CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: November 2, 2026

REQUESTER: Joseph Hernadez, Watermark Investment Properties LLC

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 26-28) CONSIDERATION OF A FEEDBACK SESSION FOR THE PROPERTY LOCATED AT 707 JUNIPER LANE FOR THE FOLLOWING MODIFICATIONS: A) CONSTRUCTION OF A NEW HOUSE, B) CONSTRUCTION OF A DETACHED GARAGE AND DRIVEWAY.

Background

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

707 Juniper Lane. Ca. 1948. Minimal Traditional. This noncontributing, one- and two-story, brick and composition board single dwelling has an asphalt-covered, hipped roof with cross gables and a brick foundation. The metal windows are four-light casement. The wood door is glazed paneled. The entry porch has a front-gabled roof supported by white wrought iron supports. Other exterior features include an integral single-car garage on the west side with a glazed paneled overhead door and a second story above. Decorative details include short, boxed eaves and gable returns. There is a flat-roofed carport immediately in front of the attached garage and a rear, composition board, front-gabled outbuilding with a glazed paneled pedestrian door. The house is noncontributing due to insufficient age.

Sanborn Insurance Map Information

The 1925 and 1944 Sanborn Insurance Maps do not show a principal structure on the lot, indicating all present-day structures were constructed after 1944 and are non-contributing to the Chautauqua Historic District.

Previous Actions

There have been no Certificates of Appropriateness (COA) requests approved for this property.

Overall Project Description

The applicant is under contract to purchase this property. With the permission of the property owner, the applicant submitted a COA request to demolish the deteriorated non-contributing house along with two attached carports and a detached accessory structure. This request was heard under a separate agenda item. The applicant has also submitted a request for feedback regarding the proposed new house and detached garage with driveway to replace the demolished existing structures on this property. The applicant has submitted a narrative, a conceptual site plan, and a color rendering with two possible house styles. Additionally, the

applicant submitted window specification sheets, as they would like to propose vinyl windows for the new house.

Before proceeding with more detailed architectural drawings for the house and the garage, the applicant desires feedback regarding the design, placement and materials for the proposed house, garage and driveway.

Zoning Designation: The property's current zoning designation is R-1, Single-Family Dwelling District. This zoning designation allows for a single-family dwelling.

REQUEST

a) Construction of a new house.

Project Description:

The applicant has submitted a rendering with two proposed house design styles and seeks direction on which would be appropriate for this lot and the surrounding district. The renderings are not to scale and therefore do not show the structure's overall height or finished floor elevations. Window and door dimensions were not provided. The required streetscape elevation with adjacent structures was also not provided.

The parcel is 60' by 108.9' with a total square footage of approximately 6,500. According to the submitted conceptual site plan, the proposed two-story house will have a footprint of approximately 33' by 54', for a total footprint of 1,784 sq. ft. The two-story house has an overall square footage of 2,850 sq. ft.

Proposed materials include a wood front door, vinyl windows, brick exterior walls, and asphalt composition roof shingles. The applicant seeks to use higher-end vinyl windows and has submitted product specifications for review.

The applicant seeks feedback from the Commission as to whether the submitted designs are appropriate for this property before proceeding further with architectural drawings.

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. (0-0910-12).

36.535.g.6. Infill construction. In the case of new or infill construction in Historic Districts, it is not the intent of this chapter to limit new construction to any one period or architectural style, but to preserve the overall integrity of Historic Districts and architectural resources and to ensure that new construction is compatible with existing historic and architectural resources. In the case of denial of plans by the Historic District Commission, the Commission shall State in writing the reasons for such denial and may include suggestions of the Commission in regard to actions the applicant might take to secure the approval of the Commission.

Preservation Guidelines

4.5 Guidelines for New Primary Structures

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

.1 Consider Historic Context. Design new structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportions, finished floor elevation, size of door and window openings, roof shape, and setbacks. Proposals for new construction shall include streetscape elevation drawings that depict proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, floor elevations, proportions, setbacks, and design.

.2 Select Windows and Doors Carefully. Select windows and doors for new buildings that are compatible in material, proportion, pattern, and detail with the windows and doors of historic buildings in the district. See Chapters 3.11 through 3.14.

.3 Select Compatible Finishes. Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in historic buildings in the district in terms of composition, scale, pattern, detail, texture, and finish.

.4 Design. Design new primary structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportion, finished floor elevation, size of door and window openings, and roof shape. Proposals for new primary structures shall include streetscape elevation drawings that depict proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, and design.

.5 Location. New primary structures shall align with the typical front and side setback on the block.

.7 Avoid False Historical Appearance. New structures shall be of their own time period and easily distinguishable from the historic structure.

3.12 Guidelines for Windows

.11 New Primary and Secondary Accessory Structures. Windows in new construction are to be compatible with adjacent historic structures in terms of size, profile, design, proportions, and material. Wood and aluminum clad windows are acceptable for use in new construction.

3.14 Guidelines for Doors

.10 New Primary and Secondary Accessory Structures. Doors in new construction shall be similar to those in adjacent historic structures in terms of size, profile, design, proportions, and material. Aluminum-clad and fiberglass doors with limited or no visibility from the front façade can be considered on a case-by-case basis.

