



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: July 6, 2026

REQUESTER: Julie Blacksten

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 26-16) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 725 JUNIPER LANE FOR THE FOLLOWING MODIFICATIONS TO THE PRINCIPAL STRUCTURE: A) REPLACEMENT OF EXTERIOR DOORS; B) INSTALLATION OF 6' WOOD STOCKADE FENCES IN SIDE YARDS.

Background

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

725 Juniper Lane. Ca. 1953. Ranch. This non-contributing, one-story, brick single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are two-over-two hung with metal storms. The wood door is slab with a metal storm. The entry porch has a hipped roof supported by narrow, square, wood columns. Other exterior features include an integral garage that has been converted to living space, with a wood-paneled door, a metal sliding door, and a two-pane window. The house is noncontributing due to insufficient age. The house is noncontributing due to insufficient age.

Sanborn Insurance Map Information

This parcel is shown as vacant on the 1925 and the 1944 Sanborn Insurance Maps, indicating the present structure was built after 1944.

Previous Actions

There have been no previous Certificate of Appropriateness requests for this parcel.

Overall Project Description:

The applicant proposes replacing the existing wood front and side doors with a new wood door of a different design. The specification information for the proposed new doors, showing the design and material, is attached. The applicant also submitted pictures of the existing doors on the structure.

The applicant also proposes installing 6' wood stockade fences on the east and north side yards that will connect to the existing fences, as shown on the submitted site plan.

Additionally, the applicant plans to replace the concrete patio and wood fence located on the west side of the property. Concrete and fence replacement, which do not include expansion, is considered ordinary maintenance and repair and does not require a Certificate of Appropriateness.

REQUEST

a) Replacement of exterior doors.

Project Description:

The property owner, Julie Blacksten, proposes replacing the existing front and side doors due to their deteriorating condition and to allow more light into the house. The proposed new doors are made of wood with a multi-lite design, as shown in the submitted support document.

Reference

Historic District Ordinance

36-535.a.2.g: Purpose. *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.g.(9).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.*

36.535.(3).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

3.14 Guidelines for Doors

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

.1 Retain and Preserve Original Doors. *Retain and preserve the original doors and door surrounds, including frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware, on front doors and side doors visible from the street.*

.2 Replace Only Deteriorated Features. *If replacement of a deteriorated door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit.*

.3 Retain and Preserve Transoms and Sidelights. *Transoms and sidelights should be retained and preserved. Avoid altering transoms and sidelights as it distorts the strong vertical proportions of the windows and doors and changes the character of the residence.*

.4 Retain Historic Glass. *Retain original glass in historic doors. Bubbles and waves give old glass its distinctive look and add to the historic character of the house.*

.5 Glass Variations

a. *Privacy glass may only be located in the rear or on the side of the structure, where not visible from the front. Smoked or tinted glass is not appropriate for use in historic structures.*

b. *Beveled glass in doors is allowed as long as it is compatible with style of the historic building and the original configuration of window panes remains.*

c. Colored glass may be used in transoms and sidelights if supported by historical documentation or compatible with the architectural style.

.6 Wood Doors. Wood doors are required unless there is documentation that other materials were historically used on a particular structure. Keep wood doors appropriately stained or painted to protect from weather.

.7 Replacement Doors. Replacement doors on a historic structure are to be wood and in appropriate design, size and details in keeping with the style of the house. Installation of steel doors on the front of a historic structure is prohibited. Aluminum clad doors are permissible on rear of the structure upon review on a case-by-case basis.

.8 Preserve Original Openings. Do not create new openings in the front or side façades of historic structures. Do not enlarge or diminish existing openings to fit stock door sizes. If new openings are necessary to meet code requirements, they shall be compatible with historic doors for that structure in proportion, shape, location, pattern, size, materials, and details.

.9 Materials. Wood is allowable for in-kind replacement of doors. Fiberglass and aluminum-clad doors may be considered for non-contributing resources and for rear elevations of historic structures when not visible from the front right-of-way. Vinyl is prohibited for historic and non-contributing structures.

Considerations/Issues:

The *Preservation Guidelines for Doors* state that original doors on contributing structures are to be preserved. While the current doors are wood, it is unclear whether they are the original doors for the structure. Additionally, it is noted that this structure is a non-contributing structure to the Chautauqua Historic District due to its insufficient age.

The *Guidelines* state wood is an allowable material for replacement doors. Additionally, the Historic District Ordinance states that proposed alterations on non-contributing structures are to be compatible with the surrounding district. Wood front doors are typical of the surrounding historic structures. While the front door is fully visible from Juniper Lane and the side door has limited visibility from South Lahoma, the proposed door designs are typical of the neighborhood. Since the proposed doors are made of wood and have a traditional design, they would not impact the surrounding historic district.

The Commission needs to determine whether the proposed door replacements, as submitted, meet the *Preservation Guidelines* and are compatible with the Chautauqua Historic District.

Commission Action: (HD 26-16) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 725 Juniper Lane for the following modification: a) replacement of exterior doors.

