



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/01/2024

REQUESTER: Edwin Maya

PRESENTER: Anais Starr, Historic Preservation Officer, Planner II

ITEM TITLE: (HD 24-08) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 1320 OKLAHOMA AVENUE FOR THE FOLLOWING MODIFICATIONS: A) DEMOLITION OF THE CARPORT; B) DEMOLITION AND REPLACEMENT OF AN EXISTING ENTRY CANOPY ON FIRST FLOOR; C) INSTALLATION OF A NEW ENTRY CANOPY ON SECOND FLOOR; D) REPLACEMENT OF THE EXISTING SIDING WITH ALTERNATIVE SIDING MATERIAL; E) REPLACEMENT OF ALL EXISTING WINDOWS; F) INSTALLATION OF A NEW STORAGE SHED; G) INSTALLATION OF A SIDE YARD FENCE; H) EXPANSION OF THE EXISTING WALKWAYS; I) ADDITION OF NEW WINDOWS AND/OR DORMERS TO ATTIC SPACE; J) REPLACEMENT OF A RETAINING WALL IN REAR YARD; K) INSTALLATION OF A SIDE YARD FENCING; L) ELIMINATION OF SOUTH ENTRY DOOR; M) REPLACEMENT OF THE REAR ENTRY DOOR; AND N) INSTALLATION OF A PARKING PAD OFF THE ALLEYWAY.

Location 1320 Oklahoma Avenue
Southridge Historic District

Applicant/Owner Edwin Maya

Request (HD 24-08) Consideration of approval, rejection, amendment, and/or postponement of the Certificate of Appropriateness request for the property located at 1320 Oklahoma Avenue for the following modifications:

- a) Demolition of the carport;
- b) Demolition and replacement of an existing entry canopy on first floor;
- c) Installation of a new entry canopy on second floor;
- d) Replacement of the existing siding with alternative siding material;
- e) Replacement of all existing windows;
- f) Installation of a new storage shed;

- g) Installation of a side yard fence;
- h) Expansion of the existing walkways;
- i) Addition of new windows and/or dormers to attic space;
- j) Replacement of a retaining wall in rear yard;
- k) Installation of a side yard fencing;
- l) Elimination of south entry door;
- m) Replacement of the rear entry door;
- n) Installation of a parking pad off the alleyway.

Background

Historical Information

2014 Southridge Historic District Nomination Survey Information:

1320 & 1320 ½ Oklahoma Ave. Circa 1959. No architectural style. Two-story, asbestos sided, garage apartment has a moderate pitched, asphalt covered, side gabled roof and a concrete foundation. Entire first floor converted to living space with double windows likely replacing garage doors. Large metal shed roofed carport extends over double car concrete drive. Side second floor entry porch is uncovered. Decorative wood shutters on second floor removed and building painted in recent years.

Sanborn Map Information

This section of Southridge Historic District does not appear on the Sanborn Insurance maps.

Previous Actions

This property was designated part of the Southridge Historic District on October 11, 2016. This will be the first Certificate of Appropriateness request for this property.

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.b.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.*

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

The Historic District Commission will utilize the *Preservation Guidelines* to review the proposed work to determine if a Certificate of Appropriateness (COA) can be issued.

Preservation Guidelines – See Appendix A for sections pertinent to this application.

Project Overview Description

The applicant recently desires to renovate the property with the following proposed work: demolition of the carport, installation of entry canopies, replacement of siding with alternative material, replacement of all existing windows, replacement of entry door, elimination of one entry door, and the addition of either new window openings or dormers to the attic to create living space. In the yard, the applicant proposes to replace the existing shed, install fencing on the north property line, expand existing walkways, and replace and improve the existing retaining wall in the rear yard. Additionally, the applicant will be requesting COAs through the Administrative Bypass process for new fences in front and rear yards and replacement in-kind of wood entry doors.

REQUESTS

a) Demolition of the carport;

Project Description:

The property owner wishes to remove the deteriorated, non-original carport and does not intend to rebuild or replace it with another structure.

Issues and Considerations:

While the *Preservation Guidelines* do not directly speak to the demolition of carports, they do indicate the removal of non-historic structures is allowable. Removing this non-historic structure will not impact this non-contributing house and will make this property more compatible with the surrounding District.

The Commission will need to determine whether the demolition of this non-contributing carport is impactful to this property and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-08) the Certificate of Appropriateness request for 1320 Oklahoma Avenue for a) demolition of the carport.

b) Demolition and replacement of an existing entry canopy on first floor.

