O.C. EA. WAY

COMPACTED FILL SAND  
COMPACTED SUB GRADE

BEAM REINFORCED W/  
6 #4 BARS CONT. AND  
#4 STIRRUPS @ 48" O.C.  
EXISTING 2'x8" FLOOR JOIST  
EXISTING CRAWLSPACE



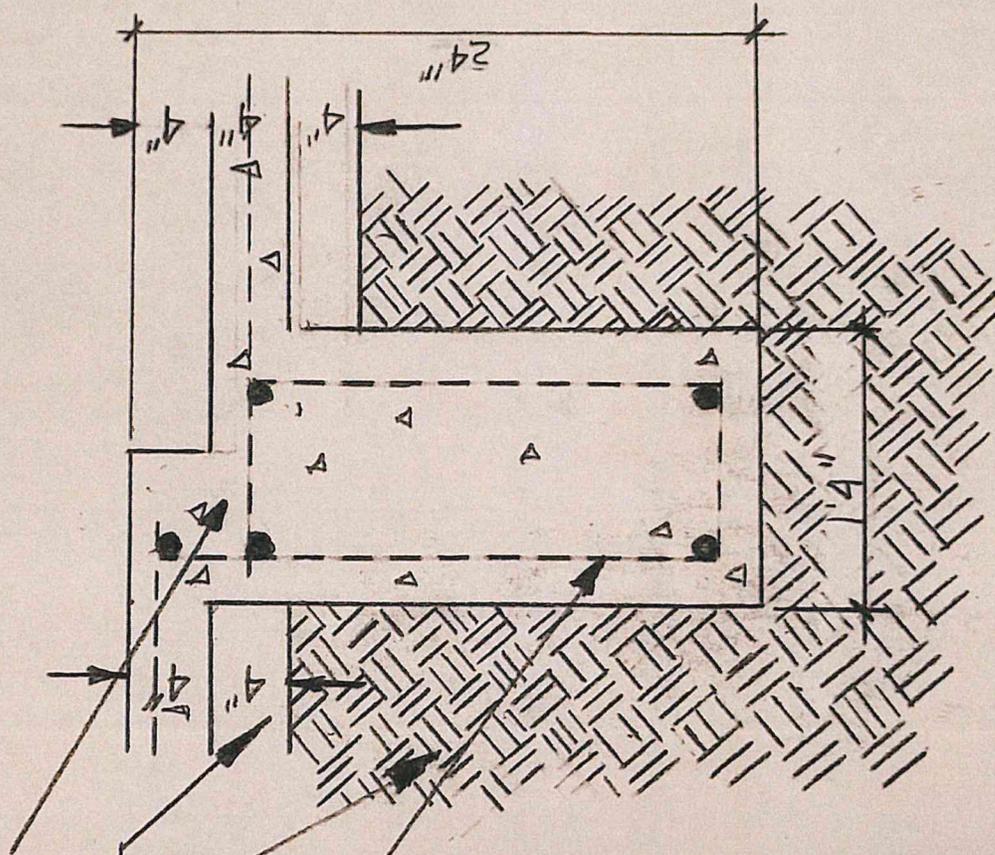
Revision 1  
FOUNDATION DETAIL

Certificate of Appropriateness

HPCA - 23-00648 Page 5 of 5 T.N.T. Sages  
Effective: 8/1/23 Expiration: 8/18/24  
Notes: \_\_\_\_\_

By: [Signature]

3560 PSI x 4" THICK CONC.  
 SLAB - REINFORCED W/  
 #3 @ 16" O.C. EA. WAY  
 COMPACTED FILL SAND  
 COMPACTED SUBGRADE  
 BEAM REINFORCED W/  
 5#4 BARS CONT. AND  
 #4 STIRRUPS @ 48" O.C.



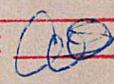
FOUNDATION DETAIL


 N.T.S.

