



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: May 4, 2026

REQUESTER: Matt Seaton, Scissortail Construction

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 26-07) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED 413 S LAHOMA AVENUE FOR THE FOLLOWING MODIFICATIONS: A) CONSTRUCTION OF A DETACHED ACCESSORY DWELLING UNIT.

Background

Historical Information

1988 Chautauqua Historic District Nomination Survey Information:

413 S Lahoma Ave., Ca. 1924. Bungalow/Craftsman. *This contributing, one-story, weatherboard single dwelling has an asphalt-covered, side-gabled roof and a concrete foundation. The wood windows are hung one-over-one. The wood door is glazed paneled with a metal screen door. The entry porch has an eyebrow lintel supported by wooden Tuscan columns and circular brick steps. Decorative details include exposed rafters, double and triple windows and exposed roof beams. To the rear of the property is a weatherboard, single-car garage with a wooden sliding door and a pyramidal, asphalt-covered roof, ornamented with exposed rafters.*

Sanborn Insurance Map Information

The current footprint of the principal structure, compared to the 1944 Sanborn Map, indicates that two additions have been constructed since 1944. As indicated in the Previous Action section, a third addition was built in 2016. The 1944 Sanborn Map shows an accessory building in its current location south of the house.

Previous Actions

March 7, 2016 – A Certificate of Appropriateness for the installation of an addition on the rear of the principal structure was approved.

Background Information

This property's current zoning designation is R-1, Single-Family Dwelling District. This zoning designation permits a single-family dwelling with an accessory dwelling unit.

REQUESTS

a) Construction of a detached accessory dwelling unit.

Project Description:

The City of Norman passed an Accessory Dwelling Unit (ADU) ordinance in 2024 that allows either an attached or detached accessory dwelling unit in the R-1, Single-Family Dwelling District. The ordinance limits the maximum square footage for an ADU to 650 square feet.

The applicant proposes to construct a 384-square-foot ADU in the rear yard, with a design similar to the existing principal structure, and to use the following materials: LP Smart siding, aluminum windows, and a steel entry door. The proposed wall height is 10'1". The applicant has submitted two designs for the front entry door, but both doors are proposed to be made of steel. The ADU will be located off the alleyway with no visibility from the front streetscape. It will set back five feet from the south property line and thirty-three feet from the rear property line. The proposed ADU meets the setbacks and impervious surface area requirements of the Zoning Ordinance.

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: *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

2.6 Guidelines for Accessory Structures less than 400 square feet

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

.5 Make New Construction Compatible. *Accessory structures greater than 120 square feet but less than 400 square feet shall be compatible in form, scale, size, materials, features, and finish with the principal structure. New construction must meet the following:*

- a. Located in the rear yard, and not visible from front right-of-way.*
- b. Compatible in design, style, and material to the principal historic structure and the surrounding historic neighborhood.*
- c. Select materials and finishes for proposed new accessory buildings that are found in historic structures in the district in terms of composition, scale, pattern, detail, texture, and finish. Acceptable materials include brick and stone masonry, stucco and wood. Cement fiberboard will be considered on a case-by-case basis when there is limited visibility from the front right-of-way. Structures with no visibility from the front may utilize cement fiberboard. No metal or vinyl structures allowed.*
- d. New accessory structures shall be one-story in height and less than 10 feet in wall height.*

Structures with a footprint of 400 square feet and greater and/or taller than one-story will be reviewed utilizing either the Guidelines for Secondary Structures or the Guidelines for Garages.

3.12 Guidelines for Windows

.11 New Primary and Secondary Accessory Structures. *Windows in new construction are to be compatible with adjacent historic structures in terms of size, profile, design, proportions, and material. Wood and aluminum-clad windows are acceptable for use in new construction.*

3.14 Guidelines for Doors

.10 New Primary and Secondary Accessory Structures. *Doors in new construction shall be similar to those in adjacent historic structures in terms of size, profile, design, proportions, and material. Aluminum-clad and fiberglass doors with limited or no visibility from the front façade can be considered on a case-by-case basis.*

Considerations/Issues:

The proposed ADU meets the Zoning Ordinance requirements for size, setbacks, height, and impervious surface. This requested ADU is not considered a “Secondary Structure” as defined by the *Preservation Guidelines* since it is less than 400 square feet. The *Guidelines for Accessory Structures Less Than 400 Square Feet* have been provided above in this staff report.

The *Guidelines for Accessory Structures* state that accessory structures are “to be compatible in form, scale, size, materials, features, and finish with the principal structure”. The ADU, which is 384 square feet under the roof, is less than 50% of the principal structure's 1,494-square-foot footprint. The proposed location behind the principal structure and existing accessory structure will have no visibility from the front streetscape. The proposed wall height of 10'1” is one inch over the allowance prescribed in the *Guidelines for Accessory Structures*. The wood lap siding on the existing principal structure is narrow and is not readily found in the marketplace today. For this reason, the applicant proposes LP Smart Siding, which the Commission has allowed on a case-by-case basis in previous requests. The *Guidelines for Accessory Structures* state that window and door materials are to be compatible with the principal structure and the structures in the surrounding district, and they do not specify an allowance for alternative materials. However, the Commission has considered and approved alternative window and door materials for primary structures, additions, and accessory structures in previous requests.

The ADU is compatible with the principal structure with its simple design. The applicant is requesting permission to use alternative materials with a look similar to the principal structure. Since the proposed structure is in an inconspicuous location in the rear yard, the request for alternative materials for the windows and doors may be appropriate, as its location will have less impact on the principal structure and the surrounding district. The use of modern materials, such as LP Smart lap siding, aluminum windows, and a steel entry door, will differentiate the ADU from the principal structure, thereby avoiding a false sense of history.

The Commission needs to determine if the design and materials of the proposed ADU meet the *Guidelines* and are compatible with the historic principal structure and the district.

Commission Action: (HD 26-07) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 413 S Lahoma Avenue for the following: a) construction of a detached accessory dwelling unit.