Project Description:

The front entry canopy is connected to the deteriorated carport and will be removed along with the demolition of the carport. The applicant proposes two different designs for the Commission's consideration. The first option would cover both the door and the window next to the door, similar to the current canopy, and the second option would match the design of the first-floor side entry canopy. The applicant has provided both options and is willing to implement either design to comply with the *Guidelines*.

Issues and Considerations:

The *Preservation Guidelines for Entryways, Porches, and Balconies* recommend keeping front entryways on historic buildings. However, as this building is not historic, the Commission would need to determine whether to restore the front entry canopy to its current design or to match it with the existing entry canopy on the side of the building.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-08) the Certificate of Appropriateness request for 1320 Oklahoma Avenue for b) demolition and replacement of an existing entry canopy on first floor.

c) Installation of a new entry canopy on second floor.

Project Description:

The applicant intends to install an entry canopy over the second-floor entrance located on the south side of the structure in order to provide protection from the weather. The applicant proposes to match the material and design of the existing canopy on the first-floor side entrance canopy, as shown in the submitted drawings.

Issues and Considerations:

The Historic District Ordinance states that non-contributing structures are to be compatible in design, scale, and material with the structure and the District as a whole. The *Preservation Guidelines for Entryways, Porches, and Balconies* state designs are to be compatible with the structure. The Guidelines find wood is an appropriate compatible material in historic districts. The proposed design for the canopy matches the existing entry on the structure. The proposed design and materials of the entry canopy appear compatible with this non-contributing structure.

The Commission would need to determine whether the proposed entry canopy on the second floor entrance meets the *Preservation Guidelines* and whether or not such proposed work is compatible with this structure and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-08) the Certificate of Appropriateness request for 1320 Oklahoma Avenue for c) installation of a new entry canopy on second floor.

d) Replacement of the existing siding with alternative siding material.

Project Description

The applicant proposes to replace the current cement siding with LG Smart lap siding, a wood-composite material, to enhance the appearance of the structure.

Issues and Considerations:

Based on the photos provided in the attached application submittal, it appears that the current exterior cement shingles are not encapsulating another layer of siding material. More than likely, the cement shingles are the original exterior material for this structure. It is important to note that the existing siding may contain asbestos.

In recent years, the Commission has approved both cement fiberboard and wood composite siding on other non-contributing structures that have suffered hail damage. This is the second time the Commission has assessed a request to replace cement siding that does not cover a layer of wood siding. Earlier this year, the Commission reviewed and approved a request at 606 Miller Avenue to replace cement shingles on a non-contributing structure with cement fiber lap siding. In that case, the siding was not encapsulating a wood siding and the proposed lap design was approved.

The *Preservation Guidelines* allow for alternative materials on a non-contributing structure upon review on a case-by-case basis. The circumstances of this structure may justify the approval of alternative replacement material and design.

The Commission would need to determine if the alternative substitute material in the form of lap siding meets the *Preservation Guidelines* and whether or not such proposed work is compatible with this structure and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-08) the Certificate of Appropriateness request for 1320 Oklahoma Avenue for d) replacement of the existing siding with alternative siding material.

e) Replacement of all existing windows.

Project Description:

This structure contains 21 windows with a variety of designs and materials. Of these 21 windows, 12 are solid wood windows that are likely original to this 1959 structure. These solid wood windows are primarily located on the second floor of the front façade and the rear façade. A majority of the solid wood windows contain a large amount of rot and swelling due to water damage. Inspection by staff found most of the most of the original wood windows need complete replacement.

The 5 wood replacement windows on the first level of the front façade do not appear to be original to the structure. These windows, protected by the carport/canopy, have experienced minimal deterioration from the elements. As for the remaining windows; three vinyl windows and one metal window, none of which are original to the structure and have very little deterioration. The applicant proposes to replace all the windows with metal windows from Ply-Gem to create a uniform and energy-efficient structure.

Issues and Considerations:

The Preservation Guidelines for Windows encourage the retention of wood windows, but this particular structure is non-contributing, and many of its wood windows have been damaged by weather exposure or have been replaced.

The Guidelines allow consideration of fiberglass or aluminum-clad replacement windows on a case-by-case basis for non-contributing structures. Vinyl windows are not permitted, but metal windows are allowed for structures with metal casement windows. The applicant initially contemplated vinyl replacement windows, but staff encouraged the applicant to consider alternatives such as aluminum-clad wood, fiberglass, and metal windows. The applicant proposes to replace all the windows in a cost-effective way to make this non-contributing structure uniform, durable, and energy efficient while creating an improved appearance.

