



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** July 7, 2025

**REQUESTER:** Stacy Patillo & John Scott Williams

**PRESENTER:** Anais Starr, Planner II/Historic Preservation Officer

**ITEM TITLE:** (HD 25-18) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 315 CASTRO STREET FOR THE DEMOLITION OF THE GARAGE.

---

### **Background**

#### **Historical Information**

##### **2004 Miller Historic District Nomination Survey Information:**

**315 East Castro Street.** *Ca. 1925. Bungalow/Craftsman. This contributing, one-story, vinyl-sided, single dwelling has an asphalt-covered, clipped, side-gabled roof and a brick foundation. The non-historic aluminum windows are one-over-one hung, and the wood door is glazed paneled. The partial porch has a clipped front-gabled roof supported by full brick square columns. Other exterior features include a brick, exterior, gable wall chimney on the east side. Decorative details include double and triple windows, false beams and exposed rafters. There is a single car, weatherboard, clipped front-gabled garage to the rear with wood paneled garage door and a wood paneled pedestrian door.*

#### **Sanborn Insurance Map Information**

The 1925 Sanborn Insurance Map shows a shared garage located between 311 and 315 Castro Street. The 1944 Sanborn Insurance Map does not show the shared garage, indicating it was removed before 1944.

#### **Previous Actions**

**April 17, 2014** – A COA by Administrative Bypass was granted for window and door replacements.

**May 5, 2014** – A COA was granted for modification of the rear of the principal structure.

#### **Reference - Historic District Ordinance**

**36-535.a.2(g):** *To safeguard the heritage of the City by preserving and regulating historic district structures in such a way that maintains or restores their historic integrity while allowing modern-day uses and conveniences for their residents.*

**36.535.c.3: Reviewing non-contributing structures.** *Non-contributing structures should be controlled only to the degree necessary to make them compatible with the general atmosphere of any district with regard to exterior alteration, additions, signs, site work, and related activities.*

## **REQUESTS**

### **Demolition of the garage.**

#### ***Project Description:***

The existing 420 square foot non-contributing garage sits on top of the sewer line connection to the principal structure. The sewer line is deteriorated due to its age and needs to be replaced. The garage is deteriorated as well, including a poor foundation. Due to the placement of the garage over the sewer line and the deteriorated state of the garage, the applicants propose demolishing this non-historic garage. At a future date, the applicants will return to the Historic District Commission with a proposal for a new garage structure.

### **Reference - Historic District Ordinance**

**36-535.a.2.g:** *To safeguard the heritage of the City by preserving and regulating historic district structures in such a way that maintains or restores their historic integrity while allowing modern-day uses and conveniences for their residents. (0-0910-12).*

### **Preservation Guidelines**

**36-535.a.2.g:** *To safeguard the heritage of the City by preserving and regulating historic district structures in such a way that maintains or restores their historic integrity while allowing modern-day uses and conveniences for their residents. (0-0910-12).*

A review by the Historic District Commission will use the following criteria for the issuance of a Certificate of Appropriateness (COA):

#### **2.4 Guidelines for Garages**

A review by the Historic District Commission will use the following criteria for the issuance of a Certificate of Appropriateness (COA):

**.1 Preserve Historic Garage Structures.** *Retain and preserve garages in their original locations and configurations. Even if the function changes, the exterior appearance shall remain the same.*

**.4 Request for Garage Demolitions.** *A request for demolition of a historic garage will utilize the following in determining the eligibility for demolition:*

- a. An existing structure of architectural or historical significance shall be retained if repairs are reasonably possible.*
- b. An existing structure is dilapidated, leaning, lacking a solid foundation, or of substandard construction, it may be eligible for demolition*
- c. An existing structure is 240 square feet or less, it may be eligible for demolition.*
- d. An existing structure was built after the period of significance; it may be eligible for demolition.*
- e. The removal of existing historic structure will enable access to the rear yard where no access currently exists; it may be eligible for demolition.*

### **Considerations/Issues**

The *Guidelines for Garages* encourage the preservation and repair of significant historic garages. This requirement was developed to preserve historic accessory structures that are a companion to a historic house. In this case, the existing garage was built after 1944 and is not

a contributing historic structure. The *Guidelines* have five criteria for the Commission to consider when determining if a historic garage is eligible for demolition; these are listed above. This structure meets criteria b and d of Section 2.4.4 for demolition.

The Commission would need to determine if the demolition of the existing non-contributing garage meets the *Guidelines* and will not impact the principal structure or the District.

***Commission Action:***

(HD 25-19) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 315 Castro Street for the demolition of the existing garage.