



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 04/08/2024

**REQUESTER:** Anne Harris & Dave Boeck (Architect)

**PRESENTER:** Anais Starr, Planner II

**ITEM TITLE:** (HD 24-03) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 626 TULSA STREET FOR AN ADDITION ON THE REAR OF THE STRUCTURE.

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### Background

#### **2014 Southridge Historic District Nomination Survey Information:**

**626 Tulsa Street.** 1929. *Bungalow/Craftsman. This non-contributing one-story, painted brick single dwelling has a low-pitched, asphalt covered, hipped roof and a brick foundation. The wood windows are vertical four-over-one hung. The originally full width porch has been partially infilled with vertical wood, leaving a partial porch. The partial porch has a single tapered wood column on a brick pier. There is a brick exterior eave wall chimney on the west elevation.*

**626 ½ Tulsa Street.** 1946. *Tudor Revival. This non-contributing two-story, stucco, garage apartment has a moderately pitched, asphalt covered, front gabled roof and a stucco foundation. The vinyl windows are one-over-one hung. The entry is on the east elevation and accessed by wooden stairs. The double car garage has two paneled overhead doors. There is a metal double car carport in front of the garage doors.*

#### **Sanborn Map Information**

This section of Southridge does not appear on the Sanborn Insurance maps.

#### **Previous Actions**

There have not been any Certificates of Appropriateness (COA) requests for this property.

#### **Description**

The applicant proposes an addition to the first floor of the house that will contain a main bedroom, bathroom, mud room and attached rear porch. The proposed addition will be 15'5" by 28'5" for approximately 442 square feet. The attached screened porch will be located on the southwest corner of the addition. The applicant is proposing wood windows, wood siding and brick, all to match the existing house.

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## **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 - 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.*

**36-535.c.3:** *Changes to rear elevations do require a COA; however the rear elevation of a historic structure is considered a secondary elevation and is therefore regulated to a lower standard to allow flexibility for additions or other modern day appurtenances.*

## **Reference - Preservation Guidelines**

### **3.12 Guidelines for Windows in Additions**

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

**.12 Additions.** *For construction of additions, choose windows that match the original structure. While single-pane, true divided light, wood frame windows are the most desirable choice for new construction in historic districts, double-pane glass wood windows with interior and exterior applied muntins and shadow bars between the panes are permitted. Aluminum cladding of wooden windows is permissible for use in additions. Vinyl or vinyl-clad windows are prohibited.*

### **3.14 Guidelines for Doors in Additions**

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

**.11 Additions.** *For construction of additions, choose doors that match the original structure. Aluminum-clad wood doors are permissible for use in additions that are not visible from the front right-of-way. Fiberglass doors can be considered on a case-by-case basis.*

### **4.4 Guidelines for Additions**

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

**.1 Make Additions Compatible.** *Additions shall be compatible with the historic building in size, scale, mass, materials, proportions and the pattern of windows and doors to solid walls.*

**.2 Locate Addition Inconspicuously.** *Locate a new addition on an inconspicuous façade of the historic building, usually the rear one. Additions that alter the front façade are generally considered inappropriate for a historic structure.*

**.3 Limit Size and Scale.** *The footprint of the addition shall not exceed 50% of the footprint*

of the existing structure or 750 square feet, whichever is greater. Exterior dimensions of the addition shall not exceed the exterior dimensions of the existing structure, including height, width, and depth. An addition which does not increase the footprint of the existing structure may be allowed to increase roof height and will be reviewed on a case-by-case basis.

**.4 Preserve the Site.** Design new additions so that the overall character of the site, character-defining site features, and trees, are retained.

**.5 Avoid Detracting From Principal Building.** It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature. Construct new additions so that character-defining features of the historic buildings are not destroyed, damaged, or obscured.

### **Staff Comments**

Though this property is considered non-contributing, the proposed addition meets the *Guidelines* for compatibility with the principal structure and surrounding District in regards to size, scale, mass, materials, and proportions as well as the pattern of windows and doors to solid walls.

The 442 square foot rear addition is less than the 750 square feet allowed by the *Guidelines*. Though the addition does not exceed the height, width, or depth of the principal structure it will “bump out” slightly from existing house by 1’3¼” to accommodate internal programming.

The proposed exterior materials and windows meet the *Guidelines* as wood windows, wood siding and brick are historically appropriate materials. The design and massing is compatible with the existing structure and is typical of the District.

The *Guidelines* state that new additions should be located on an inconspicuous location and not visible from the front façade. For many years the Commission prescribed a “no visibility from the front” on proposed new additions during their reviews and approvals.

However, in November of 2021, the Commission approved a side addition visible from the front right-of-way for the property located at 506 S. Lahoma Avenue. In that case, due to the awkward internal programming of the existing non-original addition, the architect found the best solution was to expand an addition to the south of the main house. This would allow for a main bedroom and bathroom on the ground floor while not requiring an extensive re-structuring for the first floor of the existing house. The addition was approved by a 5-2 vote by the Commission. The Commissioners voting for the request found it approvable given the circumstances which included the difficulty with existing internal programming of the house. The Commissioners noted that the addition was attached to a non-original addition and was setback far from the front thereby reducing visibility. Additionally, Commissioners pointed out that the proposed addition was appropriate massing for the house. The Commissioners voting against approval of the request voiced concerns regarding the visibility of the addition from the front right-of-way which the *Guidelines* seemed to state was not appropriate.

Then in January of this year, the Commission voted unanimously to approve an addition that would clearly be visible from the front yard at 425 S Lahoma Avenue. In that case, that design

allowed for the retention of tree in the rear yard and rear windows as well as accommodating the proposed internal programming.

This addition has similarities with the two cases listed above and since the proposed addition will extend out less than two feet, it will have limited visibility from the front. However, the Commission would need to determine whether the proposed addition as submitted meets the *Preservation Guidelines* and whether or not such work is compatible with this structure and the District as a whole.

**Commission Action**

Consideration of approval, rejection, amendment, and/or postponement of (HD 23-44) the Certificate of Appropriateness request for the property located at 626 Tulsa Street for an addition to the rear of the structure.