

## **Barker Garage - 434 Chautauqua Avenue, Norman, OK 73069**

### **Background**

The Barker Garage, located at 434 Chautauqua Avenue in the Chautauqua Historic District, is a one-story, single-car garage/carport in the Craftsman/Bungalow architectural style with an asphalt shingled front gable roof and exposed rafter tails. The garage half of the building is clad in wood T-117 (Double Teardrop) siding, 1x wood corner boards and trim, 2 wood fixed windows (1 in the north elevation and 1 in the south elevation), and a 9-lite wood pedestrian door in the south elevation. It also has a non-historic aluminum paneled garage door in the east (front) elevation, plywood floor, and a brick foundation. The carport half of the building is open but for the gable end (facing west) and east third of the exterior which is also clad in wood T-117 (Double Teardrop) siding. In the south wall section, there is an additional 9-lite wood pedestrian door with a Craftsman style exterior wall sconce. The remaining portion of the carport is open on the sides with wood posts and bridging at the bottom. This section has a slightly lower roofline than the enclosed portion of the structure. The drive from the alley to under the carport is gravel.

Built between 1903 and 1940, the Chautauqua Historic District is a tree-lined district of stately residences that once housed university deans, faculty, and other prominent individuals who helped shape the city's early development. Its growth was closely tied to that of the city itself. Architecturally, the district is highly eclectic — bungalows are prominently represented, but Tudor Revival and Minimal Traditional styles are also quite prevalent, alongside fine examples of Prairie, Colonial Revival, Spanish Eclectic, Neoclassical Revival, and even one Queen Anne home. More than 70% of the houses feature paved driveways to the left or right that lead to an outbuilding at the rear of the property, and many share a driveway with a neighboring house. Attached garages or carports are rare, and houses do not sit at a consistent setback from the street. All streets in the district are lined with parkways and sidewalks on both sides, with paved walkways leading from the sidewalk to each front door. Though the Chautauqua Historic District is not listed in the National Register of Historic Places, the district has been determined eligible for listing (Consensus DOE; Criterion C; 07/11/1990).

### **Scope of Work**

- 1. Demolish existing historic 1-car garage and 1-car carport;*
- 2. Construct new 2-car garage;*
- 3. Install new concrete driveways;*
- 4. Repair existing fence and construct new fence.*



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**Detailed Scope of Work (from above)**

**1. Demolish existing historic 1-car garage and 1-car carport.**

The existing garage structure is composed of two halves: the east (front) half is a one-car garage with front approach from the east concrete driveway off Chautauqua Ave and the west (rear) half is a one-car carport with rear approach from the west gravel drive off the alley. The garage half has a deteriorated brick foundation and the carport is supported by wood posts on the ground. The building is clad in wood T-117 (double teardrop) siding and racking to the south.

*Excerpt from City of Norman Historic Preservation Guidelines (Revised and Effective January 26, 2022)*

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

- **2.4.4: Request for Garage Demolitions.** A request to demolition a historic garage will utilize the following in determining the eligibility for demolition:
  - **2.4.4.b:** An existing structure is dilapidated, leaning, lacking a solid foundation, or of substandard construction, it may be eligible for demolition.

Due to the deteriorated condition of the building, the garage/carport will be demolished and disposed of with only the two wood fixed windows and the exterior wall sounce being salvaged for reuse in the new garage.

**2. Construct new 2-car garage.**

Once the existing garage/carport is demolished, a new garage will be constructed.

*Excerpt from City of Norman Historic Preservation Guidelines (Revised and Effective January 26, 2022)*