Considerations/Issues:

The applicant is seeking feedback on the house design before proceeding with more detailed drawings.

Section 4.5 Guidelines for New Primary Structures states that new structures are to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportions, finished floor elevation, size of door and window openings, roof shape, and setbacks. Staff provides the following information to assist the Commission with feedback.

<u>Size, Scale, Height</u>

The applicant proposes a two-story house, but the height dimension is not provided. The applicant did not submit the required streetscape elevation; however, the house to the east and the house to the west across the alleyway are both one-story structures. The structures on the south side of Juniper Lane across from this parcel are two-story.

The parcel has a total square footage of 6,500 square feet. The proposed footprint for the new house is proposed to be 1,782 square feet. The proposed house will have 2,850 square feet under roof. For comparison, the chart below provides the approximate footprints and lot sizes for the proposed property as well as for surrounding properties:

Address	**Footprint (sq ft.)**	**Lot Size (sq ft.)**
707 Juniper	1,784	6,500
711 Juniper	1,309	4,970
712 Juniper	1,848	8650
444 Chautauqua	2,226	9,375
505 Chautauqua (built in 2025-26)	2,956 new house with attached garage	8,174

The chart's square footage comes from the Cleveland County Assessor's website. Additionally, the square footage reflects the "under roof" footprint and does not include any accessory structures on the property.

Setback

The Guidelines state new houses should meet the traditional setbacks found in the district. The applicant proposes typical setbacks for new single-family houses that comply with the zoning ordinance. Setbacks are proposed as follows: 25' front setback, 8' side setbacks, and 20' rear setback. The adjacent property across the alleyway to the west has approximately a 15' front setback. The adjacent property to the east has a 30' side setback from Juniper Lane. The existing house on this property has approximately 20' setback.

Proposed side setbacks vary throughout the neighborhood. Typically, one side of a lot has the driveway, creating at least a 10' setback on one side. The other side yard setback can vary from 5' or more. This property is on a corner of a street and an alleyway and proposes to remove the front driveway and place a new driveway off the alleyway to the detached garage. The front setback is typical of the surrounding district, while the rear setback of 20' would be less than what many of the historic structures in the surrounding district have. The proposed 8' side setbacks are closer to the traditional side setbacks found in the district.

The house placement on the site is similar to houses on the block. Many houses in the Chautauqua District use much of the lot width, while modern-day houses are generally deeper to gain more living space, as proposed here.

Form and Massing

The form and mass of proposed two-story houses shown in the color renderings are similar to those of houses in the surrounding area, including 500, 505, and 507 Chautauqua, 501 S Lahoma, and 712 Juniper, but larger than those facing Juniper Lane, including 711, 723, and 725 Juniper Lane.

Finished Floor Elevation and Height

Section 4.5.1 of the Preservation Guidelines states that new structures are to be compatible with the historic buildings in the district in terms of finished floor elevation and overall height. The finished floor elevation and overall height for the proposed house are unknown, as this was not provided in the information submitted. Additionally, the required streetscape elevation depicting adjacent structures was not provided; therefore, the adjacent structures' finished floor elevations are also unknown.

Exterior Walls

The applicant proposes brick for the exterior walls which is a typical material for structures in the Chautauqua Historic District.

The applicant proposes the soffit, fascia, and trim will be painted Hardie or LP Smart material. While not typical of the surrounding historic structures in the Chautauqua District, the Commission has approved it for new for use on rear additions. The Commission has always specified that, according to the Guidelines for Exterior Walls, cement or composite wood material must have a smooth finish, not a textured finish.

Windows & Doors

Section 3.12.11, Guidelines for New Primary Structures, states that windows in new construction must be compatible with adjacent historic structures in terms of size, profile, design, proportions, and material. The submitted renderings are not drawn to scale; therefore, information on size and proportions is unknown.

The applicant is proposing vinyl windows. Wood and aluminum-clad windows are listed in the Guidelines as acceptable for use in new construction. The applicant believes the proposed vinyl windows are equal to aluminum-clad windows in appearance and durability. The Commission would need to provide the applicant with feedback on whether the submitted vinyl windows are an acceptable alternative material for the new home.

Most Chautauqua District homes typically have double-hung, true divided-light wood windows with one-over-one, four-over-one, or six-over-one pane configurations. The proposed renderings are for a modern-day house, and the proposed size, design, and windowpane may be appropriate for an infill structure. The Commission would need to provide feedback on the window design and size.

Section 3.14.10 Guidelines for Doors in New Primary Structures states that doors in new construction shall be similar to those in adjacent historic structures in terms of size, profile, design, proportions, and material. The applicant proposes a wood door; however, because the submitted renderings are not drawn to scale, the size of the doors is unknown. The applicant intends to utilize a wood door. The Commission would need to provide feedback as to whether the design and size of the door are appropriate.

Roof

The submitted narrative states that the applicant proposes asphalt shingles for the roof. Composite shingles are a common modern-day material allowed by the Guidelines.

