



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/02/2024

REQUESTER: Ryan and Brittany Stover

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

ITEM TITLE: (HD 24-23) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 643 OKMULGEE STREET FOR THE FOLLOWING MODIFICATIONS: A) INSTALLATION OF A REAR ADDITION. B) INSTALLATION OF A NEW REAR ENTRY AND CONCRETE PATIO.

Property History

Historical Information

2014 Southridge Historic District Nomination Survey Information:

643 Okmulgee Street. 1943. Minimal Traditional. This contributing, one-story, aluminum sided, single dwelling has a moderate pitched, asphalt covered, cross gabled roof and a concrete foundation. The wood windows are six-over-six hung with metal storms. The partial porch has concrete steps, concrete floor, and wrought iron railing. The porch is uncovered. To the east rear, there is a detached, aluminum sided, front gabled, single car garage with a paneled overhead door.

Sanborn Map Information

This portion of the Southridge Historic District is not on the Sanborn Maps.

Previous Actions

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

Overall Project Description

The applicants propose a rear addition containing a primary bedroom and bathroom suite. The property owners also propose a new entry in the center portion of the rear of the existing house. The proposed entry will lead to a proposed patio area of approximately 115 square feet.

The proposed design "bumps" out the addition from the west elevation of the existing house by approximately 12 feet. This allows for adequate internal programming space for a primary bedroom and bath suite and a private rear patio area. Additionally, the proposed design allows the property owner to preserve the large heritage tree in the rear yard.

The proposed 538-square-foot rear addition will have a similar design and massing as the principal structure. The applicant proposes to re-use existing windows and one new window will

be aluminum-clad wood for the addition. A set of wood French doors from the house will also be re-used for the proposed new entryway. Other proposed materials include matching the existing metal siding on the exterior walls and composite shingles for the roof. The proposed addition will setback 8'1" from the side property line and approximately 38' from the rear property line. This meets the setback requirements of the Zoning Ordinance.

The applicant has also requested the installation of a 10-foot concrete driveway off of Oklahoma Avenue where there is currently a gravel driveway. This request can be approved by Administrative Bypass. The applicant also plans to re-paint the house and remove the existing metal storm window, neither of which requires review

REQUESTS

a) Installation of a rear addition;

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).*

429.3.3(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

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.*

.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.*

3.2 Guidelines for Exterior Walls

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.*

.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. .*

.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 proposed addition meets the *Preservation Guidelines* for compatibility with the historic principal structure and surrounding District in terms of size, scale, mass, and proportions, as well as the pattern of windows and doors compared to solid walls.

The 538 square foot rear addition is less than the 750 square feet the Guidelines allow. Though the addition does not exceed the height, width, or depth of the principal structure it will be visible from the front streetscape since it will “bump out” from the west side of the house. This proposed design will allow for the creation of a rear patio area tucked in behind the home which will provide privacy and allow the preservation of a large tree in the backyard.

The *Guidelines* state that new additions should be located on an inconspicuous, usually the rear with no or limited visibility from the front streetscape. For many years the Commission had enforced a “no visibility from the front” on proposed new additions. However, in November of 2021, the Commission after much debate, 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 constraints of an existing non-original addition, the architect found the best solution was to expand the addition to the south side of the main house. This allowed for a main bedroom and bathroom on the ground floor while not requiring an extensive restructuring of the first floor of the existing house. Similar circumstances existed for the property at 425 S Lahoma Avenue, where the Commission approved an addition that “bumped out” 5 feet from the south wall of the existing house.

With both of these previous COA approvals, the Commissioners noted that the proposed additions were setback from the front and thereby reduced their visibility. Additionally, Commissioners found the proposed additions were appropriate in design and massing to the existing house.

In this case, the applicant’s addition will bump out from the west wall approximately 12 feet. The addition will be visible from the front streetscape. However, the new addition allows for the desired internal programming and the preservation of a large tree in the rear yard.

The applicant is proposing to match the metal siding that is found on the rest of the house for the new addition. The applicant does not wish to have two different materials on the house and does not wish to remove the existing siding from the remainder of the house as it would be an expensive alteration. While this does not meet the list of materials in the *Guidelines for Additions*, the Commission would need to decide if in this case, the use of existing wall material would be appropriate.

The Commission would need to determine whether the proposed addition meets the *Preservation Guidelines* and whether or not such work is compatible with this historic structure and the District as a whole.

Project Description

b) Installation of a new rear entry and concrete patio.

The new rear addition will cover the existing rear exit. The applicant proposes a new rear entry centered on the rear of the house. This entry will lead to a new 115 square foot patio. The applicant will be re-using a set of existing wood French doors for the entryway.

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).

429.3.3(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

3.14 Guidelines

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

.1 Retain and Preserve Original Doors. Retain and preserve original doors and door surrounds including frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware on front doors and side doors visible from the street.

.7 Replacement Doors. Replacement doors on a historic structure are to be wood and inappropriate design, size and details in keeping with the style of the house. Installation of steel doors on the front of a historic structure is prohibited. Aluminum clad doors are permissible on rear of the structure upon review on a case-by-case basis.

.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.

Issues and Considerations

This request to create a new entry on the rear of the house with a new concrete patio, is a common modern-day amenity frequently approved by the Commission. The proposed door will be wood which meets the *Guidelines*. The request meets the *Guidelines* for location, design, and material.