



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** June 1, 2026

**REQUESTER:** Matt Seaton, Scissortail Construction

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

**ITEM TITLE:** (HD 26-07) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED 413 S LAHOMA AVENUE FOR THE FOLLOWING MODIFICATIONS: A) CONSTRUCTION OF A DETACHED ACCESSORY DWELLING UNIT. (Postponed from the May 4, 2026, meeting).

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### **Background**

#### **Historical Information**

##### **1988 Chautauqua Historic District Nomination Survey Information:**

**413 S Lahoma Ave., Ca. 1924. Bungalow/Craftsman.** *This contributing, one-story, weatherboard single dwelling has an asphalt-covered, side-gabled roof and a concrete foundation. The wood windows are hung one-over-one. The wood door is glazed paneled with a metal screen door. The entry porch has an eyebrow lintel supported by wooden Tuscan columns and circular brick steps. Decorative details include exposed rafters, double and triple windows and exposed roof beams. To the rear of the property is a weatherboard, single-car garage with a wooden sliding door and a pyramidal, asphalt-covered roof, ornamented with exposed rafters.*

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

The current footprint of the principal structure, compared to the 1944 Sanborn Map, indicates that two additions have been constructed since 1944. As indicated in the Previous Action section, a third addition was built in 2016. The 1944 Sanborn Map shows an accessory building in its current location south of the house.

#### **Previous Actions**

**March 7, 2016** – A Certificate of Appropriateness (COA) for the installation of an addition on the rear of the principal structure was approved.

**May 4, 2026** – A COA for the construction of an accessory dwelling unit was postponed allowing time for the submission of revised drawings.

#### **Background Information**

This property's current zoning designation is R-1, Single-Family Dwelling District. This zoning designation allows for a single-family dwelling with an accessory dwelling unit.

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## **REQUESTS**

### **a) Construction of a detached accessory dwelling unit.**

#### **Project Description:**

The City of Norman passed an Accessory Dwelling Unit (ADU) ordinance in 2024 that allows either an attached or detached ADU in the R-1, Single-Family Dwelling District. The ordinance limits the maximum square footage for an ADU to 650 square feet. The proposed ADU meets the use, setbacks, height, and impervious surface area requirements of the Zoning Ordinance.

The applicant proposed constructing a 384-square-foot ADU in the rear yard at the May 4, 2026, Historic District meeting. The ADU proposal included the following exterior materials: LP Smart siding, aluminum windows, and a steel entry door. Additionally, the proposed wall height was 10'1".

The Commissioners indicated that the *Guidelines for Accessory Structures* did not support the proposal to use alternative materials for the windows and doors. Additionally, some of the Commissioners cited a guideline, which states that the maximum wall height for an accessory structure is no greater than 10'. Furthermore, the Commissioners questioned whether the overall height of the ADU was in scale with the principal structure. The Commissioners requested additional information regarding the principal's ridge height. The Commissioners also found that the proposed eight-inch LP Siding was not compatible with the principal structure and the surrounding district. Finally, the Commissioners found there were no features or elements to tie this structure to the historic principal structure. Additionally, the applicant desired to relocate the requested ADU from the southeast corner to the northeast corner of the backyard. Due to the Commission's suggested revisions and the owner's proposal to relocate the ADU, the applicant requested a postponement to allow for the submission of revised drawings, a specification sheet, and additional information on the existing principal structure.

The applicant has submitted revised drawings showing the ADU located in the northeast corner of the yard. It will set back 5' from the north property line and 33' from the rear property line. The proposed ADU will have a wall plate height of 10' and a ridge roof height of 15' and will have a roof pitch of 12/10. Aluminum-clad wood windows are proposed.

The applicant has submitted two elevation drawings for the Commission's consideration. The two submitted ADU drawings are identical except for the exterior siding option and the entry door. ADU drawing #1 shows the preferred options of 6' LP Smart siding and a steel entry door. ADU drawing #2 shows alternative options for double-teardrop wood siding that would match the house and a wood entry door.

