CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: November 2, 2026

REQUESTER: Joe Ripperger

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 26-24) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 625 S LAHOMA AVENUE FOR THE FOLLOWING: A) DEMOLITION OF THE EXISTING GARAGE.

Background

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

625 S Lahoma Avenue. Ca. 1934. Bungalow/Craftsman. This contributing, one-story, brick single dwelling has an asphalt-covered, cross-hipped roof and a brick foundation. The wood windows are hung, eight-over-one and six-over-one. The wood door is glazed paneled with a glazed slab storm. The wraparound porch has multiple brick square columns along the north side and a brick, arched, front opening under a small front-facing gable. Other exterior features include a red brick interior chimney. Decorative details include double windows, gable returns and boxed eaves. To the rear is a single car, weatherboard garage with an asphalt-covered, pyramidal roof and wood swinging

Sanborn Insurance Map Information

The 1925 Sanborn Insurance Map does not show the current garage structure. The 1944 Sanborn Insurance Maps does show the garage located adjacent to the north property line, in the same location as the existing garage. This indicates that the existing garage was constructed after 1925 and before 1944.

Previous Actions

No Certificates of Appropriateness have been approved for this property.

REQUESTS

a) Demolition of the existing garage.

Project Description:

The existing 220-square-foot contributing garage is deteriorated, including rotting wood, a poor foundation, a collapsing roof, and a tree that has grown into the north side of the structure. Due to safety concerns and the dilapidated state of the garage, the applicant proposes demolishing this contributing garage. The applicant plans to keep the existing driveway but does not plan to construct a new garage.

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
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).

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

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):

.1 Preserve Historic Garage Structures. Retain and preserve garages in their original locations and configurations. Even if the function changes, the exterior appearance shall remain the same.

.4 Request for Garage Demolitions. A request for demolition of a historic garage will utilize the following in determining the eligibility for demolition:

a**.** An existing structure of architectural or historical significance shall be retained if repairs are reasonably possible.

b. An existing structure is dilapidated, leaning, lacking a solid foundation, or of substandard construction, it may be eligible for demolition

c. An existing structure is 240 square feet or less, it may be eligible for demolition.

d. An existing structure was built after the period of significance; it may be eligible for demolition.

e. The removal of existing historic structure will enable access to the rear yard where no access currently exists; it may be eligible for demolition.

Considerations/Issues

The Guidelines for Garages encourage the preservation and repair of significant historic garages. This requirement was developed to preserve historic accessory structures that are a companion to a historic house. In this case, the existing garage was built prior to 1944 and is a contributing historic structure. The Guidelines have five criteria for the Commission to consider when determining if a historic garage is eligible for demolition; these are listed above. This structure meets criteria a and b cited in Section 2.4.4 for demolition as follows:

a. An existing structure of architectural or historical significance shall be retained if repairs are reasonably possible.

The repairs to the contributing garage would be extensive and would be significantly hampered by the damage caused by the tree encroaching on the north side of the structure.

b. An existing structure is dilapidated, leaning, lacking a solid foundation, or of substandard construction, it may be eligible for demolition.

The pictures submitted by the applicant show extensive deterioration of the garage, including a collapsing roof. The structure is leaning due to the tree encroaching on the north side. Additionally, the structure lacks a proper foundation

c. An existing structure is 240 square feet or less, it may be eligible for demolition.
This structure is 220 square feet and will not accommodate a modern-day vehicle.

The Commission needs to determine if the demolition of this contributing garage meets the Guidelines and whether its removal will impact the principal structure or the surrounding District.

Commission Action:
(HD 26-24) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 625 S Lahoma Avenue for the demolition of the existing garage.