



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/6/25

REQUESTER: Erika Evans on behalf of Brooks Bungalow, LLC

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

ITEM TITLE: (HD 25-28) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 742 S LAHOMA AVENUE FOR THE REPLACEMENT OF A STORAGE SHED.

Background

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

742 South Lahoma Avenue. Ca. 1946. Minimal Traditional. This non-contributing, one-story, vinyl-sided single dwelling has an asphalt-covered, hipped roof and a concrete block foundation. The vinyl windows are simulated, six-over-six, hung. The wood door is glazed paneled. The partial porch has been screened and has a shed roof with square supports. Other exterior features include a red brick interior chimney on the north side and an attached single-car garage, also on the north side, which has been converted to living space. To the north of the house is a vertical woodshed with metal sliding windows and a wood swinging door. The house is noncontributing due to insufficient age.

Sanborn Insurance Map Information

The 1944 Sanborn Insurance Map shows this parcel vacant, which indicates the existing structures were built after 1944.

Previous Actions

There have been no Certificates of Appropriateness issued for this property.

REQUEST

Replacement of a storage shed.

Project Description:

The applicant proposes to replace the deteriorated wood storage shed located in the northwest corner of the property. It is proposed that the existing 96-square-foot wood storage shed be replaced with a 120-square-foot LP Smart Siding shed. The proposed storage shed will be set back three feet from the west property line and one foot from the north property line, which meets the Zoning Ordinance requirements for setbacks. The windows will be metal.

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: 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

2.5 Standards for Administrative Bypass for Accessory Structures less than 400 square feet

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 Small Accessory Structures 120 square feet or less. *Must meet the following:*

- a. No greater than 120 square feet footprint. Owner/applicant must meet the building code requirement for a building permit.*
- b. The design of accessory buildings are compatible with the primary structure and surrounding district.*
- c. Located in the rear yard with no visibility from the front right-of-way.*
- d. Metal and vinyl exterior materials are prohibited.*

2.6 Guidelines for Accessory Structures less than 400 square feet

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

.5 Make New Construction Compatible. *Accessory structures greater than 120 square feet but less than 400 square feet shall be compatible in form, scale, size, materials, features, and finish with the principal structure. New construction must meet the following:*

- a. Located in the rear yard, and not visible from front right-of-way.*
- b. Compatible in design, style, and material to the principal historic structure and the surrounding historic neighborhood.*
- c. Select materials and finishes for proposed new accessory buildings that are found in historic structures in the district in terms of composition, scale, pattern, detail, texture, and finish. Acceptable materials include brick and stone masonry, stucco, and wood. Cement fiberboard will be considered on a case-by-case basis when there is limited visibility from the front right-of-way. Structures with no visibility from the front may utilize cement fiberboard. No metal or vinyl structures are allowed.*
- d. New accessory structures shall be one-story in height and less than 10 feet in wall height.*

Considerations/Issues:

The Preservation Guidelines permit storage sheds measuring 120 square feet or less to be approved through the Administrative Bypass process if they meet the specified criteria. This property lacks a typical rear yard behind the house. The location of the existing and the proposed storage shed is limited to the north side of the property which is visible from Lahoma

Avenue. Since the proposed storage shed cannot meet the Administrative Bypass criteria, regarding visibility from the front right-of-way, the request must be reviewed by the Commission.

The proposed storage shed meets the Zoning Ordinance setback and impervious surface requirements. The proposed LP Smart siding and metal windows meets the *Guidelines for Accessory Structures less than 400 Square Feet*.

The Historic District Ordinance and *Preservation Guidelines* permit modern-day conveniences, such as this proposed storage shed. Furthermore, the *Guidelines* encourage new structures to be of “their own time”. This structure is a typical modern-day storage shed and does not create a false sense of history by emulating a historic design.

Since available locations on the property for a storage shed have visibility from either Lahoma Avenue or Brooks Street, it seems reasonable to allow the replacement of the existing shed with a similar shed in the same location. It should be noted that this property is a non-contributing structure due to its insufficient age, and the proposed shed will not impact a historic structure.

The Commission would need to determine if the replacement storage shed meets the *Preservation Guidelines* and is compatible with the surrounding Chautauqua Historic District.

Commission Action: (HD 25-28) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 742 S Lahoma Avenue for the replacement of a storage shed.