



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/05/2024

REQUESTER: Owen Love, Sound Builds, LLC

PRESENTER: Anais Starr, Historic Preservation Officer, Planner II

ITEM TITLE: (HD 24-13) FEEDBACK DISCUSSION REGARDING A FUTURE REQUEST TO DEMOLISH THE EXISTING GARAGE AND CONSTRUCT A NEW SINGLE-FAMILY HOUSE WITH AN ACCESSORY DWELLING UNIT FOR THE PROPERTY LOCATED AT 505 CHAUTAUQUA AVENUE.

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| <u>Property Location</u> <u>District</u> | 505 Chautauqua Avenue Chautauqua Historic District |
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| <u>Applicant</u> <u>Owner</u> | Owen Love, Sound Builds, LLC Brittani Beaver & Michael Serna |
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| <u>Request</u> | (HD 24-13) Feedback discussion regarding a future request to demolish the existing garage and construct a new single-family house with an accessory dwelling unit for the property located at 505 Chautauqua Avenue. |
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Property History

Historical Information

2004 Chautauqua Historic District Nomination Survey Information

There is not a listing in the Survey for 505 Chautauqua Avenue. However, the listing for 507 Chautauqua Avenue in the Survey does provides the following information in regards to 505 Chautauqua Avenue:

To the north of this garage (the garage at 507 Chautauqua Avenue), is the single car, weatherboard garage of the demolished house at 505 South Chautauqua Avenue. This garage has an asphalt-covered, pyramidal roof and wood swinging door.

Sanborn Insurance Maps

The 1925 and 1944 Sanborn Insurance Maps indicate the original house on this property was a two-story brick structure. The original house was demolished prior to the establishment of the Chautauqua Historic District in 1997. All that remains on the property is the original historic garage. The Sanborn maps indicate a garage in the same location and configuration as the existing garage.

Previous Actions

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

Demolition of the Existing Garage:

Project Description

Due to structural issues and the small size of the historic garage, the property owners wish to remove it. The 320-square-foot existing garage will not accommodate most modern-day vehicles. Additionally, the garage would require extensive repairs including a new footing to stabilize the structure and significant repairs to the deteriorated walls.

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).*

Preservation Guidelines

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).*

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

2.4 Guidelines for Garages

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.*

.4 Request for Garage Demolitions. *A request for demolition of 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.*

Considerations/Issues

The *Guidelines for Garages* encourage the preservation and repair of significant historic garages. This requirement was developed to preserve historic accessory structures that are a companion to a historic house. Since the original house was demolished, this garage may have lost its historic significance.

The Commissioners should provide feedback on whether the garage has historic significance to the property or the Chautauqua District.

The *Guidelines for Garage Demolitions* indicate that a garage may be considered for demolition if it lacks a foundation, is severely dilapidated, and is smaller than 240 square feet. The submitted pictures of the garage show a deteriorated structure. At 320 square feet, the garage is still too small to accommodate most modern-day automobiles. The Commission would need to provide feedback to the applicant as to whether this structure meets the criteria to allow for demolition.

Construction of New House with an Attached Garage and an Accessory Dwelling Unit

Project Description

The applicant proposes to demolish the existing historic garage and construct a new two-story house with an attached garage and accessory dwelling unit.

This parcel is 60' wide by 137.5' deep with a total square footage of 8,174. The new house will have a footprint of 2,900 square feet and an overall under-roof square footage of 4,126.

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).*

36.535.g.6. Infill construction. *In the case of new or infill construction in Historic Districts, it is not the intent of this chapter to limit new construction to any one period or architectural style, but to preserve the overall integrity of Historic Districts and architectural resources and to ensure that new construction is compatible with existing historic and architectural resources. In the case of denial of plans by the Historic District Commission, the Commission shall State in writing the reasons for such denial and may include suggestions of the Commission in regard to actions the applicant might take to secure the approval of the Commission.*

Preservation Guidelines

4.5 Guidelines for New Primary Structures

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

.1 Consider Historic Context. *Design new structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportions, finished floor elevation, size of door and window openings, roof shape, and setbacks. Proposals for new construction shall include streetscape elevation drawings that depict proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, floor elevations, proportions, setback and design.*

.2 Select Windows and Doors Carefully. *Select windows and doors for new buildings that are compatible in material, proportion, pattern, and detail with the windows and doors of historic buildings in the district. See Chapters 3.11 through 3.14.*

.3 Select Compatible Finishes. *Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in historic buildings in the district*

in terms of composition, scale, pattern, detail, texture, and finish.

