



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/05/2024

REQUESTER: Allison R & William Taber Halford

PRESENTER: Anais Starr, Historic Preservation Officer, Planner II

ITEM TITLE: (HD 24-12) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CERTIFICATE OF APPROPRIATENESS REQUEST FOR INSTALLATION OF A CONCRETE AREA IN THE SIDE YARD OF THE PROPERTY LOCATED AT 515 MILLER AVENUE.

<u>Property Location</u>	515 Miller Avenue
<u>District</u>	Miller Historic District
<u>Owner/Applicant</u>	Allison R & William Taber Halford
<u>Request</u>	(HD 24-12) Consideration of approval, rejection, amendment, and/or postponement of Certificate of Appropriateness request for installation of a concrete area in the side yard of the property located at 515 Miller Avenue.

Property History

Historical Information

2004 Miller Historic District Nomination Survey Information:

515 Miller Avenue. Ca. 1921. *Bungalow/Craftsman. This contributing, two-story, asbestos-sided, single dwelling has a stucco-clad foundation and an asphalt-covered, cross-gabled roof. The wood windows are vertical, four-over-one, hung and the wood door is glazed paneled. The full-width porch with a cross-gabled, asphalt-covered roof has been enclosed on the north side; however, the full, red brick piers remain intact, as do the other decorative details of the porch. There is a porte cochere on the south side of the porch; a red brick, eave wall chimney on the north side of the house; and, a red brick central chimney towards the rear. Decorative details include ribbon windows, exposed rafters, triangular knee braces and striped cloth awnings. See below for description of the rear garage/apartment.*

517 South Miller Avenue. Ca. 1960. *No Distinctive Style. This two-story, asbestos-sided, garage/apartment has a concrete foundation and an asphalt-covered, side-gabled roof. The windows are metal casement and the wood door is flush. On the lower level, there are two large garage openings with wood, glazed, paneled, overhead doors. Decorative details include exposed rafters and triangular knee braces. The building is considered noncontributing due to insufficient age.*

Sanborn Insurance Maps

The 1944 Sanborn Insurance Map indicates the house and the garage structure in the same location and configuration as today.

Previous Actions

July, 22, 2019 – A COA by Administrative Bypass was issued for the widening of the existing driveway from 8' to 10'.

November 13, 2023 – A COA by Administrative Bypass was issued for the installation of a 72-square-foot deck in the rear yard.

Project Description

The property owners propose to install 297 square feet of concrete along the southern edge of the existing driveway to provide a cohesive concrete surface for their son to play basketball.

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

2.8 Standards for Administrative Bypass for Sidewalks, Driveways, and Off-Street Parking

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.

.2 Concrete Areas. *Concrete patios/areas 300 square feet or less and not visible from the front right-of-way (s). Corner lots are considered to have two front elevations*

The Historic District Commission will utilize the following *Preservation Guidelines* to review of the proposed work for the issuance of a Certificate of Appropriateness (COA):

2.9 Guidelines for Sidewalks, Driveways, and Off-Street Parking

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

.10 New Paved Areas. *New paved areas should not directly abut the principal site structure, significantly alter the site topography, or overwhelm in area the residential, landscaped character of a rear or side yard. Care must be taken that paved areas do not injure nearby trees by intruding onto their root areas. They shall be designed to be compatible in location, patterns, spacing, configurations, dimensions, and materials with existing walkways and driveways. Paved areas shall not overwhelm the principal structure.*

Considerations/Issues

The proposed concrete does not meet the criteria for the Administrative Bypass approval by staff since it is visible from the front right-of-way.

Staff would note that while the current owners do not wish to use this additional area as parking, future owners may utilize it for parking. The proposed concrete area meets the Zoning Ordinance Core Area Parking regulations. The total impervious surface with the addition of the proposed concrete area will be 48%, which is below the 65% maximum allowed per the Zoning Ordinance. This property does not have alley access, which makes installing a basketball hoop and surface in a rear location more difficult.

Due to its location near the rear portion of the house, the proposed concrete area does not appear to overwhelm the historic house. The Commission would need to determine if the proposed concrete area 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 Certificate of Appropriateness request for installation of a concrete area in the side yard of the property located at 515 Miller Avenue.