The Commission has approved aluminum-clad wood windows in additions with limited visibility and for new construction. Metal replacement windows have been approved by the Commission on two non-contributing 1960s-era houses located at 421 S Lahoma Avenue and 720 S Lahoma Avenue. Most recently, the Commission approved metal

windows on a non-contributing house at 606 Miller Avenue to allow the owner to match existing metal windows found in the remainder of the house.

In this case, the Commission would need to determine if the existing wood, vinyl, and metal windows can be replaced with metal windows. Furthermore, the Commission would need to determine if the requested metal replacement windows meet the *Preservation Guidelines* and whether or not they are compatible with this structure and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-08) the Certificate of Appropriateness request for 1320 Oklahoma Avenue for e) replacement of all existing windows.

f) Installation of a new storage shed.

Project Description:

The applicant intends to request the demolition of the existing 10' by 7' square foot storage shed located along the rear property line through the Administrative Bypass process. The applicant proposes to replace that shed with a 12' by 18' storage shed to be located behind the main structure with limited visibility from the front streetscape. The new 216-square-foot shed will feature LP Smart siding, metal windows, and composite shingles. The shed will have a simple design, typical of modern-day storage sheds.

Issues and Considerations:

The *Preservation Guidelines for Secondary Buildings* state that storage sheds are to be compatible in material, size, and design with the existing structure.

The proposed 216-square-foot structure is smaller than the 810-square-foot footprint of the main structure on the property. With the addition of the proposed storage shed, walkways, and parking pad, the impervious surface coverage for the lot will be 63%, which is less than the 65% maximum coverage allowed.

The design and materials of the proposed structure are typical of modern-day storage sheds.

The Commission would need to determine if the proposed storage shed meets the *Guidelines* and is compatible with this non-contributing structure and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-08) the Certificate of Appropriateness request for 1320 Oklahoma Avenue for f) installation of a new storage shed

g) Installation of a side yard fence.

Project Description:

The applicant wishes to install a 6' wood stockade fence in the side yard along the north side of the house as illustrated on the site plan. The applicant is concerned with privacy

and security issues along the north side of the house since the alleyway runs adjacent to the north property line.

Issues and Considerations:

The Zoning Ordinance and the Preservation Guidelines define side yards as the area between the front edge and back edge of the principal structure. The rear yard begins at the back edge of the principal structure and extends to the rear property line.

The *Preservation Guidelines for Fences* do not permit fences taller than 6' in side yards, except upon review by the Historic District Commission.

In the past, the Historic District Commission has not approved 6' fences in the side yards due to their impact on historic structures except under certain circumstances. Typically, the Commission has approved fences that taper from 6' at the rear of the house to 4' at the front edge of the house. In recent years, the Commission has also approved 6' fences between adjacent properties when 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).

Given that this side of the house is located adjacent to an alleyway, it may be reasonable to allow the installation of a 6' wood stockade fence.

The Commission would need to determine if the proposed fence in the side yard meets the Preservation Guidelines and whether or not such a fence is compatible with this property and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-08) the Certificate of Appropriateness request for 1320 Oklahoma Avenue for g) installation of a side yard fence.

h) Expansion of the existing walkway.

Project Description:

The applicant plans to expand the existing walkways as shown on the submitted site plan to create a more functional walkway system and to prevent water runoff from penetrating the structure. The applicant proposes a sidewalk from the north side of the driveway to the rear of the house. The applicant is also proposing to add a concrete area between the existing sidewalk that runs from the rear door to the stairs on the south side of the structure to address water penetration issues.

Issues and Considerations:

The *Preservation Guidelines* allow the addition of private walkways in the side and rear yards, especially when they are not easily visible from public areas. This is in conformance with this *Guideline*.

The Commission would need to determine if the proposed walkways meet the *Preservation Guidelines* and whether they are compatible with this structure and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-08) the Certificate of Appropriateness request for 1320 Oklahoma Avenue for h) expansion of the existing walkways.

i) Addition of new windows and/or dormers to attic space.

Project Description:

The applicant has presented two options for creating additional living space in the attic. Option 1 involves installing a set of metal windows on both gable ends of the structure, with the same pane configuration as previously proposed.

Option 2 suggests installing rear-facing dormers on the roof, with the applicant proposing three design options for the dormers to ensure compliance with the *Guidelines*.

