



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/4/2023

REQUESTER: JEFFREY & MICHELLE MAJEWSKI

PRESENTER: ANAIS STARR, PLANNER II

ITEM TITLE: (HD 23-41) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 712 MILLER AVE FOR THE REPLACEMENT OF THE GARAGE DOOR.

Property History

Historical Information

2004 Miller Historic District Nomination Survey Information:

712 Miller Ave. Ca. 1953. Minimal Traditional. This noncontributing, one-story, redwood lap-sided, single dwelling has a poured concrete foundation and an asphalt-covered, cross-gabled roof. The wood windows are six-over-six hung with metal storms and the wood door is glazed paneled. The partial porch has turned wood supports. Other exterior features include an attached, one-car garage with a glazed paneled overhead door. Decorative details include a large picture window on the porch, double windows and brick wainscoting. The building is noncontributing due to insufficient age.

Sanborn Insurance Maps

This house does not appear on the Sanborn Insurance Maps since it was built post-1944.

Previous Actions

April 24, 2001 – Fence replacement.

May 7, 2001 – Modification of fence replacement.

April 7, 2003 – Backyard accessory structure demolition and reconstruction.

November 11, 2013 – Installation of rear parking pad.

July 8, 2021 – Installation of side yard fence.

Project Description

The property owners recently purchased this house and found the garage door to be deteriorated and unsafe. The owners replaced the garage door with a new metal door without realizing that it must be reviewed by the Commission and receive a Certificate of Appropriateness prior to installation. The applicants are now requesting an *ex post facto* Certificate of Appropriateness.

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).*

36-535.c.2.g.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

Garages

2.3 Standards for Administrative Bypass

The following items can receive a Certificate of Appropriateness (COA) through the Administrative Bypass process if they meet the criteria listed. If they do not meet the criteria, the application will be forwarded to the Historic District Commission for a full review.

.1 Garage Door Replacement.

For non-historic garages that face the alleyway or that are not visible from the right-of-way, the following is allowed:

- a. *Wood, wood composite or a raised metal panel garage door.*
- b. *The original size, height and width of doors must be maintained.*
- c. *Designs must match the style of the original garage door and/or garage.*

2.4 Guidelines

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

.1 Preserve Historic Garage Structures. *Retain and preserve garages in their original locations and configurations. Even if the function changes, the exterior appearance shall remain the same.*

.2 Preserve Original Materials. *Retain and preserve character-defining materials, features, and details of historic garages, including foundations, siding, masonry, windows, garage doors, and architectural trim. When necessary, repair character-defining materials, features, and details of historic garages in-kind according to pertinent guidelines.*

.3 Replace Only Deteriorated Portions. *If replacement of a deteriorated element or detail of a historic garage is necessary, replace only the deteriorated portion in-kind rather than replacing the entire feature. Match the original in design, dimension, texture, and material. Consider compatible substitute materials only if the original materials are no longer available.*

.5 New Garage Construction. *A new garage shall be compatible in form, scale, size, materials, features, and finish with the principal structure. The following criteria will be considered for a new garage constructed where there is currently no historic structure:*

- a. The new structure will utilize alley access if available.*
- b. The new footprint will be 575 square feet or 50% of the footprint of the principal structure, whichever is smaller.*
- c. The cumulative of square footages for all garage structures on the lot, shall be no greater than the footprint of the principal structure.*
- d. New garage are to be subservient to the principal structure and in no case will the garage structure be taller, wider or deeper than the principal structure.*
- e. The proposed construction will preserve existing trees.*
- f. Maximum of two garages are allowed per site.*

.8 New Garage Materials. *The following may be considered on a case-by-case basis for new garages:*

- a. Acceptable materials include wood, brick and stone masonry, and stucco. Fiber cement products for new garage construction located off an alleyway or if setback behind the rear of the house will be considered on a case-by-case basis. It should be noted that wood siding does not have "wood grain." Only smooth cement board is permitted. The use of vinyl, Masonite, aluminum or other metal sidings is prohibited.*
- b. Aluminum clad doors and windows are allowed for garages located off an alleyway or behind the rear elevation of the house, with no or limited visibility from the front right-of-way.*
- c. Wood, wood composite or metal overhead garage doors with wood/wood composite trim are allowed.*
- d. Garage doors shall be a single width. Double width garage doors will be considered on a case-by-case basis.*

.11 Replacement Garage Doors. *Retain and preserve wood overhead garage doors on historic garages. Retain double doors if possible. Replacement overhead garage doors with the appearance of double doors will be considered on a case-by-case basis. For historic garages, and garages that face the front or are visible from the right-of-way the following replacement door is allowed:*

- a. Wood is preferred. However, wood composite or metal with composite trim can be considered on a case-by-case basis. Vinyl is prohibited.*
- b. The original size, height and width of doors must be maintained.*
- c. Designs must match the style of the original historic garage door.*

Staff Comments

As indicated, this is an *ex post facto* request for garage door replacement, which the Historic District Ordinance requires the Commission to review the case as if the work has not occurred. Staff would note that this house is a non-contributing structure to the Miller Historic District due to insufficient age.

Though this 1950s house with the attached garage is non-contributing to the Miller Historic District, the *Preservation Guidelines* specifically address the replacement of garage doors that are front facing and visible from the right-of-way. The *Guidelines* prefer wood, but allow wood composite or metal with wood composite trim for garage door replacement. Furthermore, the *Guidelines* call for the door design to be maintained. In this case, the applicants replaced the door with a metal door with a different design which does not match the original wood door.

However, as noted earlier, the Historic District Ordinance states non-contributing structures are to be controlled only to the degree necessary to make them compatible with the District.

The Commission would need to determine if this request to replace the garage door meets the *Preservation Guidelines* and is compatible with this house and the District as a whole.

Commission Action: Consideration of approval, rejection, amendment, and/or postponement of (HD 23-41) Certificate of Appropriateness for the replacement of the garage door for the property located at 712 Miller Avenue.