

<u>Property Location</u>	640 E Boyd St Southridge Historic District
<u>Owner</u>	Shirley Hammer
<u>Representative</u>	Kolby Kruse, Power Oklahoma
<u>Request</u>	HD (23-02) Consideration of Certificate of Appropriateness requests at 640 E Boyd Street for the following proposed work: <ul style="list-style-type: none">a. Replacement of metal siding with alternative material siding;b. Demolition of carport;c. Replacement of overhead garage door;d. Removal of windows and replacement with siding on rear addition;e. Replacement of metal windows with wood windows on rear addition.

Property History

Historical Information

2014 Southridge Historic District Survey

640 E Boyd Street. Ca. 1939. Colonial Revival. This non-contributing, two-story, metal sided, single dwelling has a steep pitched, asphalt covered, side gabled roof and a concrete foundation. The wood windows are six-over-six hung. The brick interior ridge chimney is centrally located between the two dormers. The entry porch has a wrought iron railing and a front gabled porch roof supported by square wood columns. On the west side, there is an attached, single car garage with a replacement overhead paneled door. In front of the garage, there is a large, pyramidal roofed, double car carport. Other exterior features include entry porch, brick chimney, attached garage, and double car carport. Decorative details include double windows, dormers, decorative wood shutters, minimal eave overhang.

Sanborn Insurance Maps

As with a majority of the Southridge Historic District, this parcel is not shown on the Sanborn Insurance Maps.

Previous Actions

There have not been any Certificate of Appropriateness requests made for this property since the property was established as part of the Southridge Historic District in 2016.

Project Description

The property owner, Shirley Hammer, recently purchased this property and is in the process of renovating the house. As part of the renovation, she proposes to replace both the front door and overhead garage door, demolish the non-original carport, replace the

metal siding with Smart Siding, remove one set of windows on rear addition and replace the remaining windows on the addition. Additionally, she plans to replace the front door, roof, and storm windows, all of which can be reviewed through Administrative Bypass. She proposes to add exterior lights on front of the house and garage which does not require review. Lastly, she intends to replace the concrete and gravel with the same materials which will also not require review.

Request – a. Replacement of metal siding with alternative material siding

Description

The existing metal siding was damaged in the October 2021 hail storm. The applicant wishes to replace this metal siding with either smooth textured LP Smart siding or smooth textured cement fiberboard. The historic wood siding currently underneath the metal siding will remain.

References - Preservation Guidelines

Exterior Walls

3.1 Standards for Administrative Bypass

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.

.1 Removal of wall materials. *Removal of non-original or contemporary synthetic materials to reveal existing historic materials is permitted. If existing historic siding material underneath the non-original or contemporary synthetic materials has been removed, the reinstallation of appropriate/compatible material requires review by the Historic District Commission.*

3.2 Guidelines

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

.1 Preserve Original Walls. *Retain and preserve exterior walls that contribute to the overall historic form and character of a building, including functional and decorative features and details.*

.2 Retain Original Building Materials. *Retain and preserve exterior wall materials that contribute to the overall historic character of a building.*

.3 Replace Only Deteriorated Portions. *If replacement of a deteriorated wall or feature is necessary, replace only the deteriorated portion in-kind rather than the entire feature. Match the original in material, design, dimension, detail, texture, and pattern. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.*

.4 Avoid Covering Original Materials. *Building materials and decorative elements are important character-defining components of historic buildings. It is not appropriate to remove or cover any wall material or detail with coatings or contemporary substitute materials. Vinyl and aluminum siding is not appropriate for use in historic districts.*

.5 Replace Missing Features. *When replacing an exterior wall or feature, replace it with a new wall or feature based on accurate documentation of the original or a new*

design that is compatible with the historic character of the building and the district. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.

.6 Avoid False Historical Appearances. *Features or details of walls and fences that are introduced to a property shall reflect its style, period, and design. Fences and walls features shall not create a false historical appearance by reflecting other time periods, styles, or geographic regions of the country.*

.7 Substitute Materials. *Cement fiberboard (e.g. Hardiplank® siding) will be considered on a case-by-case basis. Exterior insulating and finish systems (EIFS) will not be considered for use in historic structures.*

Staff Comments

The structure at 640 E Boyd Street is a non-contributing structure to the Southridge Historic District due to loss of historic integrity. The house had significant exterior modifications prior to establishment of the Southridge Historic District in 2016. Modifications include the covering of the original exterior wall material with metal siding, the attachment of the garage, and the construction of the carport.