Issues and Considerations:

Option 1:

The *Guidelines for Windows and Exterior Walls* encourage new window openings on the rear of historic structures where there is limited visibility from the front streetscape. The proposed windows in the gable ends will have visibility from the front streetscape. However, this structure is a non-contributing house. In the past, the Commission has not approved the addition of new openings on the front or side of historic houses. Staff is not aware of a request from a non-contributing house for the construction of a new window opening with visibility from the streetscape.

Furthermore, the *Guidelines* require new window openings to match the existing in size, proportion, material, and window pane configuration. The proposed new windows will be similar in size and window pane configuration to the existing windows found in the structure.

The Commission would need to determine if the proposed window openings meet the *Guidelines*, and are compatible with this structure and the District as a whole.

Option 2:

The *Preservation Guidelines for Roofs and Additions* permit the installation of dormers to add more interior space, as long as they are in keeping with the style, design, size, and proportions of the historic structure. Additionally, the *Guidelines* encourage new features to be installed on the rear of the building where they are less visible from the front right-of-way. New dormers on the side of the structure with visibility from the front streetscape have been approved in the past. In particular, 508 Chautauqua which were installed, and 428 Chautauqua which were not installed.

The applicant has submitted three designs for the dormers and is willing to install the design the Commission feels is most appropriate. The dormers will be constructed with the LP Smart siding and metal windows as proposed for the rest of the structure.

The Commission would need to determine if the proposed new windows and/or dormers meet the *Preservation Guidelines* and whether or not such proposed work is compatible with this structure and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-08) the Certificate of Appropriateness request for 1320 Oklahoma Avenue for i) addition of new windows and/or dormers to attic space.

j) Replacement of the retaining wall in rear yard.

Project Description:

The applicant wishes to replace the existing dilapidated retaining wall with an improved wall comprised of CMU blocks. Since a building permit is required for the retaining wall, a Certificate of Appropriateness is also required.

Issues and Considerations:

The *Preservation Guidelines* do not specifically speak to retaining walls. However, the *Guidelines* do allow for the installation of modern-day structures in the rear yard, especially when there is no visibility from the front as is seen with this proposed retaining wall. The design is typical of a modern-day retaining wall.

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

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-08) the Certificate of Appropriateness request for 1320 Oklahoma Avenue for j) replace retaining wall in rear yard.

k) Elimination of the south entry door;

Project Description:

The applicant wishes to remove a secondary entrance into the bottom unit of this structure to provide more usable interior floor space. The door opening would be covered in LP Smart siding as proposed for the rest of the structure.

Issues and Considerations:

The *Preservation Guidelines* discourage the removal of original door openings in historic structures, especially when there is visibility from the front streetscape. However, this is not a historic structure and it is not clear if this door opening is original to this structure.

The Commission would need to determine if the removal of this side entrance on this non-contributing structure meets the *Preservation Guidelines* and whether or not such proposed work is compatible with this property and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-04) the Certificate of Appropriateness request for 1320 Oklahoma Avenue for l) elimination of the south entry door.

m) Replacement of the rear entry door.

Project Description:

The applicant wishes to improve the appearance of the structure and increase security by replacing the existing wood and glass paneled door on the rear of the house with a solid metal door.

Issues and Considerations:

The *Preservation Guideline for Doors* call for the retention of historic doors. The *Guidelines* also call for new doors to match the design of the existing door. However, this is a non-contributing structure and the request is located on the rear of the structure with no visibility from the front right-of-way. The Commission has approved security doors on the rear of a structure to address safety concerns.

The Commission would need to determine if the proposed metal entry door meets the *Preservation Guidelines* and whether or not such proposed work is compatible with this structure and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 23-04) the Certificate of Appropriateness request for 1320 Oklahoma Avenue for m) replacement of the entry door;

n) Installation of a parking pad off the alleyway.

Project Description:

The applicant proposes a two-space parking pad off the alleyway, as shown on the submitted site plan. The parking pad will be 17' by 19' for a total of 323 square feet. This parking pad requires review by the Commission since it has visibility from the front streetscape.

Issues and Considerations:

The *Preservation Guidelines* discourage the installation of parking spaces in front or side yards. The *Guidelines state* new parking spaces are to be installed off the alleyway typically off the rear of the property. However, this structure is located on the corner of a street and alleyway and therefore, the location of the parking pad off the alleyway will allow for visibility from the front streetscape.

The Commission would need to determine if the proposed parking pad off the alleyway meets the *Preservation Guidelines* and whether or not such proposed work is compatible with this structure and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 23-04) the Certificate of Appropriateness request for 1320 Oklahoma Avenue for n) installation of a parking pad off the alleyway.