



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: November 3, 2025

REQUESTER: Devon Miller

PRESENTER: Anais Starr, Planner II/Historic District Preservation Officer

ITEM TITLE: (HD 25-36) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 720 S LAHOMA AVENUE FOR THE FOLLOWING MODIFICATION: A) INSTALLATION OF A COVERED PERGOLA IN THE REAR YARD.

Background

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

Chautauqua Historic District Nomination Survey Information:

720 S Lahoma Avenue. Circa 1950. Modern. This noncontributing, one-story, asbestos-sided single dwelling has a combination flat and shed roof. The foundation is concrete. The metal windows are casement. The wood door is a slab with a wood screen. The partial porch features a flat roof supported by metal braces, creating a carport as well. Other exterior features include a broad brick chimney on the rear. Decorative details include ribbon windows and a stone veneer wainscoting under the porch. The house is noncontributing due to insufficient age.

Sanborn Insurance Map Information

This parcel is vacant on the 1944 Sanborn Insurance Map, indicating the present structures were built after 1944.

Previous Actions

July 5, 2022 – A COA was granted for the repair and/or restoration of all existing windows, glass, glazing, and hardware, or replacement with steel casement windows with the same profile and windowpane configuration, and for the demolition of an existing shed and replacement with a free-standing covered patio as submitted. It should be noted the shed was demolished, while the remainder of the approved COA-requested items were not installed.

REQUEST

a) Installation of a covered pergola in the rear yard.

Project Description:

The applicant proposes installing a 13' by 19' metal pergola on the existing concrete pad. The 247 square foot covered pergola will setback 5' from the side and rear property lines. This meets the Zoning Ordinance requirements for setbacks.

Reference

Historic District Ordinance

36-535.a.2.g: Purpose. *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: 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.*

Preservation Guidelines

2.2 Guidelines for Site Features

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

.1 Garden Structures. *Garden structures, such as pergolas and trellis, larger than 120 square feet, are to be located behind the principal structure with very limited or no visibility from the front right-of-way. Front or side yard installation can be considered if documentation shows one existed historically. Structures abutting or attached to the principal structure will be reviewed as a building addition. Structures that have a roof and/or sides will be reviewed as accessory structures.*

.2 Materials. *Structures are to be comprised of wood. Metal, composite wood, or cement fiberboard will be considered on a case-by-case basis. Vinyl is prohibited.*

.3 Height. *The structure shall be no taller than the height of the principal structure.*

Considerations/Issues:

The applicant proposes installing the covered pergola on the existing concrete pad located in the back corner of the property, where a metal storage shed once stood. The proposed metal pergola will be located 5' from the side property line, which will place it in line with the south edge of the house, thereby eliminating most of the pergola's visibility from the front streetscape. Since the covered pergola will have little to no visibility from the streetscape, it meets the location criteria found in the *Guidelines for Site Features*.

Per the *Guidelines*, metal is an allowed material for garden structures on a case-by-case review by the Commission. The Commission has previously approved covered pergolas. The Commission approved a 300-square-foot wood-covered pergola with limited visibility from the front streetscape on June 3, 2024, for the property at 423 S. Lahoma Avenue. A 285-square-foot metal-covered pergola, which, when constructed, will have limited visibility from the front streetscape, was approved on March 3, 2025, for the property at 1320 Oklahoma Avenue.

The Commission needs to determine if the installation of a covered pergola meets the *Preservation Guidelines* and is compatible with the Chautauqua Historic District.

Commission Action: (HD 25-36) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 720 S Lahoma Avenue for the following modification: a) installation of a covered pergola in the rear yard.