



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/01/2024

REQUESTER: Bryan Bloom, Dylan Herrick & Susan Skapik

PRESENTER: Anais Starr, Historic Preservation Officer, Planner II

ITEM TITLE: (HD 24-09) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 444 COLLEGE AVENUE FOR THE INSTALLATION OF A SCREENED REAR PORCH.

Location 444 College Avenue
Chautauqua Historic District

Applicant Bryan Bloom
Owner Dylan Herrick & Susan Skapik

Request (HD 24-09) Consideration of approval, rejection, amendment, and/or postponement of the Certificate of Appropriateness request for the property located at 444 College Avenue for the installation of a screened rear porch.

Background

Historical Information

1988 Chautauqua Historic District Survey Information:

444 South College Ave. Ca. 1937. *Prairie School. This contributing, two-story, brick and weatherboard single dwelling has an asphalt-covered, hipped roof and a brick foundation. The wood windows are six-over-six hung. The wood door is slab with a metal storm. The second floor porch has two wood glazed paneled doors. The partial porch has a flat roof supported by square wood columns and a wood roofline balustrade. Decorative details include double windows and boxed eaves. To the rear is a double car, weatherboard garage with a front-gabled, asphalt-covered roof and a single, paneled, overhead door.*

Sanborn Map Information

The 1944 Sanborn Insurance Map shows the main structure and a garage structure in their current location and configuration. The house does appear without any additions. There are no other structures shown on the property.

Previous Actions

This property was designated part of the expanded Chautauqua Historic District on August 14, 2018. This will be the first Certificate of Appropriateness request for this property.

Requests

Installation of a screened rear porch.

Description:

The applicants request to construct a wood and brick screened porch addition on the rear of the house. The proposed one-story porch will be 12'6" deep by 10' wide for a total of 125 square feet. As shown in the submitted drawings, the lower portion of the porch will be brick and the remaining upper portion will be wood framed screens.

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: *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.*

Reference - Preservation Guidelines

The Historic District Commission will utilize the *Preservation Guidelines* for review of the proposed work for the issuance of a Certificate of Appropriateness (COA).

3.16 Guidelines for Entrances, Porches, and Balconies

The Historic District Commission will use following criteria for review of a Certificate of Appropriateness (COA):

.12 New Balconies and Porches. Balconies and porches built on the rear and not visible from the front right-of-way are to be constructed to be compatible with the principal structure in material, scale, and size. New balconies or porches on the front or side of a historic structure will only be considered if there is historic evidence that one existed. The design and materials are to be based on historic evidence of the design or be a design seen in similar structures in the historic neighborhood.

Issues and Considerations:

Staff would note that the proposed rear porch meets the zoning regulations for setbacks and impervious surface coverage requirements.

The Historic District Ordinance allows for modern-day amenities such as screened porches on the rear of the house.

The *Preservation Guidelines* encourage rear porches to have limited or no visibility from the front streetscape. The proposed porch is inset 1'6" from the edge of the house and will have limited visibility from the front right-of-way.

The *Guidelines* also state rear porches are to be compatible in materials, scale, and size. The proposed brick and wood-framed metal screens are compatible materials for this house and the District. The proposed one-story 125-square-foot porch is not out of scale with the historic home and will not overwhelm this structure.

The Commission would need to determine if the addition of a rear porch meets the *Preservation Guidelines* and whether or not such proposed work is compatible with this historic structure and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-09) the Certificate of Appropriateness request for the property located at 444 College Avenue for the installation of a screened rear porch.