Revision

Certificate of Appropriateness

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 Effective: 8/1/23 Expiration: 5/1/24  
 Notes: \_\_\_\_\_

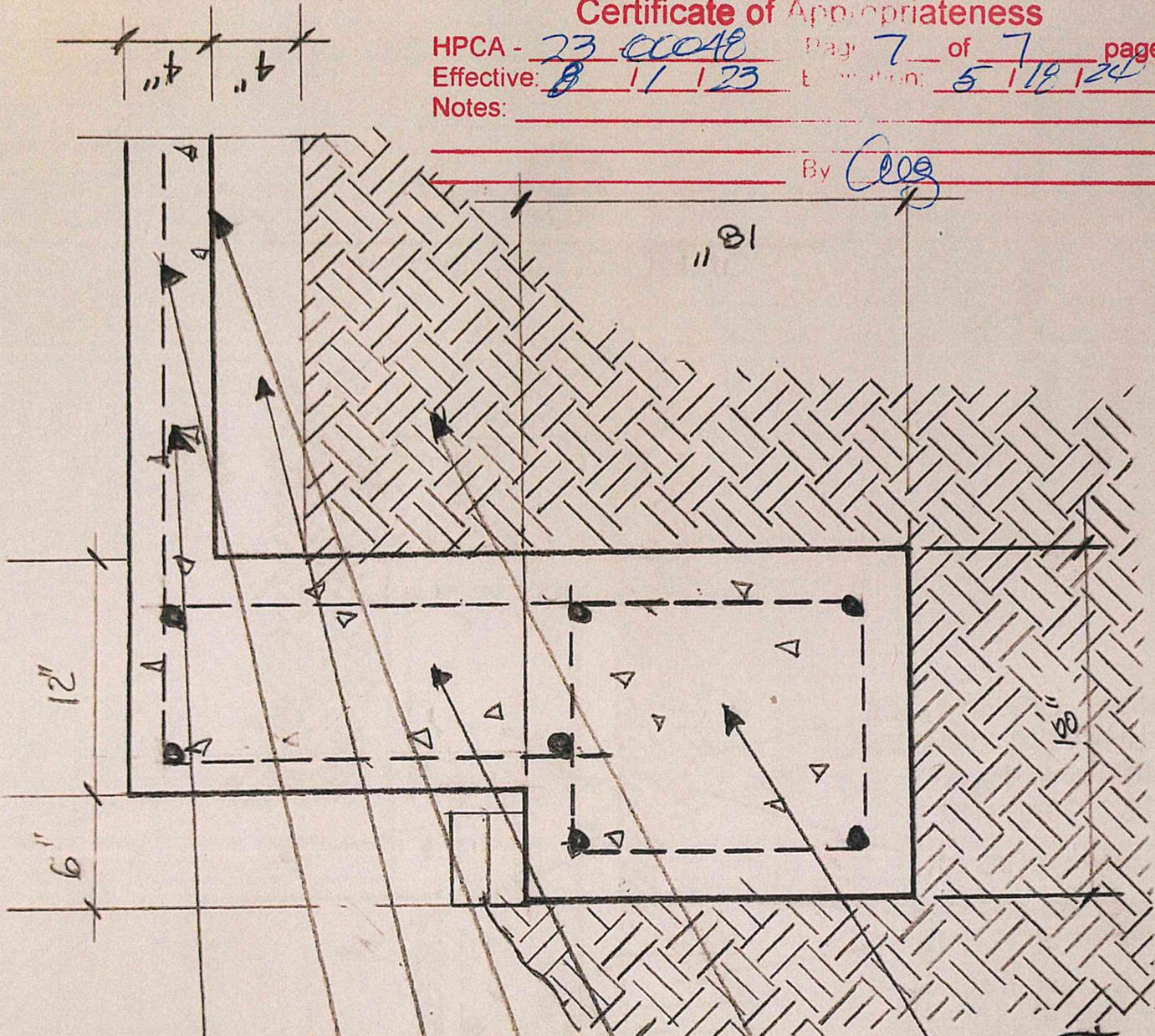
By: 

# Revision 1

## Certificate of Appropriateness

HPCA - 23 00048 Page 7 of 7 pages  
Effective: 8 / 1 / 23 Expiration: 5 / 19 / 24  
Notes:

By CEG



4" CONCRETE

#3 @ 16" O.C. EA. WAY

COMPACTED SAND FILL

6 MILL VAPOR BARRIER - LAP & TAPE EDGES

12" CONCRETE STEM

COMPACTED SUB GRADE

3500 PSI GRADE BEAM REINFORCED W/ #4 STIRRUPS @ 48" O.C. & 5 #4 BARS CONT.

FOUNDATION DETAIL

N.T.S.

12 / A4.1