



Request for Certificate of Appropriateness

Applicant: Michelle & Jeff Majewski
Address: 712 Miller Ave., Norman, OK 73069

Request: Approval for replacement of garage door.

The house at 712 Miller Ave. was built in 1951. Review of the City of Norman Historic Preservation Guidelines, 1951 construction falls outside the definition of the Miller Historic District defined as house built between 1910 – 1938 (section 1.6.2).

The garage door was replaced with an insulated, metal door. Per section 2.4.11 of the City of Norman Historic Preservation Guidelines, a garage replacement door can be metal. Original size height & width must be maintained. The replacement door is exactly the same size and style – 4 panel & white.

Wanting to stay within the same genre as our neighbors, we observed numerous properties with the same type of door as 712 Miller Ave. Metal, 4 panel.

Per my review of the Miller Historic District, currently there are 7 houses located in the District with similar, metal garage doors. 5 are considered historic as defined in section 1.6.2.

Miller Historic District

Address	Yr Built	Historical Structure*	Metal Garage Door
620 Miller Ave.	1922	Yes	Yes
504 Miller Ave	1930	Yes	Yes
522 S. Crawford Ave.	1930	Yes	Yes
609 S. Crawford Ave.	1930	Yes	Yes
820 Miller Ave.	1940	No	Yes
915 Miller Ave.	1940	No	Yes
908 Miller Ave.	1921	Yes	Yes
712 Miller Ave.	1951	No	Yes

* defined as houses built from 1910 - 1938 (section 1.6.2)



620 Miller Ave. **Built 1922**



504 Miller Ave. **Built 1930**



522 S. Crawford Ave. **Built 1930**



609 S. Crawford Ave. **Built in 1930**



820 Miller Ave. **Built in 1940**



915 Miller Ave. **Built in 1940**



908 Miller Ave. **Built in 1923**

Proposal –

- Utilize the existing garage door since the style is currently in use on both historical & non historical structures
- 712 Miller Avenue is not a historical structure
- Insert row of windows at the top
- Select from the 4 options below

Current Garage Door



Previous Garage Door



Option 1 for window replacement



Option 2



Option 3



Option 4



Historic District Commission Meeting Minutes

December 4, 2023

712 Miller Ave.

Anais Starr presented the staff report.

- Anais Starr stated that this is an *ex post facto* request.
- Ms. Starr stated that this is a multi-unit structure and the proposed modifications will provide better internal programming to meet modern day expectations for a bedroom.
- Ms. Starr also stated that there is limited visibility of the non-contributing addition from the street.
- Commissioner Halford asked for clarification on where the brick will be when they are finished.

Alexandra Morelli, Applicant, discussed the project.

- Alexandra Morelli answered Commissioner Halford's question by stating the brick will be on the bottom section of the wall to match the existing brick seen on the rest of the house.
- Commissioner Thurston asked if they are doing anything to the windows on the west side of the addition.
- Ms. Morelli stated they will not be replacing any other windows at this time.

There were no public comments.

Commission Discussion:

- Commissioners found the request met Guidelines since the modifications are located on a non-original addition on the rear of the structure with limited visibility.

The motion was passed unanimously with a vote of 7-0.

4. (HD 23-41) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 712 MILLER AVE FOR THE REPLACEMENT OF THE GARAGE DOOR.

Commissioner Halford recused himself from this item.

Motion by Sarah Brewer to approve (HD 23-41) replacement of the garage door, as submitted; **Second** by Michael Zorba.

Anais Starr presented the staff report.

- Anais Starr stated that this is a non-contributing structure.
- Ms. Starr also pointed out that this is an *ex post facto* request.
- Commissioner Zorba asked if there were any pictures of the original door.
- Ms. Starr stated that she missed adding to the PowerPoint, but that it is similar to a neighboring house with the garage door that has a fan windows at the top.
- Commissioners pulled up the image on iPads from the Cleveland County Assessor's website which were shared with the rest of the Commission.

Jeff Mejeski, Applicant, discussed the project.

- Jeff Mejeski explained that they turned the garage back into a functioning garage, instead of storage.
- Mr. Mejeski stated that they would had to have replaced the all parts of the garage door and that the previous door was wood and was too heavy to work on the tracts to stay open.

- Commissioner Dysart asked the applicant if he knew if he was in the Historic District when purchasing the house.
- Mr. Mejeski stated that yes he did but that they didn't understand all that it entailed, but he was happy to be in the District and wanted to comply with District Guidelines.

There were no public comments.

Commission Discussion:

- Commissioner Baroff stated that it looks fine and blends in well with the house.
- Commissioner Thurston stated that she doesn't really have a problem with it as submitted since it is a non-contributing structure.
- Commissioner Brewer stated that she would rather it be wood since the original door was wood.
- Commissioner Zorba commented back stated that it is non-contributing and not too concerned about setting a precedent.
- Commissioners stated that they would rather it be wood door or wood veneer as well as recessed panels, since previous front facing garages requests had been approved with those criteria.
- Jeff Mejeski asked the Commission if they would be fine with a wood veneer over the metal since it won't be as heavy as a wood door.
- Commissioners stated that it would be a reasonable solution.
- Mr. Mejeski stated he would like to look at options and come back to the Commission with a revised proposal.

Motion by Michael Zorba to amend the original motion to postpone to the February 5, 2024 Historic District Commission meeting to allow for revisions to the request; **Second** by Sarah Brewer.

This amendment was passed unanimously with a vote of 6-0.

This motion as amended was passed unanimously with a vote of 6-0.

FEEDBACK ITEMS

5. (HD 23-37) FEEDBACK ON A PROPOSED REAR ADDITION FOR THE STRUCTURE AT 425 S LAHOMA.

Commissioner Sarah Brewer recused herself from this item.

Anais Starr presented the staff report.

Cameron Brewer, applicant, discussed the project.

- Cameron Brewer made a presentation regarding an addition to the back of their house to add a primary suite as well as an office area.
- Mr. Brewer showed the Commission proposed site plan and drawings of proposed addition.
- Mr. Brewer stated that all exterior materials will match the house and will be wood.

Commissioners Discussion:

- Commissioner Zorba asked where all the utilities would be located.