#### **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:** *Changes to rear elevations do require a COA; however, the rear elevation of a historic structure is considered a secondary elevation and is therefore regulated to a lower standard to allow flexibility for additions or other modern-day appurtenances.*

## **Preservation Guidelines**

### **2.6 Guidelines for Accessory Structures less than 400 square feet**

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

**.5 Make New Construction Compatible.** *Accessory structures greater than 120 square feet but less than 400 square feet shall be compatible in form, scale, size, materials, features, and finish with the principal structure. New construction must meet the following:*

- a. *Located in the rear yard, and not visible from front right-of-way.*
- b. *Compatible in design, style, and material to the principal historic structure and the surrounding historic neighborhood.*
- c. *Select materials and finishes for proposed new accessory buildings that are found in historic structures in the district in terms of composition, scale, pattern, detail, texture, and finish. Acceptable materials include brick and stone masonry, stucco and wood. Cement fiberboard will be considered on a case-by-case basis when there is limited visibility from the front right-of-way. Structures with no visibility from the front may utilize cement fiberboard. No metal or vinyl structures allowed.*
- d. *New accessory structures shall be one-story in height and less than 10 feet in wall height.*

*Structures with a footprint of 400 square feet and greater and/or taller than one-story will be reviewed utilizing either the Guidelines for Secondary Structures or the Guidelines for Garages.*

### **3.12 Guidelines for Windows**

**.11 New Primary and Secondary Accessory Structures.** *Windows in new construction are to be compatible with adjacent historic structures in terms of size, profile, design, proportions, and material. Wood and aluminum-clad windows are acceptable for use in new construction.*

### **3.14 Guidelines for Doors**

**.10 New Primary and Secondary Accessory Structures.** *Doors in new construction shall be similar to those in adjacent historic structures in terms of size, profile, design, proportions, and material. Aluminum-clad and fiberglass doors with limited or no visibility from the front façade can be considered on a case-by-case basis.*

### **Considerations/Issues:**

The requested ADU is considered an “accessory structure” as defined by the *Preservation Guidelines*, since it is less than 400 square feet. Therefore, the *Guidelines for Accessory Structures Less Than 400 Square Feet* have been provided above in this staff report.

The *Guidelines for Accessory Structures* state that accessory structures are “to be compatible in form, scale, size, materials, features, and finish with the principal structure.” The ADU, which is 384 square feet under the roof, is less than 50% of the principal structure's 1,494-square-foot footprint. The proposed placement behind the principal structure, in the northeast corner of the rear yard, will have limited visibility from the front streetscape and will meet the *Guidelines* for location. The proposed wall height of 10’ meets the allowed maximum wall height prescribed in the *Guidelines for Accessory Structures*. To reduce the overall scale and proportions of the ADU, the applicant has lowered the ridge height to 15’ and will have a 12/10 roof pitch. The applicant has provided the ridge heights for the principal structure. The front ridge height measures 17’ 7”,

and the rear addition ridge height measures 16'3 ½ ".

The submitted revised elevations propose aluminum-clad one-over-one wood windows that meet the *Guidelines for Accessory Structures* and match the windowpane configuration of the historic principal structure.

The applicant's preference is for an LP Smart Siding, which will reduce future maintenance concerns. As suggested by the Commission at the May 4 meeting, the width for the siding has been reduced from 8 inches to 6 inches. This will result in a four-and-seven-eighths-inch reveal. The *Guidelines* allow for the use of alternative materials on a case-by-case review. The Commission has approved requests to use alternative siding material where the proposed structure has limited visibility.

For security reasons, the property owner's preferred option is a steel door. The *Guidelines for Accessory Structures* state that door materials are to be compatible with the principal structure and the structures in the surrounding district, and they do not specify an allowance for alternative materials. However, the Commission has approved requests to use metal doors in the rear yard, where visibility is limited.

The proposed ADU, with its simple design, is compatible with the principal structure. The applicant is requesting to use alternative materials with a look similar to the principal structure. Since the proposed structure is in an inconspicuous location in the rear yard, the request for alternative materials of LP Smart Siding and a steel entry door may be appropriate. If the Commission finds that the requested LP Smart Siding and steel door do not meet the *Guidelines*, the applicant has submitted a second option for the ADU, which proposes wood siding that will match the house's siding in width and profile. Furthermore, ADU #2 features a wood door that meets the *Guidelines* for materials.

The use of lap siding, one-over-one aluminum-clad wood windows, and a gable design similar to that of the principal structure will provide a "nod" to the historic home. The use of modern materials, such as LP Smart lap siding and a steel entry door, will differentiate the ADU from the principal structure, thereby avoiding a false sense of history.

The Commission needs to determine if the proposed ADU meets the *Guidelines* and is compatible with the historic principal structure and the surrounding district.

**Commission Action:** (HD 26-07) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 413 S Lahoma Avenue for the following: a) construction of a detached accessory dwelling unit.