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

- **2.4.5: New Garage Construction.** A new garage shall be compatible in form, scale, size, materials, features, and finish with the principal structure. The following criteria will be considered for a new garage constructed where there is currently no historic structure:
  - **2.4.5.a:** The new structure will utilize alley access if available.
  - **2.4.5.b:** The new footprint will be 575 square feet or 50% of the footprint of the principal structure, whichever is smaller.
- **2.4.7: New Garage Location.** New garages structures that are not replacing a historic garage are to be located behind the principal structure in the rear yard with limited or no visibility from the front right-of-way. Garages replacing historic garages shall maintain the location and configuration of a historic garage, typically at the end of a front driveway. Such garages shall be located behind the back elevation of the principal structure.
- **2.4.10: Reconstruction of Historic Garage.** The reconstruction of out buildings shall be based on historic evidence, such as photographs, Sanborn maps or other documentation. If no such evidence exists, the design should be derived from the

architectural style of the principal building and historic patterns and characteristics of the historic district. Wood, brick and stucco are appropriate materials for reconstruction of a historic garage. Overhead garage doors with the appearance of double doors will be considered on a case-by-case basis. Historic garages shall be located at the end of a driveway along the side property line and face the front street right-of way.

- **2.4.11: Replacement Garage Doors.** Retain and preserve wood overhead garage doors on historic garages. Retain double doors if possible. Replacement overhead garage doors with the appearance of double doors will be considered on a case-by-case basis. For historic garages, and garages that face the front or are visible from the right-of-way the following replacement door is allowed:

- **2.4.11.a:** Wood is preferred. However, wood composite or metal with composite trim can be considered on a case-by-case basis. Vinyl is prohibited.

A new garage will be constructed in the same Craftsman/Bungalow architectural style and similar layout to the existing structure. The new garage will utilize the same layout as the existing but with two single-car garages face-to-face with a single-car garage facing east (front) and a slightly wider single-car garage facing west (rear). A new concrete slab and foundation with a six-inch curb will be poured; a portion of the existing red flagstone patio/sidewalk will have to be removed to make way for the new construction. The building will have all the character defining features of the existing including: asphalt shingle roof, exposed rafter tails, wood T-117 (double teardrop) siding, 1x trim and corner boards, the two restored wood fixed windows, and all finished to match the existing. The new garage will also have new insulated, paneled, aluminum, overhead garage doors; a new paneled steel pedestrian door; and new Craftsman styled exterior lighting will be installed, one on both sides of the garage doors and one outside the pedestrian door.

Due to the constraints of the site and the adjacent buildings, the rebuilt garage will be located in the same location as the existing building. As such, a variance will need to be secured as the building is only 31-inches from the north property line.

### **3. Install new concrete driveways.**

The existing east (front) driveway from Chautauqua Avenue to the garage is concrete and fairly new. The existing west (rear) driveway from the alley to the carport is gravel.

*Excerpt from City of Norman Historic Preservation Guidelines (Revised and Effective January 26, 2022)*

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

- **2.9.2: Driveway Width.** Driveways shall be one car width, not to exceed 10 feet wide, unless there is historic documentation of an alternate configuration. Driveway width may vary as it approaches a garage in order to correspond to the width of the door opening.

- **2.9.3: New Driveway Composition.** Driveways shall be constructed from material allowed by the City Code. Existing gravel driveways may remain in place subject to other provisions in the City Code.



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The east (front) concrete driveway will remain as is. The west (rear) gravel driveway will be removed and a new concrete driveway will be installed to provide access to the new, rear facing, garage. Drainage will also be incorporated during this work to better mitigate the water infiltration issues experienced by this property.

#### **4. Repair existing fence and construct new fence.**

There are two types of wood fences on the property; a six-foot tall painted wood stockade fence around the perimeter and a four-foot painted wood picket fence. The four-foot tall fence spans between the northwest corner of the house and the southeast corner of the garage. The six-foot tall fence lines the north property line and turns in and out from the northeast and northwest corners of the garage and around the perimeter, crossing the gravel driveway with a gate, before jogging back west to the west property line/alley.

*Excerpt from City of Norman Historic Preservation Guidelines (Revised and Effective January 26, 2022)*

**The following items can receive a Certificate of Appropriateness (COA) through the Administrative Bypass process if they meet the criteria listed. If they do not meet the criteria, the application will be forwarded to the Historic District Commission for a full review:**

- **2.10.1: Repair of Fences.** If an existing fence or wall is replaced with a fence that is the same in material, height, location, and design; it will be considered ordinary maintenance and repair and will not require a Certificate of Appropriateness.

The existing four-foot tall picket fence will be repaired and repainted, as needed. The existing six-foot tall wood stockade fencing will be repaired, as needed.



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