



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: June 1, 2026

REQUESTER: Tyler Burns, Power Oklahoma

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 26-11) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE AMENDMENT OF A CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED 467 COLLEGE AVENUE FOR THE FOLLOWING MODIFICATION: A) REMOVAL OF EXTERIOR DOOR AND REPLACEMENT WITH WOOD SIDING.

Background

Historical Information

1988 Chautauqua Historic District Nomination Survey Information:

467 College Ave., Circa 1916. Bungalow/Craftsman. *This contributing, one-story, wood-sided single dwelling has an asphalt-covered, gabled roof and a poured concrete foundation. The wood windows are nine-over-one hung. The wrap-around entry porch has a side-gable roof supported by wood column on brick piers. Decorative details include bracketed eaves and wood and brick piers. The garage behind and to the north side of the house has been converted into an apartment. Staff notes that the house currently shows no evidence of a separate apartment.*

Sanborn Insurance Map Information

This structure appears on the 1918, 1925, and 1944 Sanborn Insurance Maps without any additions. A garage structure along the north property line is shown on the 1925 and 1944 Sanborn Insurance Maps. This indicates that the current configuration with the garage incorporated into the principal structure occurred after 1944. The subsequent addition to the rear garage area also happened after 1944.

Previous Actions

July 7, 2025 – A Certificate of Appropriateness (COA) was issued for a) removal of a non-original rear addition; b) installation of a covered patio to the rear of the structure; c) construction of a detached accessory dwelling unit except for the windows and doors.

August 4, 2025 – A Certificate of Appropriateness was issued for a) replacement of the entry doors on the principal structure; b) installation of doors on the accessory dwelling unit; c) installation of the windows on the accessory dwelling unit.

January 5, 2026 – A Certificate of Appropriateness was issued for the amendment of an approved COA for the relocation of the ADU.

Overall Project Description

Renovations on the principal structure are nearing completion, but the property owners have several work items to complete, including the removal of the second entrance, installation of a Tesla charger panel, and painting the exterior of the structure. The property owners propose to remove the non-original second entrance located on the north side of the house and replace the opening with original wood siding from the house. This requires review by the Historic District Commission. The applicants plan to install a Tesla charger panel on the rear wall of the house. This is considered mechanical equipment and does not require review as long as it is located in an inconspicuous location. The applicant plans to paint the house once renovations are complete. Per the *Preservation Guidelines*, paint color does not require review.

REQUEST

a) Removal of exterior door and replacement with wood siding.

Project Description:

The applicant received approval on August 5, 2025, to replace the entry doors on the principal structure. The applicant is now returning to the Historic District Commission with an amendment to remove the front-facing secondary door on the north side and use the original wood siding to cover the removed door opening. There are no other proposed alterations to the previously approved ADU.

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

2.7 Guidelines.

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

.8 Location and Setbacks of Secondary Structures. *New secondary structures are to maintain traditional locations and setbacks seen in the neighborhood. Locations are to be in the rear yard, with limited or no visibility from the front right-of-way, unless there historical indications of a different location. Corner lots are considered to have two front elevations.*

Considerations/Issues:

The *Guidelines* call for the preservation of original openings on historic structures. This secondary door was most likely installed during a previous renovation before the establishment of College Avenue as part of the Chautauqua Historic District. Since the door is not original to the house, its removal will not have an impact on the historic structure. The proposal to utilize original wood siding to cover the opening meets the *Guidelines* for materials.

The Commission will need to determine if the requested amendment of the COA to remove a secondary door opening and replace it with wood siding meets the *Guidelines* and is compatible with the historic principal structure and the district.

Commission Action: (HD 25-11) Consideration of approval, rejection, amendment, and/or postponement of the amendment of a Certificate of Appropriateness request for the property located at 467 College Avenue for the following modification: A) removal of exterior door and replacement with wood siding.