.4 Design. *Design new primary structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportion, finished floor elevation, size of door and window openings, and roof shape. Proposals for new primary structures shall include streetscape elevation drawings that depict proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, and design.*

.5 Location. *New primary structures shall align with the typical front and side setback on the block.*

.6 Evaluate Potential for Archaeological Resources. *Evaluate in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.*

.7 Avoid False Historical Appearance. *New structures shall be of their own time period and easily distinguishable from the historic structure.*

3.12 Guidelines for Windows

.11 New Primary and Secondary Accessory Structures. *Windows in new construction are to compatible with in adjacent historic structures in terms of size, profile, design, proportions, and material. Wood and aluminum clad windows are acceptable for use in new construction.*

3.14 Guidelines for Doors

.10 New Primary and Secondary Accessory Structures. *Doors in new construction shall be similar to those in adjacent historic structures in terms of size, profile, design, proportions, and material. Aluminum clad and fiberglass doors with limited or no visibility from the front façade can be considered on a case-by-case basis.*

2.4 Guidelines for Garages

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

.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 garages 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.*

.6 New Garage Height. *New garage structures shall be the traditional height and proportion of garages in the district. New garages in blocks that contain only one-story garages shall be*

one-story. One and a half story and two-story garages may be built if located on a block where one and a half story and two-story garages are dominant or if adjacent properties contain similar height garages. The wall height and height of roof ridge are to be no greater than the principal structure.

.7 New Garage Location. New garage 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.

.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 of 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.

.10 Reconstruction of Historic Garage. The reconstruction of out buildings shall be based on historic evidence, such as photographs, Sanborn maps or other documentation. If no such evidence exists, the design should be derived from the architectural style of the principal building and historic patterns and characteristics of the historic district. Wood, brick and stucco are appropriate materials for reconstruction of a historic garage. Overhead garage doors with the appearance of double doors will be considered on a case-by-case basis. Historic garages shall be located at the end of a driveway along the side property line and face the front street right-of way.

Considerations/Issues:

Per the *Guidelines for New Primary Structures* the following elements should be considered when reviewing a new house:

Size, Scale, Height

The applicant proposes a two-story house with a height of 32' 9". According to the submitted streetscape elevation, the proposed height is taller than the existing houses at 507 Chautauqua and 447 Chautauqua. The specific heights for the adjacent structures were not provided. The submitted streetscape drawing also indicates the proposed house is wider than adjacent houses at 447 and 507 Chautauqua. Again, dimensions were not provided.

The parcel for the proposed house has a total square footage of 8,174. The proposed house will have a total square footage of 4,126. The footprint of the proposed house which includes a porch, a screened patio, and an attached garage, is approximately 2,956 square feet. For comparison, the chart below provides the approximate square footage of footprints and lot sizes for the proposed property as well as for adjacent properties:

| Address | Footprint (sq ft.) | Lot Size (sq ft.) |
|----------------|---|-------------------|
| 505 Chautauqua | 2,956 proposed house with attached garage | 8,174 |
| 444 Chautauqua | 2,226 | 9,375 |
| 447 Chautauqua | 1,374 | 6,875 |
| 500 Chautauqua | 1,742 | 13,875 |
| 507 Chautauqua | 1,270 | 8,937 |

The square footage listed in the chart was obtained from information found on the Cleveland County Assessor's website. It is important to note that none of the adjacent properties have an attached garage.

The Commission needs to provide feedback on whether the proposed size, scale, and height, for the new house meet the *Guidelines* and is compatible with the Chautauqua District.

Setback

The *Guidelines* encourage new houses meet the existing setbacks found in surrounding properties. The adjacent properties on either side of this lot have setbacks closer to 20'. The applicant is proposing a 20' front setback to try to align with adjacent properties. However, the Zoning Ordinance requires a 25' setback. The applicant plans to submit a request to the Board of Adjustment for a variance to the front yard setback requirement as he feels it is important to align with adjacent properties.

Side setbacks are proposed to be 5'4" setback from the north property line and 19' from the south property line. Typical setbacks vary throughout the neighborhood, but usually, one side of a lot has the driveway creating at least a 10' setback on one side. The other side yard setback can vary from 5' or more.

The placement of the house on the site is proportionally similar to houses on the block. Many of the houses in the Chautauqua District utilize much of the width of the lot, as is proposed with this new house. Many houses are deeper in length than width to gain more living space, as is proposed with this house.

The Commission needs to provide feedback on whether the proposed setbacks for the new house meet the *Guidelines* and are compatible with the Chautauqua District.

Form and Massing

The form and mass of this proposed two-story home are similar to several houses located on Chautauqua Avenue, such as the houses at 434, 425, and 507 Chautauqua.

The Commission needs to provide feedback on whether the mass and form meet the *Guidelines* and are compatible with the Chautauqua District.

Finished Floor Elevation

The finished floor elevation for the proposed house will be 20 inches from the ground. This is similar to the finished floor elevation of the house at 447 Chautauqua but lower than the finished floor elevation for the house at 507 Chautauqua.

The Commission needs to provide feedback on whether the proposed finished floor elevation meets the *Guidelines* and is compatible with adjacent properties and the District.

