



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/07/2023

REQUESTER: MILENA GOVICH, OWNER

PRESENTER: ANAIS STARR, PLANNER II

ITEM TITLE: HD (23-26) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 930 MILLER AVENUE FOR THE ALLOWANCE FOR EGRESS EITHER BY: **OPTION 1** – THE ADDITION OF AN EXTERIOR DOOR ON THE EAST WALL OF THE GARAGE; AND/ OR **OPTION 2**- THE ENLARGEMENT OF AN EXISTING WINDOW OPENING ALONG WITH REPLACEMENT OF THE WINDOWS LOCATED ON THE EAST WALL OF THE GARAGE.

Property History

Historical Information

2004 Miller Historic District Nomination Survey Information:

930 South Miller Avenue. Ca. 1943. Minimal Traditional. This contributing, one-story, brick and aluminum-sided, multiple dwelling has a poured concrete foundation and an asphalt-covered, hipped roof. The metal windows are one-over-one hung with two-over-two hung windows flanking the front picture window. The wood door is glazed paneled. The entry porch is integral with a single square wood column. The single car garage is attached with two small apartment units connecting the house and garage. All elements appear on the 1944 Sanborn Fire Insurance Map. Decorative details include double and triple windows and wide boxed eaves.

Sanborn Insurance Maps

The 1944 Sanborn Insurance Map shows the primary structure in its current configuration and location.

Previous Actions

There have not been any Certificate of Appropriateness requests for this property.

Overall Project Description

The applicant has recently purchased this property and is in the process of renovating to improve the interior programming. She wishes to make the garage area into a bedroom and must provide egress as required by the building code. She has developed two options to provide egress.

Option 1 - the addition of an exterior door on the east wall of the garage; and/or
Option 2 - the enlargement of an existing window opening along with replacement of the windows located on the east wall of the garage;

Description

Option 1

This option proposes to install an exterior door on east wall of the garage utilizing an original door from another part of the structure for the new door opening.

Option 2

The second option is to remove the set of triple windows located on the east wall of the garage and increase the opening size to allow for a set of double windows that measure 30 inches wide by 50 inches in height. While the window opening width will remain the same,; the length will be increased to provide taller windows and change the windows from of a set of triple windows to a set of double windows. The applicant plans to have a set of wood windows custom constructed for this project.

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. (0-0910-12).*

Reference - Preservation Guidelines

Windows

3.11 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 below. If they do not meet the criteria, the application will be forwarded to the Historic District Commission for a full review.

.1 Window Replacement. *An historic window that is deteriorated more than 50% and is not repairable may be replaced in-kind if it meets the following:*

- a. Replace original windows in-kind, meaning match the original in material and finish.*
- b. Muntin width and profile are same as the original in width and profile.*
- c. Light pattern is the same as the original.*
- d. True divided lights (panes) are the same as the original glass thickness.*
- e. Size and dimension of all window components are the same as the original.*
- f. Replacement of less than 50% of the windows on a given elevation.*

3.12 Guidelines for Windows

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

.1 Retain Original Windows. *Retain and preserve original windows, including glass, frames, sash, muntins, sills, heads, moldings, surrounds, and hardware.*

.2 Retain Historic Glass. *Retain original glass in historic windows if at all possible. Leaded glass windows shall be preserved. Bubbles and waves give old glass its distinctive look and add to the historic character of the house.*

.3 Glass Replacement. *Individual panes of historic glass that have been broken or cracked, may be replaced with modern-day clear glass. Salvaged historic glass or reproduction historic "wavy" glass is also acceptable replacement where historic glass was present.*

.4 Glass Variations.

- a. Privacy glass may only be located in the rear or on the side of the structure, where not visible from the front. Smoked or tinted glass is not appropriate for use in historic structures.
- b. Beveled glass in doors and windows is allowed as long as it is compatible with style of the historic building and the original configuration of window panes remains.
- c. Colored glass may be used in transoms and sidelights if supported by historical documentation or compatible with the architectural style.

.5 Replace Only Deteriorated Features. If replacement of a deteriorated window or door feature or details is necessary, replace only the deteriorated feature in-kind rather than the entire unit. Broken sash cords, for example, can be repaired and do not necessitate replacing an entire window. Match the original in design, dimension, placement, and material.

