



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 10/07/2024

**REQUESTER:** Frank Sullivan III

**PRESENTER:** Anais Starr, Historic Preservation Officer

**ITEM TITLE:** (HD 24-20) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CERTIFICATE OF APPROPRIATENESS REQUEST FOR PROPERTY LOCATED AT 733 CHAUTAUQUA AVE. FOR THE FOLLOWING MODIFICATIONS: A) REPLACEMENT OF EXTERIOR SIDING, SOFFIT, AND TRIM; B) REPLACEMENT OF WINDOWS; C) PAINTING OF THE EXTERIOR BRICK WALLS.

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<b><u>Property Location</u></b>	<b>733 Chautauqua Ave</b>
<b><u>District</u></b>	<b>Chautauqua Historic District</b>
<b><u>Owner/Applicant</u></b>	<b>Frank Sullivan</b>
<b><u>Request</u></b>	<b>(HD 24-20) Consideration of approval, rejection, amendment, and/or postponement of Certificate of Appropriateness request for property located at 733 Chautauqua Ave for the following modifications:</b> <b>a) Replacement of exterior siding, soffit, and trim;</b> <b>b) Replacement of windows;</b> <b>c) Painting of the exterior brick walls.</b>

### **Property History**

#### **Historical Information**

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

*733 South Chautauqua Avenue. Ca. 1950. Minimal Traditional. This noncontributing, one-story, brick single dwelling has an asphalt-covered, cross-gabled roof and a brick foundation. The windows are metal casement. The wood door is glazed paneled with a wood screen. The entry porch has a flat roof supported by wood supports. There is an integral, single car garage on the north side with a wood, glazed, paneled, overhead door. Decorative details include wood on the gable ends, minimal eave overhang and a picture window on the porch. The house is noncontributing due to insufficient age.*

## Sanborn Insurance Maps

Since this property was constructed after 1944 it does not appear on the Sanborn Insurance maps.

## Previous Actions

There have been no COA requests for this property.

## Project Overview

The property owners, unaware that the property was listed in a Chautauqua Historic District, began renovations on the exterior of the house. The applicants replaced all the original windows with vinyl windows, replaced the existing wood siding and associated trim with Smart materials, and painted a primer coat on the exterior brick.

Staff visited the property in early August and issued a stop work order for the property. The applicant was informed that the modifications required review and approval by the Historic District Commission. The applicant has now submitted an *ex post facto* COA request to retain the modifications performed. The owner proposes to keep the already installed vinyl windows and Smart material. He is also requesting to be allowed to finish painting the brick exterior white.

## REQUESTS

### a) Replacement of exterior siding, soffit, and trim

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

To allow for easier maintenance of the house the applicant replaced the existing wood siding, soffit, and trim on the house with textured Smart material.

#### ***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.*

#### **Reference - Preservation Guidelines**

#### ***Exterior Walls***

#### ***3.2 Guidelines***

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

**.1 Preserve Original Walls.** Retain and preserve exterior walls that contribute to the overall historic form and character of a building, including functional and decorative features and details.

**.2 Retain Original Building Materials.** Retain and preserve exterior wall materials that contribute to the overall historic character of a building.

**.7 Substitute Materials.** Cement fiberboard (e.g. Hardiplank® siding) will be considered on a case-by-case basis. Exterior insulating and finish systems (EIFS) will not be considered for use in historic structures.

**Issues and Considerations:**

As indicated, this is an *ex post facto* review which the Historic District Ordinance requires the Commission to review as if the work has not occurred.

The *Guidelines for Exterior Walls* require the retention of the original exterior materials that contribute to the historic character of a structure. This house is designated as a non-contributing structure due to the insufficient age of the structure. The Historic District Ordinance states alterations to non-contributing houses should only be controlled to the degree necessary to make them compatible with the general atmosphere of the district.

The *Preservation Guidelines* allow for alternative materials on a non-contributing structure on a case-by-case basis review. In this case, the property owner, not realizing the property was in a Historic District, replaced the original wood on the exterior of the house with Smart material.