Exterior Walls

The applicant is proposing painted brick which is not a typical design element in the District. The existing painted brick houses in the Chautauqua District were painted before the establishment of the Chautauqua Historic District. Painted brick is not a historic design element found in the Chautauqua District. The Commission recently approved a rear addition in Southridge with painted brick for the exterior walls to match the existing painted brick on the house.

The soffit, fascia, and gable ends are proposed to be painted Hardie siding and boards. This material is not typical of the surrounding historic structures in the Chautauqua District, but has been approved by the Commission for new additions. The Commission has always specified as per the *Guidelines for Exterior Walls*, Hardie or composite wood material is to have a smooth finish, not textured.

The Commission needs to provide feedback on whether the use of painted brick and Hardie board meets the *Guidelines* and is compatible with the Chautauqua District.

Windows & Doors

The applicant plans to use aluminum-clad wood windows and doors except on the front façade where he plans to install the bronze metal “French door” style front entrance and set of windows to the right of the entrance. A smaller window will be to the left side of the entrance on the front façade. This window as well as the remainder of the windows house will be aluminum-clad.

The *Guidelines* call for wood or aluminum-clad wood windows on new construction as acceptable materials that are compatible with the surrounding Historic District. The “French door” style entrance and set of windows on the front façade are not the usual type of window utilized in the Chautauqua neighborhood. The proposed front door and windows have different proportions and pane configurations than those found in the Chautauqua District.

Most Chautauqua District homes have double-hung, true divided light wood windows with configurations of one-over-one, four-over-one, or six-over-one window panes. The windows do not typically extend from the finished floor elevation. This is a modern-day style of house and the proposed design for the door and window may be appropriate for this structure.

The Commission would need to provide feedback on whether metal “French door” style entrance doors and set of windows on the front façade are compatible with the Chautauqua District. Additionally, the Commission should provide feedback on whether the size, proportion, and pane configuration of the remainder of the proposed windows meet the *Guidelines*.

Roof

The roof material is proposed to be composite shingles. This is a common modern-day material used in the Chautauqua District. The applicant is also requesting to use a metal accent roof on the front façade. The metal will either be black standing seam or copper. Metal accent roofs are not a typical design feature seen in the District, nor a historic material found in the Chautauqua District. The Commission has approved the installation of a metal roof that replicated a historic metal roof at 610 Miller Avenue but has not approved a modern-day metal roof material for any other houses in the Districts.

The Commission would need to provide feedback on whether a metal accent roof on the front façade meets the *Guidelines* and is compatible with the Chautauqua Historic District.

Porch

Most homes in the Chautauqua District have some type of stoop or porch element. The proposed house will have a porch that will surround the entrance and is an architectural focal point on the front façade. The proposed porch element, while not exactly like any other Chautauqua Historic District house, does provide an architectural interest on the front façade.

The Commission would need to provide feedback on whether the proposed porch on the front façade is compatible with the Chautauqua Historic District.

Trees

The applicant proposes retaining most of the existing trees on the property. They propose to remove four of the twelve trees currently on the lot.

The Commission should provide feedback on whether the proposed plan for tree removal to accommodate the new construction meets the *Guidelines* and is compatible with the Chautauqua Historic District.

Garage

The *Guidelines for Garages* states new garages are to be 575 square feet. The proposed attached garage will be 576 square feet. The *Guidelines* also indicate a new garage should be located in a similar location as the historic garage, in this case at the end of the driveway near the rear of the house. However, the new property owners would like to have the garage connected to the house and are proposing a garage tucked behind the house with no visibility from the front streetscape.

The applicant is proposing a flat-paneled metal overhead garage door. The *Guideline* states that metal with composite or wood trim is allowable for rear garage doors with no visibility from the front right-of-way.

The Commission should provide feedback on whether the proposed garage meets the *Guidelines* and is compatible with the Chautauqua Historic District.

Accessory Dwelling Unit

The City of Norman recently passed an Accessory Dwelling Unit ordinance that allows for either an attached or detached accessory dwelling unit in the R-1, Single Family Dwelling District. The

ordinance limits the maximum square footage for accessory dwelling unit to 650 square feet. The proposed accessory dwelling unit will be

The proposed accessory dwelling unit is located on the rear of the house without any visibility from the front streetscape.

Other Elements

The applicant is proposing a side yard patio the length of the south side of the house. Brick wing walls will extend from the front façade to the screen and enclose the side yard on the south side. This is not a typical feature found in the Chautauqua Historic District.

The Commission should provide feedback on whether the proposed patio and wing walls meet the *Guidelines* and are compatible with the District.

Commission Action: (HD 24-13) Feedback discussion regarding a future request to demolish the existing garage and construct a new single-family house with an accessory dwelling unit for the property located at 505 Chautauqua Avenue.

This is for discussion and feedback only. There will not be a vote taken.