The metal siding currently on the house was damaged in the October 2021 hail storm. The owners have been working through the insurance process as well as researching possible replacement material and plan to use either LP Smart Siding or cement fiberboard siding depending upon the supply availability. In either case, they propose to use smooth textured siding.

The *Preservation Guidelines* encourage the retention of exterior wall materials on historic structures. The current metal siding is neither historic nor a compatible material. The *Preservation Guidelines* do not specifically speak to replacement of non-original materials with modern day materials on non-contributing structures. The *Preservation Guidelines for Walls* allow for review of the use of cement fiberboard on a case-by-case basis.

It should be noted that the Commission has approved four requests in the last year for the use of cement fiberboard or LP Smart siding as a replacement material for structures that had non-original wall materials. Those four properties are 418 Macy Street, 508 Macy Street, 904 Classen Boulevard and 412 Chautauqua Avenue which are all non-contributing structures to their Districts.

The Commission needs to determine if the replacement of metal siding with cement fiberboard siding is compatible with this structure and the Southridge Historic District as a whole.

Request - b. Demolition of carport **Description**

The property owner finds the existing non-original carport does not function well for her purposes and would like to demolish it. She does not wish to replace it with another structure.

However, as noted in her COA application, she will be replacing the existing concrete and gravel in the same location and size with the same materials. This does not require review as it is seen as ordinary maintenance and repair as defined by the Historic District Ordinance.

Reference - Preservation Guidelines

Demolition of Structures

5.4 Guidelines

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, then the application will be forwarded to the Historic District Commission for a full review.

.1 A Certificate of Appropriateness. *A Certificate of Appropriateness is required to be issued prior to demolition.*

Staff Comments

While the *Preservation Guidelines* do not directly speak to the demolition of non-original/non-historic structures, the removal of this structure will not impact the non-contributing house or the Southridge Historic District. In fact, the removal of the carport will make this property more compatible with the surrounding District.

The Commission will need to determine if the demolition of this non-contributing carport is impactful to the property and the District as a whole.

Request - c. Replacement of overhead garage door

Description

With the removal of the carport, the overhead garage door will be exposed. The property owner wishes to improve the look of the garage by replacing the current metal overhead garage door with a metal door with trim to emulate a carriage door. The applicant plans to use either wood or Smart Trim for the trimming.

Reference - Preservation Guidelines

Garages

2.4 Guidelines

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

.11 Replacement Garage Doors. *Retain and preserve wood overhead garage doors on historic garages. Retain double doors if possible. Replacement overhead garage doors with the appearance of double doors will be considered on a case-by-case basis. For historic garages, and garages that face the front or are visible from the right-of-way the following replacement door is allowed:*

a. *Wood is preferred. However, wood composite or metal with composite trim can be considered on a case-by-case basis. Vinyl is prohibited.*

- b. The original size, height and width of doors must be maintained.*
- c. Designs must match the style of the original historic garage door.*

Staff Comments

The house with the attached garage is a non-contributing structure to the Southridge Historic District. The *Preservation Guidelines* do allow for overhead garage doors to be replaced with a door that is metal with either wood or wood composite trim. It should be noted that the existing metal door is allowed to remain and/or be replaced with an identical metal door.

The Commission has approved metal garage doors with wood or wood composite trim previously for detached garages that set behind the house. In those cases, the properties contained houses that were contributing structures and since the garage set far back from the front right-of-way, the garage door material would be less impactful.

In this case, the house and the attached garage are non-contributing structures and a metal overhead garage door is allowed to remain. Additionally, the *Preservation Guidelines* do allow garages that face the right-of-way to have a metal door with composite trim. This request to improve the appearance of the overhead garage door with a replacement metal door that has the application of wood trim seems to be a benefit to this property and the District as a whole.

The Commission will need to determine if the submitted metal overhead garage door with wood trim is compatible with this house and the District as a whole.