Porch

Most homes in the Chautauqua District have some type of stoop or porch element. Both submitted design styles propose a porch element.

Trees
The applicant intends to keep the existing trees.

The applicant is seeking guidance as to whether the submitted designs, placement, and materials for the new house meet the Preservation Guidelines and are appropriate for the surrounding district.

Since this is a feedback session, no vote will be taken.

REQUEST

b) Construction of a new detached garage and driveway.
Project Description:
The applicant proposes to construct a garage in the same location as the existing accessory structure at the rear of the property along the alleyway. The two submitted design renderings show a brick garage structure at the rear of the proposed house. The garage is one-story and the proposed garage appears to be a double car garage with one overhead door. The material for the single overhead garage door is not provided. The garage size and height are not provided.

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. (0-0910-12).

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

.5 New Garage Construction. A new garage shall be compatible in form, scale, size, materials, features, and finish with the principal structure. The following criteria will be considered for a new garage constructed where there is currently no historic structure:

a. The new structure will utilize alley access if available.

b. The new footprint will be 575 square feet or 50% of the footprint of the principal structure, whichever is smaller.

c. The cumulative of square footages for all garage structures on the lot, shall be no greater than the footprint of the principal structure.

d. New garages are to be subservient to the principal structure and in no case will the garage structure be taller, wider or deeper than the principal structure.

e. The proposed construction will preserve existing trees.

f. Maximum of two garages are allowed per site.

.6 New Garage Height. New garage structures shall be the traditional height and proportion of garages in the district. New garages in blocks that contain only one-story garages shall be one-story. One and a half-story and two-story garages may be built if located on a block where one and a half-story and two-story garages are dominant or if adjacent properties

contain similar height garages. The wall height and height of the roof ridge are to be no greater than the principal structure.

.7 New Garage Location. New garage structures that are not replacing a historic garage are to be located behind the principal structure in the rear yard with limited or no visibility from the front right-of-way. Garages replacing historic garages shall maintain the location and configuration of a historic garage, typically at the end of a front driveway. Such garages shall be located behind the back elevation of the principal structure.

.8 New Garage Materials. The following may be considered on a case-by-case basis for new garages:

a. Acceptable materials include wood, brick and stone masonry, and stucco. Fiber cement products for new garage construction located off an alleyway or if setback behind the rear of the house will be considered on a case-by-case basis. It should be noted that wood siding does not have "wood grain." Only smooth cement board is permitted. The use of vinyl, Masonite, aluminum or other metal sidings is prohibited.

b. Aluminum clad doors and windows are allowed for garages located of an alleyway or behind the rear elevation of the house, with no or limited visibility from the front right-of-way.

c. Wood, wood composite or metal overhead garage doors with wood/wood composite trim are allowed.

d. Garage doors shall be a single width. Double width garage doors will be considered on a case-by-case basis.

2.9 Guidelines for Driveways and Sidewalks

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

.1 Front Driveway Location. Preserve and retain historic front driveway locations. New or expanded front driveways shall be perpendicular to the street, except in individual cases where there is historical documentation of an alternate configuration. Unless there is historic documentation otherwise, driveways shall be located along the property line on one side of the house.

.2 Driveway Width. Driveways shall be one car width, not to exceed 10 feet wide, unless there is historic documentation of an alternate configuration. Driveway width may vary as it approaches a garage in order to correspond to the width of the door opening.

.4 Ribbon Driveways. Ribbon driveways are permitted to remain or may be newly installed in historic districts. The minimum width of ribbon paving is 18 inches.

.5 Driveway Approaches. Maintain the rhythm of existing approaches when introducing new driveways. Driveway approaches may be a maximum of 16 feet wide at the curb, narrowing to 10 feet at the sidewalk or property line.

.7 Shared Driveways. Historic driveways shared by two adjacent properties may be retained and preserved.

.8 Sidewalk Location. Sidewalks on private property shall be maintained in their traditional location, usually perpendicular to the street, unless there is historical documentation of another

Considerations/Issues

Section 2.4 Guidelines for Garages states that new garages are to be compatible in form, scale, size, materials, features, and finish with the principal structure. The Guidelines further state the garage footprint must be 575 square feet or 50% of the principal structure's footprint, whichever is smaller. The Guidelines allow wood, cement, and wood-composite siding for new

garage exteriors. The Guidelines allow wood or metal with composite or wood trim for overhead doors in new garage structures that have limited or no visibility from the front right-of-way. The Guidelines for Garages further state that a double width garage door can be considered on a case-by-case basis. The Guidelines for Garage encourages new garages to gain access from the alleyway.

The Guidelines for Driveways and Sidewalks state that driveways should be along one of the side property lines leading to a detached garage in the rear yard.

Per the Guidelines, front sidewalks are to maintain their traditional location, usually perpendicular to the street leading to the front entrance.

The Commission needs to provide feedback as to whether the submitted garage information meets the Preservation Guidelines and is compatible with the Chautauqua Historic District. Specifically, the applicant seeks direction as to an acceptable design, size, location, placement, and materials for the garage.

Since this is a feedback session, no vote will be taken.