REQUEST

b) Installation of a 6' fence in side yards

Project Description:

The property owner, Julie Blacksten, wishes to secure the backyard by adding 6' wood stockade fences on the north and east sides of the structure as shown on the site plan. The proposed fence on the north side will enclose the HVAC system, while the fence on the east side of the house will provide privacy for the two bedrooms. The applicant's proposed section of fence on the east side of the structure and will face Juniper Lane will be located approximately three feet from the front edge of the house.

Reference

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36.535.g.(9).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.*

36.535.(3).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

Fences and Masonry Walls

2.10 Standards for Administrative Bypass

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.

.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.*

.2 Installation of Fences. *Front and side yard fences of up to 4 feet in height and rear yard fences of up to 6 feet in height, may be approved by Administrative Bypass if they meet the following criteria:*

- a.** *Composed of the following materials: wood, cast iron, iron, twisted wire, painted aluminum that mimics the appearance of cast iron or iron fences or a combination of these materials. Chain link, stone, brick, or stucco walls will be forwarded to the Historic District Commission for review. Vinyl fences are prohibited.*
- b.** *Of traditional or historic design, contemporary designs/horizontal designs will be forwarded to the Commission for review.*
- c.** *No footing required. Walls or fences that require a footing shall be forwarded to the Commission for review.*

2.11 Guidelines for Fences and Walls

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

.1 Replacing Conforming Fences. *If an existing, conforming type of fence or wall is being replaced with one that is the same in material, height, placement, and style, a Certificate of Appropriateness is not required.*

.2 Materials. *Retain and preserve historic wall and fence materials that contribute to the overall historic character of a building. Acceptable materials for new fences and walls are wood, brick, stone, cast iron, iron, twisted wire, painted aluminum that mimics the appearance of cast iron or iron fences. Vinyl is prohibited. A 4 foot chain link in the side or rear yards will be considered on a case-by-case basis.*

.4 Side Yard Fences. Side yard fences of up to 4 feet in height may be approved by Administrative Bypass. Side yard fences taller than 4 feet require a COA. Side yard fences taller than 6 feet are prohibited.

.5 Rear Yard Fences. Rear yard fences of contemporary design or of non-traditional materials or of height greater than 8 feet will be considered on a case-by-case basis. Such fences will be reviewed for their impact to the historic structure and the District as a whole. The Norman Zoning Ordinance prohibits rear yard fences taller than 8 feet.

.7 Fence and Wall Materials. Fences or walls shall be constructed of wood, brick, stone, iron or cast or forged metal, stucco, or a combination of these materials. Stone or brick used in walls shall be compatible in size, scale, and style to that used elsewhere in the historic district, or typical of residential structures of this type, age, and location. No vinyl, cinder block, concrete block, or corrugated metal, may be used for fences or walls in historic districts. Chain link in the rear yard will be considered on a case-by-case basis.

.8 Colors and Finishes. Although paint color is not regulated by the Commission, it is strongly recommended that wood fences be stained or painted in colors and finishes appropriate to the style and period of the property and the district or left unfinished. No decorative murals shall be applied to fence or wall surfaces visible from the street.

.9 Finished Side Out. Fences or walls facing the street shall be constructed with the finished side out.

Considerations/Issues:

The *Preservation Guidelines* require 6' side yard fences to be reviewed by the Historic District Commission. The side yard is defined by the Zoning Ordinance as the area of the yard located between the front and rear edges of the house. The *Guidelines* permit wood as an acceptable material. The *Preservation Guidelines* indicate a modern wood fence should not overwhelm a structure or impact the features of a historic house.

The Historic District Commission has not approved fences of 6' or more in the side yards due to their impact on historic structures, except under special circumstances. Typically, the Commission has approved fences that taper from 6' at the rear to 4' at the front of the house. However, the Commission has approved 6' fences for unique conditions including the following: the placement of 6' wood stockade between adjacent properties when front property lines did not align creating privacy issues (as seen between 410 Peters and 504 Miller), or in the case of a side yard being adjacent to an alleyway, creating security issues (as seen at 713 Cruce Street and 1320 Oklahoma Avenue).

In this case, the applicant's property has narrow side yards of less than 15' in depth and is lacking a typical backyard found in the Chautauqua Historic District. The applicant is proposing side-yard fences, as shown on the submitted site plan, to secure the side yards and provide privacy. In particular, the property owner wishes to protect the HVAC system on the north side of the structure and prevent access to windows located on the north and east sides. While the proposed fences will secure the narrow side yards, they will be visible from the front right-of-way. However, it should be noted that this house is non-contributing; therefore, the proposed fences will not be impactful to a historic structure.

The proposed 6' wood stockade fence is a typical fence in the Chautauqua Historic District and is an allowed material by the *Preservation Guidelines for Walls and Fences*. The proposed fence's finished side must face the street as required by the *Guidelines*. The Commission should

consider whether the unique features of this property warrant the allowance of a 6' wood side yard fence and determine if the proposed 6' wood side yard fence is compatible with this house and the District.

Commission Action: (HD 26-16) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 725 Juniper Lane for the following modification: b) installation of 6' wood stockade fences in the side yards.