Request - d. Removal of windows and replacement with siding on rear addition

Description

The existing non-original rear addition currently has contemporary metal one-over-one windows. Due to desired new internal programming for the structure, it is proposed that the windows on the south elevation of the addition be completely removed and replaced with siding to match the rest of the house.

Reference - Historic District Ordinance

429.3.1(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).*

429.3(c) *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. (0-0910-12).*

Reference - Preservation Guidelines

Windows

3.12 Guidelines

A review by the Historic District Commission will use the following criteria for the

issuance of a Certificate of Appropriateness (COA):

.1 Retain Original Windows. *Retain and preserve original windows, including glass, frames, sash, muntins, sills, heads, moldings, surrounds, and hardware.*

.9 Preserve Original Openings. *Do not create new openings in the front or side façades of historic structures. Do not enlarge or diminish existing openings to fit stock window sizes. If new openings are necessary to meet code requirements, they shall be compatible with historic windows for that structure in proportion, shape, location, pattern, size, materials, and details.*

Staff Comments

The removal of windows on the rear of the house in the Districts has been approved numerous times by the Commission. The Historic District Ordinance and *Preservation Guidelines* both indicate that alterations to accommodate modern day conveniences should occur on the rear of the property where visibility is limited. In addition, it should be noted that this is a non-original addition with non-historic windows, therefore the removal will not be impactful to a historic structure.

The Commission would need to determine if the removal of the windows on the south elevation and replacement with siding to match the rest of the house, is compatible with this property and the District as whole.

Request – e. Replacement of metal windows with wood windows on rear addition

Description

The applicant proposes replacing the current metal one-over-one windows on the east and west elevations of the addition with wood windows of the same size and pane configuration as shown on the submitted elevation specification sheet and drawings.

Reference - Preservation Guidelines

Windows

3.12 Guidelines

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

.1 Retain Original Windows. *Retain and preserve original windows, including glass, frames, sash, muntins, sills, heads, moldings, surrounds, and hardware.*

.7 Window Replacement. *An original window that is deteriorated more than 50% and is not repairable may be replaced in-kind if it meets the following:*

a. Shall have a wood exterior, unless replacing a metal casement window.

b. Light patterns same as the original.

c. Size and dimension the same as the original.

d. Double-pane simulated divided lights with wood muntins on the exterior and interior and a shadow bar between the panes may be allowed for windows on the side or rear

that are not visible from the street.

.10 Materials. *Wood is allowable for in-kind replacement of windows. Aluminum-clad and metal windows can be considered for the replacement of metal casement windows that are deteriorated on a case-by-case basis. Fiberglass and aluminum-clad windows can be considered on non-contributing resources and on rear elevations not visible from the front right-of-way. Vinyl-clad windows are prohibited for both contributing and non-contributing structures in the historic districts.*

Staff Comments

Since this is a non-original addition, the applicant could request to replace the existing metal windows with metal or aluminum clad wood windows. However, the applicant desires wood windows. As indicated by the *Preservation Guidelines* wood windows is the preferred material in Historic Districts.

The Commission would need to determine if the replacement of the metal windows on the non-original rear addition with wood windows would be compatible alteration for this property and the District as a whole.

Commission Action: Consideration of approval, rejection, amendment, and/or postponement of Certificate of Appropriateness requests at HD (23-02) at 640 E Boyd Street for the following proposed work:

- a. Replacement of metal siding with smart siding;
- b. Replacement of overhead garage door;
- c. Demolition of carport;
- d. Removal of windows and replacement with siding on rear addition;
- e. Replacement of metal windows with wood windows on rear addition.

