



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: January 5, 2026

REQUESTER: Tyler Burns, Power Oklahoma

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 25-39) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE AMENDMENT OF A CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED 467 COLLEGE AVENUE FOR THE FOLLOWING MODIFICATION: A) RELOCATION OF THE ACCESSORY DWELLING UNIT.

Background

Historical Information

1988 Chautauqua Historic District Nomination Survey Information:

467 College Ave., Ca 1916. Bungalow/Craftsman. This contributing, one-story, wood-sided single dwelling has an asphalt-covered, gabled roof and a poured concrete foundation. The wood windows are nine-over-one hung. The wrap-around entry porch has a side-gable roof supported by wood column on brick piers. Decorative details include bracketed eaves and wood and brick piers. The garage behind and to the north side of the house has been converted into an apartment. Staff notes the house does not currently show evidence of a separate apartment.

Sanborn Insurance Map Information

This structure appears on the 1918, 1925, and 1944 Sanborn Insurance Maps without any additions. A garage structure along the north property line is shown on the 1925 and 1944 Sanborn Insurance Maps. This indicates that the current configuration with the garage incorporated into the principal structure occurred after 1944. The subsequent addition to the rear garage area also happened after 1944.

Previous Actions

July 7, 2025 – A Certificate of Appropriateness (COA) was issued for a) removal of a non-original rear addition; b) installation of a covered patio to the rear of the structure; c) construction of a detached accessory dwelling unit except for the windows and doors.

August 4, 2025 – A Certificate of Appropriateness was issued for a) replacement of the entry doors on the principal structure; b) installation of doors on the accessory dwelling unit; c) installation of the windows on the accessory dwelling unit.

Background Information

This property's current zoning designation is R-1, Single-Family Dwelling District. This zoning designation permits a single-family dwelling or a single-family dwelling with an accessory dwelling unit.

REQUEST

a) Relocation of the accessory dwelling unit.

Project Description:

The applicant received approval in July of this year to construct a 650-square-foot accessory dwelling unit (ADU) in the rear yard, as submitted. The ADU was proposed with a setback of five feet from the rear and south property line as required by the Zoning Ordinance. During the submission of the building permit, the applicant discovered a utility conflict in the rear yard. The applicant is now returning to the Historic District Commission with an amendment to relocate the approved ADU 21'3" from the rear property line. With this relocation, the ADU will be closer to the front of the property. To maintain the "no visibility" from the front streetscape, the applicant proposes increasing the setback from the south property line from five feet to eight feet. This will place the proposed ADU directly behind the principal structure, with no visibility from the front streetscape. There are no other proposed alterations to the previously approved ADU.

As a reminder, the City of Norman passed an Accessory Dwelling Unit Ordinance in 2024 that allows for either an attached or detached accessory dwelling unit in the R-1, Single-Family Dwelling District. The ordinance limits the maximum square footage for an accessory dwelling unit to 650 square feet.

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: *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.*

Preservation Guidelines

2.7 Guidelines.

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

.8 Location and Setbacks of Secondary Structures. *New secondary structures are to maintain traditional locations and setbacks seen in the neighborhood. Locations are to be in the rear yard, with limited or no visibility from the front right-of-way, unless there historical indications of a different location. Corner lots are considered to have two front elevations.*

Considerations/Issues:

The ADU meets the Zoning Ordinance requirements for size, setback, height, and impervious surface. The Commission issued a COA for the ADU, finding that it met the Preservation Guidelines for design, location, and materials. Since the requested relocation will have no

visibility from the streetscape, it meets the Guidelines for the location of secondary structures. There are no other requested amendments to the COA.

The Commission would need to determine if the requested amendment of the COA to relocate the ADU meets the *Guidelines* and is compatible with the historic principal structure and the district.

Commission Action: (HD 25-39) Consideration of approval, rejection, amendment, and/or postponement of the amendment of a Certificate of Appropriateness request for the property located at 467 College Avenue for the following modification: a) relocation of the accessory dwelling unit.