



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 12/4/2023

**REQUESTER:** SARAH & CAMERON BREWER

**PRESENTER:** ANAIS STARR, PLANNER II

**ITEM TITLE:** (HD 23-37) FEEDBACK ON A PROPOSED REAR ADDITION FOR THE STRUCTURE AT 425 S LAHOMA.

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### Property History

#### Historical Information

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

**425 S Lahoma Ave.** 1925. Bungalow/Craftsman. This contributing, two-story, weatherboard single dwelling has an asphalt-covered, front-gabled roof and a concrete foundation. The wood windows are one-over-one hung with metal. The wood windows are one-over-one hung with metal storms and the wood door is glazed paneled with a glazed slab storm door. The entry porch has an asymmetrical gable roof supported by wood columns and a turned wood spindle balustrade. Decorative details include triangular knee braces, exposed rafters, double and triple windows and asphalt-covered, shed awnings on the windows. To the rear is a single car, weatherboard garage with a front-gabled, asphalt-covered roof and overhead door. In front of the garage is a wood carport.

#### Sanborn Map Information

The principal structure is indicated in its present location on the 1944 Sanborn map without the current addition. Attached for Commission reference is a sheet with both the 2021 City of Norman aerial photo and the 1944 Sanborn Map. The rear addition is not present on the Sanborn map, indicating that it is a post-1944 addition.

#### Previous Actions

The following Certificates of Appropriateness (COA) requests for this property have been approved for this property:

**April 10, 2017** - A COA by Administrative Bypass was granted for the replacement of wood-clad window for wood window.

**November 1, 2021** - A COA was granted for installation of solar panels visible from the front right-of-way.

## Description

The applicants wish to receive feedback on a proposed addition to the rear of the structure. The addition will provide a primary bedroom and bath on the first floor.

## Reference - Historic District Ordinance

**429.3.1(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. (0-0910-12).*

**429.3.3(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. (0-0910-12).*

## Reference - Preservation Guidelines

### Additions to Historic Buildings

#### 4.4 Guidelines

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

**.1 Make Additions Compatible.** *Additions shall be compatible with the historic building in size, scale, mass, materials, proportions and the pattern of windows and doors to solid walls.*

**.2 Locate Addition Inconspicuously.** *Locate a new addition on an inconspicuous façade of the historic building, usually the rear one. Additions that alter the front façade are generally considered inappropriate for a historic structure.*

**.3 Limit Size and Scale.** *The footprint of the addition shall not exceed 50% of the footprint of the existing structure or 750 square feet, whichever is greater. Exterior dimensions of the addition shall not exceed the exterior dimensions of the existing structure, including height, width, and depth. An addition which does not increase the footprint of the existing structure may be allowed to increase roof height and will be reviewed on a case-by-case basis.*

**.4 Preserve the Site.** *Design new additions so that the overall character of the site, character-defining site features, and trees, are retained.*

**.5 Avoid Detracting From Principal Building.** *It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature. Construct new additions so that character-defining features of the historic buildings are not destroyed, damaged, or obscured.*

## Staff Comments

The addition on the rear of the structure would “bump out” slightly from the south elevation of the house and be visible from the front right-of-way. Staff would note that the *Guidelines for Additions to Historic Buildings* encourage additions to have no or limited visibility from the front

right-of-way. However, in order to retain the kitchen windows/openings and to retain heritage trees, the applicant's architect proposed the addition slightly bump out from the south elevation.

The Commission is to provide feedback as to whether the proposed addition could meet the *Preservation Guidelines* and whether or not such work would be compatible with this historic structure and the District as a whole.

**Commission Action**

Feedback on a proposed rear addition for the structure at 425 S Lahoma. No vote is required.