The City of Norman Historic District Commission

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Application Submittal Steps:

Step 1	Review guidelines for proposed work in the Historic Preservation Handbook available at City of Norman website: (http://www.normanok.gov/planning/historic-preservation) or by calling 405-366-5392).
Step 2	Contact Historic Preservation Officer to discuss proposed work at (405-366-5392) or anais.starr@normanok.gov
Step 3	Submit the following items by 12:00 p.m. on the deadline date.
	<input checked="" type="checkbox"/> It is strongly recommended that you meet and /or discuss your proposed work with the Historic Preservation Officer, prior to the submission deadline!
	<input checked="" type="checkbox"/> Completed Application Form
	<input checked="" type="checkbox"/> Application Fee of \$75
	<input checked="" type="checkbox"/> Copy of Property Deed to demonstrate ownership. If you do not have a copy, one may be obtained through the Cleveland County Court Office, 405-366-0240.
	<input checked="" type="checkbox"/> Site Plan, Elevation Drawings if needed and all other required supporting documents
	<input checked="" type="checkbox"/> Certified Adjacent Property Ownership List. A Radius Map delineating the adjacent property owners will be furnished and must be used to compile the list of the adjacent property owners. The adjacent property owner list must be certified by a licensed lawyer, engineer, surveyor, or abstract company.

COA Application Review Process:

- 1) Your application, along with the filing fee and supporting documents, must be submitted by **noon** on the filing deadline in the Planning Department (201 W Gray Street, Building A).
- 2) After your application and required supporting documents are filed, the Historic Preservation Officer will review the application to ensure it is complete. Incomplete applications will not be forwarded to the Commission. If the COA request for proposed work is complete, it shall be placed upon the next month's Historic District Commission Meeting agenda for a public hearing. A legally required sign will be posted in the yard of the property of the request at least 7 days prior to the meeting. This sign must remain until 10 days after the public hearing for the COA request. At least 5 days prior to the meeting, a notification letter of your application request will be mailed to all adjacent property owners. These owners, and any other citizen, may attend the public hearing in support or protest of your request.
- 3) At the Commission meeting approximately one month after you file your completed application (first Monday of each month), your request will be considered at a public hearing. You will be sent notice of this meeting along with a staff report. You or a designated representative must be present at the meeting. The city staff will introduce your request, you and any interested citizen will have the opportunity to speak to the Commission concerning the request. After presentation of the request, the Commission will discuss and vote to approve or deny the request. Applicants may appeal a denial of their request to the City Council.
- 4) If you have any questions, please contact the Historic Preservation Officer at (405)366-5392.

The City of Norman Historic District Commission
FOR CERTIFICATE OF APPROPRIATENESS (COA)

Staff Only Use

HD Case #:

Date:

Received by:

Note: Any relevant building permits must be applied for and paid for separately in the Planning and Community Development Office. 405-366-5311

Address of Proposed Work: 640 E Boyd

Applicant's Contact Information:

Applicant's Name: Kolby Kruse

Applicant's Phone Number(s): 580-678-9211

Applicant's E-mail address: kolby@poweroklahoma.com

Applicant's Address: 3532 National Dr., Norman, OK 73069

Applicant's relationship to owner: ☒ Contractor ☐ Engineer ☐ Architect**Owner's Contact Information: (if different than applicant)**

Owner's Name: Shirley Hammer

Owner's Phone Number(s): 405-620-7911

Owner's E-mail: shirley@hammerok.com

Project(s) proposed: (List each item of proposed work requested. Work not listed cannot be reviewed.)

1) Storm Claim from 2022: replace shingles with dark gray, replace metal siding with smart siding (no grain, smooth), same lap and profile, will be painted white, new storm windows in white, scrape and repaint original wood windows, add 4" black seamless guttering, replace front door

2) demo carport in entirety, repour driveway to exact dimensions, add gravel to where gravel currently is, replace with new garage door with wood trim, add exterior carriage lights on both sides of garage and entry front door,

3) delete windows on back add on, replace with fewer windows, black aluminum clad or wood

4)

Supporting documents such as project descriptions, drawings and pictures are required see checklist page for requirements.

Authorization: I hereby certify that all statements contained within this application, attached documents and transmitted exhibits are true to the best of my knowledge and belief. In the event this proposal is approved and begun, I agree to complete the changes in accordance with the approved plans and to follow all City of Norman regulations for such construction. I authorize the City of Norman to enter the property for the purpose of observing and photographing the project for the presentations and to ensure consistency between the approved proposal and the completed project. I understand that no changes to approved plans are permitted without prior approval from the Historic Preservation Commission or Historic Preservation Officer.

