



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/07/2023

REQUESTER: KRISTI AND JOHN PATE, OWNER

PRESENTER: ANAIS STARR, PLANNER II

ITEM TITLE: HD (23-23) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 521 MILLER AVENUE FOR THE REPLACEMENT OF METAL WINDOWS WITH METAL WINDOWS OF A DIFFERENT PANE CONFIGURATION ON A NON-ORIGINAL ACCESSORY STRUCTURE.

Property History

Historical Information

2004 Miller Historic District Nomination Survey Information:

521 South Miller Avenue. Ca. 1919. Bungalow/Craftsman. This contributing, two-story, weatherboard, single dwelling has a brick foundation and an asphalt-covered, front-gabled roof. The wood windows are vertical, four-over-one, hung, and the wood door is glazed paneled with wood and glass sidelights. The full-width porch has an asphalt-covered, side-gabled roof supported by full red brick piers with a wood railing. Other exterior features include an eave wall, red brick chimney and a porte cochere, both on the north side. Decorative details include triangular knee braces, exposed rafters, double and triple windows and decorative wood shutters. See below for description of rear garage/apartment.

519 A & B South Miller Avenue. Ca. 1960. No Distinctive Style. This noncontributing, two-story, Masonite-sided, garage/apartment has a concrete foundation and an asphalt-covered, side-gabled roof. The aluminum windows are two-over-two hung and the wood door is flush. There is a shed roof over the entry and a large second floor landing. Decorative details include exposed rafters. The building is noncontributing due to insufficient age.

Sanborn Insurance Maps

The primary structure is indicated in its present location on the 1925 and 1944 Sanborn map. The existing secondary accessory structure is not shown on either map, indicating that it was erected sometime after 1944.

Previous Actions

August 6, 2001 - A COA was granted for installation of a swimming pool.

February 7, 2022 - A COA was granted for the for a second floor addition with an extension of the porte cochere below.

February 6, 2023 - A COA by Administrative Bypass was granted for replacement of an existing 6' stockade fence, on the north side of the house, with 4' wrought iron fence.

Request – COA for the replacement of all metal windows with metal windows of a different pane configuration on a non-original accessory structure;

Description

The applicant is seeking to replace the metal windows on the accessory structure that were damaged in the October 2021 hail storm. The applicant would like to replace the two-over-two metal windows with one-over-one metal windows. The applicant were not able to find metal windows that were two-over-two and decided to match the wood windows in the bottom part of the accessory structure which are one-over-one.

Reference - Historic District Ordinance

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

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

Additions and renovations over the years to this accessory structure have resulted in the structure having two types of windows: metal two-over-two windows and wood one-over-one windows. The *Historic Preservation Guidelines* allow for the replacement of windows in-kind. However, the existing metal windows are probably from the 1970s or 1980s, and the exact window pane configuration is not available in today's market.

Given that the metal windows are not historic windows nor is the accessory structure contributing to the Miller District, and the proposed one-over-one window pane configuration is a style seen in the neighborhood, it seems the proposed metal windows meet the *Guidelines*.

The Commission would need to determine if the proposed replacement of windows on this non-contributing accessory structure with metal one-over-one metal windows would be a compatible alteration for this property and the District as a whole.

Commission Action: Consideration of approval, rejection, amendment, and/or postponement Certificate of Appropriateness for the property located at 521 Miller Avenue for the replacement of metal windows with metal windows of a different pane configuration on a non-original accessory structure.