.6 Sash Replacement. Replacement sash, often referred to as sash replacement kits, are acceptable for use in historic structures. However, replacement window sash shall be unclad wood, with single-pane thickness, true divided light patterns that match the historic muntin pattern and profile of the house.

.7 Window Replacement. An original window that is deteriorated more than 50% and is not repairable may be replaced in-kind if it meets the following:

- a. Shall have a wood exterior, unless replacing a metal casement window.
- b. Light patterns same as the original.
- c. Size and dimension the same as the original.
- d. Double-pane simulated divided lights with wood muntins on the exterior and interior and a shadow bar between the panes may be allowed for windows on the side or rear that are not visible from the street.

.8 Retain Original Metal Windows. Replace original metal casement windows only as a last resort after weatherization measures have proven unsuccessful.

.9 Preserve Original Openings. Do not create new openings in the front or side façades of historic structures. Do not enlarge or diminish existing openings to fit stock window sizes. If new openings are necessary to meet code requirements, they shall be compatible with historic windows for that structure in proportion, shape, location, pattern, size, materials, and details.

.10 Materials. Wood is allowable for in-kind replacement of windows. Aluminum-clad and metal windows can be considered for the replacement of metal casement windows that are deteriorated on a case-by-case basis. Fiberglass and aluminum-clad windows can be considered on non-contributing resources and on rear elevations not visible from the front right-of-way. Vinyl-clad windows are prohibited for both contributing and non-contributing structures in the historic districts.

Staff Comments

Option 1

As indicated above from the 2004 Miller District Historic Survey, this structure is two units. The applicant wishes to improve both units and has developed floor plans for each unit that meet modern-day expectations for bedrooms. This option proposes to install an exterior door on the garage wall to allow for egress for the new bedroom.

It should be noted that the applicant is not able to expand the footprint of this structure as it is limited by the required zoning setbacks. Therefore, interior renovations to reconfigure the internal programming into a more pleasing layout is a practical alternative.

The *Historic Preservation Guidelines* encourage the retention of original windows. However, from the information submitted by the applicant, it appears that the “trio” set of windows in the east wall of the garage are not original, but may be from a modern-day renovation. This is indicated by the fixed nature of the windows as compared to the other sets of “trio” windows in the house which are casement windows. Also, the interior of the garage has an outline on the east wall indicating that there may have been a larger window opening.

The *Preservation Guidelines* discourage changes to the front and side facades visible from the street right-of-way. The proposed door will have limited visibility from the street as it faces a courtyard area surrounded by wood stockade fencing. Though the *Guidelines* discourage installation of new openings on a façade that is visible from the street, it may be the only practical solution for the applicant given the limitation of expanding the footprint of the structure. As stated, the applicant has also developed a second option to provide egress.

Option 2

As indicated above, the applicant has limited means to improve the floor plans for the two units in this structure. In this proposed option, she would replace the existing set of “trio” windows in the east wall of the garage with a set of larger windows that would provide needed egress for the proposed bedroom.

The *Historic Preservation Guidelines* encourage the retention of original windows in a historic structure and discourage the increasing of window openings. However, as stated previously it appears that this set of “trio” windows do not appear to be original to the structure and the opening may have been downsized in a post-1944 renovation. Additionally, it should be noted that the proposed double set of windows will only lengthen the window opening size but will not increase the width, thereby lessening the visibility of this alteration.

Given the applicant's limitations for expansion, the reworking of the garage into a bedroom space with limited exterior alterations is a practical solution.

The Commission would need to determine if either Option 1 or Option 2 (or both) meet the *Historic Preservation Guidelines* and are compatible alterations to this property and the surrounding District as a whole.

Commission Action: Consideration of approval, rejection, amendment, and/or postponement of the Certificate of Appropriateness (HD 23-26) for the property located at 930 Miller Avenue for the following proposed work:

Option 1 - the addition of an exterior door on the east wall of the garage; and/or

Option 2 - the enlargement of an existing window opening along with replacement of the windows located on the east wall of the garage.