Property Owner's Signature:

DocuSigned by:
 Shirley Hammer

Date: 12/14/2022

☐ (If applicable): I authorize my representative to speak in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.

Authorized Representative's Printed Name: Kolby Kruse**Authorized Representative's Signature:**

DocuSigned by:
 Kolby Kruse

Date: 12/12/2022

The City of Norman Historic District Commission Certificate of Appropriateness Request Application Checklist

Supporting Documents

The purpose of supporting documentation is to illustrate existing conditions and proposed work as installed. Photos, site plan, elevation drawings, and specification sheets all need to clearly illustrate both the existing status as well as the proposed changes. It is recommended that you meet with the Historic Preservation Officer prior to submitting your COA application request to ensure you have a complete application by deadline. Incomplete applications will not be forwarded for review by the Historic District Commission. Please contact staff to discuss project before submitting application (405)366-5392.

☒ **A. Documentation of Existing Conditions** – Pictures of the appearance, condition and dimensions of any existing materials to be replaced or altered must be submitted.

☒ **B. Site Plan** – Show existing structures and site elements as well as proposed structures and site elements. The following elements should be included on a site plan drawn to scale:

- ☐ Buildings, garages, sheds
- ☐ Fences, walls
- ☐ Sidewalks, driveways, parking pads
- ☐ Patios, decks, Swimming pools, etc.
- ☐ Trees (see F Tree Preservation Plan)

Note: Additions and New Structures need to show adjacent property structures and site elements on the site plan.

☒ **C. Illustration of the proposed materials and design** - Photos, drawings and/or samples must be provided to illustrate the design, materials, and finishes of the proposed work.

☒ **D. Elevation drawings and floor plans indicating existing and proposed features:**

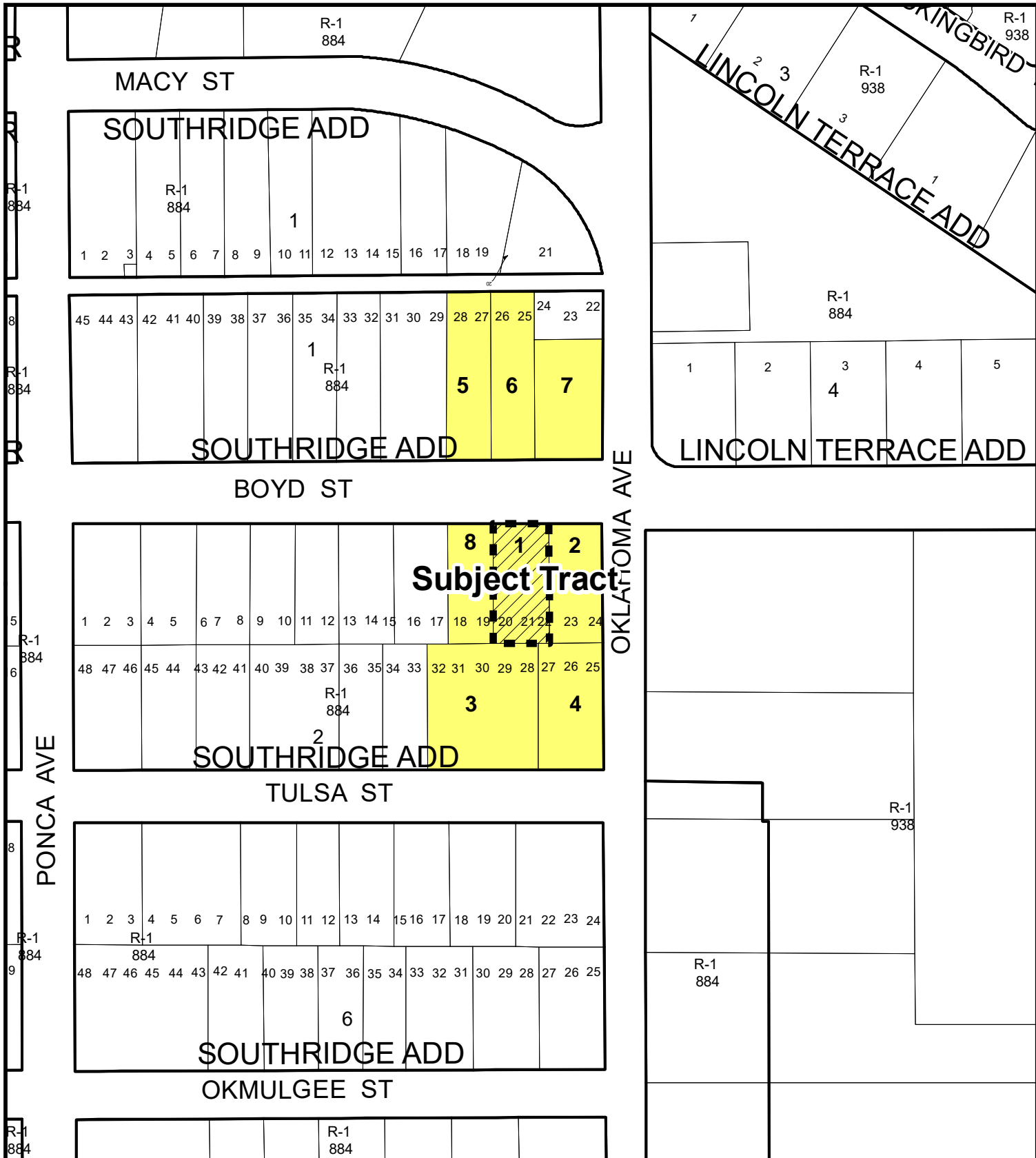
- | | |
|---|--|
| <input checked="" type="checkbox"/> Exterior materials | <input type="checkbox"/> Architectural Elements |
| <input checked="" type="checkbox"/> Doors | <input checked="" type="checkbox"/> Windows |
| <input type="checkbox"/> Foundation materials, dimensions | <input checked="" type="checkbox"/> Porches, stoops, gutters |
| <input checked="" type="checkbox"/> Roof, ridgeline, chimneys | <input type="checkbox"/> Steps, ramps, railings |

