



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/4/2023

REQUESTER: BRENT SWIFT

PRESENTER: ANAIS STARR, PLANNER II

ITEM TITLE: (HD 23-40) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 633 OKMULGEE AVE TO CENTER GARAGE DOOR BY MOVING THE OPENING TO THE LEFT APPROXIMATELY 18 INCHES.

Property History

Historical Information

2014 Southridge Historic District Nomination Survey Information:

633 Okmulgee. Ca 1939. Minimal Traditional. This contributing one-story, metal sided, single dwelling has a moderate pitched, asphalt covered, cross gabled roof and a concrete foundation. The wood windows are eight-over-eight hung with screens. The partial porch is centrally located between the two front cross gables and has a flat roof supported by square wood columns. The porch has concrete steps and flooring and a wood railing. There is a detached garage to the west rear.

Sanborn Insurance Maps

This section of Southridge Addition does not appear on the Sanborn Insurance Maps.

Previous Actions

There has not been any request for Certificate of Appropriateness for this address. This garage was built in 2014 prior to the establishment of Southridge Historic District.

Project Description

The applicant wishes to move the existing garage door opening 18 inches to the left in order to center the opening in the wall. Currently, due to the position of the door, the home owner has difficulty entering the garage with a vehicle.

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

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.*

.4 Request for Garage Demolitions. *A request to demolish a historic garage will utilize the following in determining the eligibility for demolition:*

- a. *An existing structure of architectural or historical significance shall be retained if repairs are reasonably possible.*
- b. *An existing structure is dilapidated, leaning, lacking a solid foundation, or of substandard construction, it may be eligible for demolition*
- c. *An existing structure is 240 square feet or less, it may be eligible for demolition.*
- d. *An existing structure was built after the period of significance; it may be eligible for demolition.*
- e. *The removal of existing historic structure will enable access to the rear yard where no access currently exists; it may be eligible for demolition.*

.7 New Garage Location. *New garages structures that are not replacing a historic garage are to be located behind the principal structure in the rear yard with limited or no visibility from the front right-of-way. Garages replacing historic garages shall maintain the location and configuration of a historic garage, typically at the end of a front driveway. Such garages shall be located behind the back elevation of the principal structure.*

.9 Additions to Garage Structures. *Additions to existing garages may be appropriate if not visible from the front right-of-way. Additions shall not be greater than the footprint of the existing garage. Additions must match the materials and design of exiting garage structure.*

.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

The garage is not original to the house and the garage door has limited visibility from the front right-of-way. Though the *Preservation Guidelines* do not specifically address the altering of a garage door opening, the *Guidelines generally* discourage the relocation of original openings in a historic structure. Given that the structure is not historic and that it has limited visibility from the front, it appears reasonable to accommodate this request for a modern day convenience of efficiently parking a car in the garage.

The Commission would need to determine if this request to alter the location of 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 the (HD 23-40) Certificate of Appropriateness to center garage door by moving the opening to the left approximately 18 inches for the property located at 633 Okmulgee Avenue.