In recent years, the Commission has approved cement fiberboard and wood composite siding as replacement materials for vinyl siding, asbestos shingles, and metal siding on non-contributing structures. Earlier this year, the Commission reviewed and approved requests at 606 Miller Avenue and 1320 Oklahoma Avenue to replace existing cement shingles on a non-contributing structure with cement fiber lap siding. In both of those cases, the structures did not have any wood siding under the synthetic siding layer. In all of the approved cases of alternative material replacement, a smooth finish has been required.

The Commission needs to determine if the request to replace the existing wood on the exterior of this non-contributing house with Smart material meets the *Preservation Guidelines* and whether or not such proposed work is compatible with the District as a whole.

**Commission Action:**

Consideration of approval, rejection, amendment, and/or postponement of Certificate of Appropriateness request for property located at 733 Chautauqua Ave for the following modifications: a) Replacement of exterior siding, soffit, and trim.

**b) Replacement of existing windows**

**Project Description:**

As stated earlier, the applicant replaced the metal casement windows with vinyl windows not realizing the work needed review and approval of a Certificate of Appropriateness prior to installation. The applicant is proposing to keep the installed vinyl windows.

### **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.*

### **Reference - Preservation Guidelines**

#### **Windows**

#### **3.12 Guidelines for Windows**

**.1 Retain Original Windows.** *Retain and preserve original windows, including glass, frames, sash, muntins, sills, heads, moldings, surrounds, and hardware.*

**.7 Window Replacement.** *An original window that is deteriorated more than 50% and is not repairable may be replaced in-kind if it meets the following:*

*a. Shall have a wood exterior, unless replacing a metal casement window.*

*b. Light patterns same as the original.*

*c. Size and dimension the same as the original.*

*d. Double-pane simulated divided lights with wood muntins on the exterior and interior and a shadow bar between the panes may be allowed for windows on the side or rear that are not visible from the street.*

**.10 Materials.** *Wood is allowable for in-kind replacement of windows. Aluminum-clad and metal windows can be considered for the replacement of metal casement windows that are deteriorated on a case-by-case basis. Fiberglass and aluminum-clad windows can be considered on non-contributing resources and on rear elevations not visible from the front right-of-way. Vinyl-clad windows are prohibited for both contributing and non-contributing structures in the historic districts.*

#### **Issues and Considerations:**

As indicated, this is an *ex post facto* review which the Historic District Ordinance requires the Commission to review the case as if the work has not occurred. As noted earlier, the applicant replaced the original casement windows with vinyl windows without realizing the property was located in the Chautauqua Historic District.

The *Preservation Guidelines for Windows* prohibit the installation of vinyl windows. The Commission has never approved vinyl replacement windows in contributing or non-contributing structures.

The *Guidelines for Windows* encourage the preservation of retention of original windows. The *Guidelines* allow original windows to be replaced if the Commission determines the windows have deteriorated more than 50% and are not repairable. The *Guidelines* also allow aluminum-clad, metal, or fiberglass windows for non-contributing structures on a case-by-case review. The Historic District Ordinance states that non-contributing structures are to be controlled only to the degree necessary to make them compatible with the District.

The Commission has reviewed four previous requests to replace casement windows on non-contributing structures.

The Commission reviewed a similar request at 415 S Lahoma in February 2015. In that case, the house was a non-contributing 1960s structure with six of the twelve windows missing. The Commission found the replacement windows had to be aluminum and must have a similar window pane configuration to the original casement windows to be compatible with the District.

Another request for the replacement of casement windows on a non-contributing structure at 713 Cruce Street was reviewed in August 2020. The applicants wished to replace all of the windows with metal windows to increase energy efficiency and improve the appearance. The Commission postponed the portion of the request for the front windows, finding that their replacement would significantly alter the appearance of the structure. The remaining windows on the side and rear were approved for replacement aluminum windows in the same window pane configuration as found on the house.