☐ **E. Trees Preservation Plan showing (required for major projects only, such as additions).** This can be included on site plan. Show existing large shade trees 8" in diameter or greater and existing ornamental trees greater than 4" in diameter. Description of how existing trees will be protected during construction needs to be provided. Any trees proposed to be removed must be indicated.

☐ **F. Additional Documents for New Construction or Additions:**

<input type="checkbox"/> Streetscape elevation of existing structure and adjacent structures	<input type="checkbox"/> Floor height of proposed house addition, comparison to adjacent properties
<input checked="" type="checkbox"/> Color Photos of site - front, side and rear	<input type="checkbox"/> Total height of proposed house or addition, comparison to neighboring structures
<input type="checkbox"/> Site Plan to include structures, pavement, trees of subject property and adjacent properties	<input type="checkbox"/> Elevation drawings of each façade of proposed house or addition
<input type="checkbox"/> Topographical information if proposing to change grades of site	<input type="checkbox"/> Floor Plans

G:\ArcGIS10 Map Templates\RadiusMap_AcMap10\RadiusMap.mxd

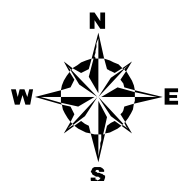


Radius Map






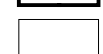
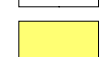
Adjacent Radius

Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



0 75 150 Feet

January 5, 2022

-  Subject Tract
-  Radius
-  Zoning
-  Parcels
-  Notification Area



new gray roof

4" black gutters

replace storms with white

new front door

paint shutters and windows

new siding (Smart smooth same Lap)

DEMO Carport

new garage door

replace gravel with like material and color

re-pour driveway to exact dimensions

new driveway






gutters here

replace this set of windows with double 35" standard black or white alum or wood windows


repeat here



replace with like material



remove these windows and side over with new siding to match

A white garage door with a wood-trimmed frame. The door features a classic six-panel design, with three panels in each of the two rows. The panels are recessed and have a subtle texture. The frame is made of white-painted wood, showing some wear and tear at the bottom. The door is set against a grey horizontal siding wall. To the right, a blue recycling bin is partially visible. The ground in front of the door is a mix of dirt and small stones.

new wood trimmed garage door

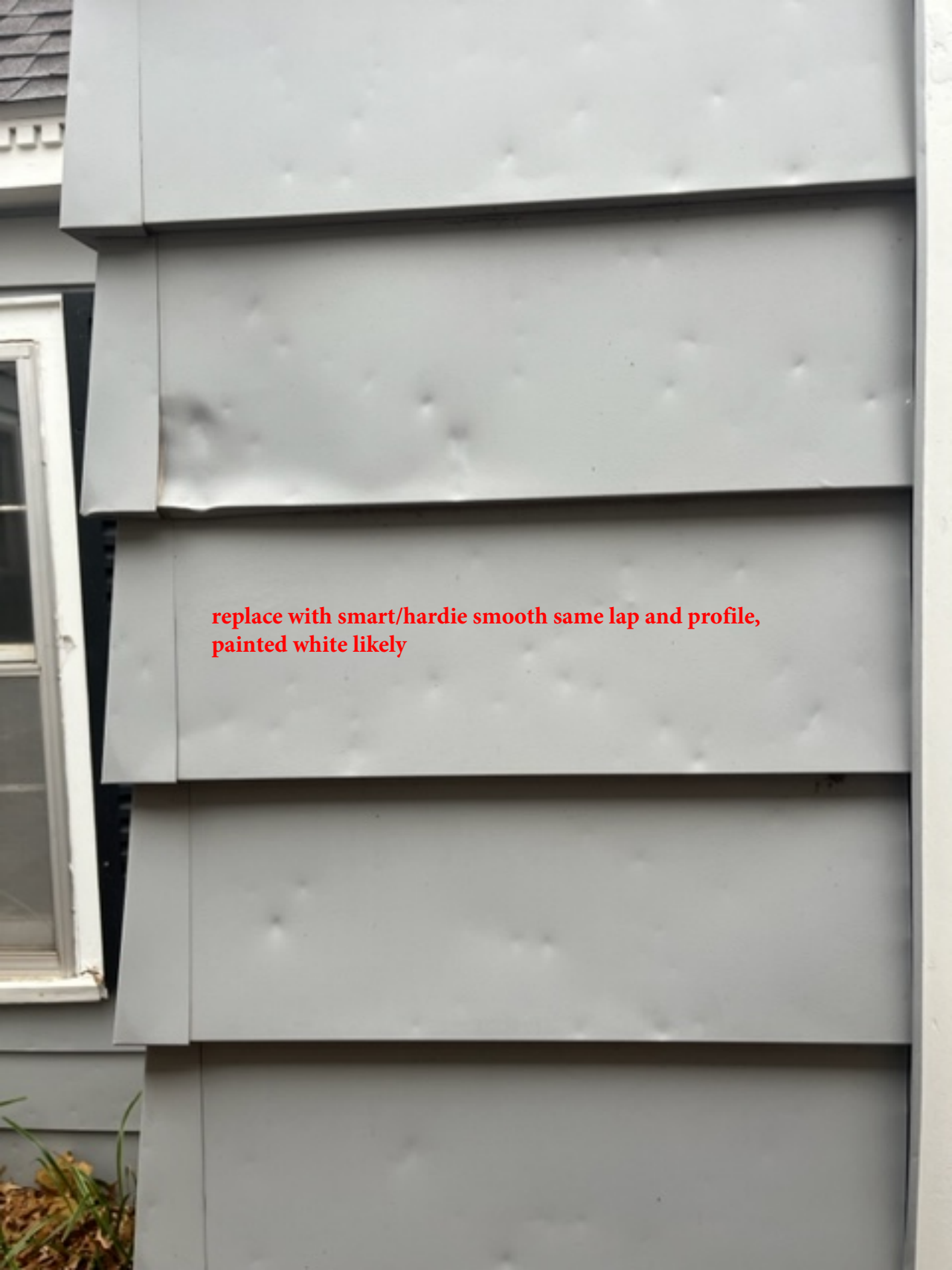
new front door





same here

replace with new set of 35" doubles alum/wood same as opposing side



replace with smart/hardie smooth same lap and profile,
painted white likely



new white stroms all around, scrape and repaint wood windows