Finally, in July 2022 the Commission reviewed a request at 720 S Lahoma Avenue for the replacement of casement windows on a 1950s non-contributing structure. The Commission ultimately approved the request to allow repair of the existing window frames, hardware, glazing & glass, or replacement with new metal casement windows with the same profile and pane configuration as the existing windows.

Staff would note that other previous *ex post facto* window replacement cases, the Commission has consistently required the re-installation of wood windows. In June 2023 the Commission reviewed an *ex post facto* window replacement request at 607-609 S. Lahoma Avenue. In that case, the applicant replaced damaged windows after receiving insurance funds as a result of a hail storm. It was revealed at the Commission meeting that the Real Estate Disclosure Form did not have the historic status for the property notated as required. The Commission ultimately approved the replacement of the vinyl replacement windows with wood windows over five years with a requirement that the windows on the front of the structure be replaced within the first year.

The Commission needs to determine if the request to replace the original windows on this non-contributing structure with vinyl windows meets the *Preservation Guidelines* and whether or not such proposed work is compatible with the District.

**Commission Action:**

Consideration of approval, rejection, amendment, and/or postponement of Certificate of Appropriateness request for property located at 733 Chautauqua Ave for the following modifications: b) replacement of existing windows.

**c) Painting of the exterior brick walls.**

**Project Description:**

This is an *ex post facto* review. The Historic District Ordinance requires the Commission to review the case as if the work has not occurred. As noted earlier, the applicant painted the exterior brick with primer without realizing the property was located in the Chautauqua Historic District. The applicant wishes to finish painting the exterior brick with white paint.

**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.*

**Reference - Preservation Guidelines**

**3.4 Guidelines for Masonry and Brick Features**

**.1 Preserve Original Features.** *Retain and preserve masonry features that contribute to the overall historic character of a building, including foundations, chimneys, cornices, steps, piers, columns, lintels, arches, and sills. Installing brick or block where these materials were not originally used is prohibited. Installing brick on the walls of a house that originally had wood siding is prohibited as it changes the character of the house and can destroy the wood beneath.*

**.2 Preserve Original Materials.** *Retain and preserve historic masonry materials, such as brick, terra-cotta, limestone, granite, stucco, slate, concrete, cement block, and clay tile, and their distinctive construction features.*

**.6 Preserve Unpainted Surfaces.** *It is not appropriate to paint unpainted masonry and brick surfaces that were not painted historically. Repaint previously painted masonry surfaces in colors appropriate to the historic building material, the building, and the district.*

**Issues and Considerations:**

The *Guidelines for Masonry and Brick Features* state unpainted brick surfaces are to be preserved. As mentioned earlier, the applicant painted the brick without realizing that the

property was located in a Historic District. Staff stopped the work in progress at the primer stage but the entire surface of the bricks had been coated with primer paint.

Painted brick is not a typical exterior finish found in the Chautauqua Historic District. The existing houses with painted brick in the Chautauqua District were painted prior to the establishment of the District in 1995.

There are cases that the Commission has reviewed in regard to painting masonry or brick surfaces. In November 2018 the Commission requested an applicant re-paint brick columns with faux grout lines to reduce the effect of paint that had been applied to brick columns on a historic contributing structure. In March 2019 the Commission denied a request to paint the brick on a historic structure in the Southridge Addition.

Last year, in the Southridge Addition, the Commission approved a proposed rear addition with brick walls that would be painted after installation. This was to allow the exterior to match the existing painted brick walls on the main portion of the non-contributing structure. In August of this year, the Commission found that the proposal for painted brick would not meet the *Guidelines*. The applicant modified the request to a slurry application on the brick and in September the Commission approved this exterior finish.

The Commission will need to determine if the request to paint this non-contributing structure meets the *Preservation Guidelines* and whether or not such proposed work is compatible with the District as a whole.

***Commission Action:***

Consideration of approval, rejection, amendment, and/or postponement of Certificate of Appropriateness request for property located at 733 Chautauqua Ave for the following modifications: c) painting of the exterior brick walls.