CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: November 2, 2026

REQUESTER: Samson Adeoye, Legends Construction II, LLC

PRESENTER: Greyson Williams, Planner II

ITEM TITLE: (HD 26-26) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED 414 S LAHOMA AVENUE FOR THE FOLLOWING MODIFICATION: A) THE ADDITION OF STUCCO TO THE WATER TABLE ON THE REAR ELEVATION.

Background

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

414 S Lahoma Ave., Ca. 1924. Bungalow/Craftsman. This contributing, one-story, weatherboard single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are vertical, four-over-one, hung with metal storms. The primary door is wood, glazed, paneled with a metal storm. On the north side, there is a secondary, wood, glazed, paneled door with a metal storm. The partial porch has an off-set, front-gabled roof supported by short, wood, tapered columns on brick piers and wrought iron railing. A ramp has been added on the north side of the porch. On the south side is a composition board addition with one-over-one, metal, windows and a wood slab door with a metal storm door. Decorative details include triple windows and exposed roof beams. To the back of the property is a composition board, single car garage with a front-gabled, asphalt-covered roof and an overhead door.

Sanborn Insurance Map Information

This structure appears on the 1925 and 1944 Sanborn Insurance Maps without any additions. The garage structure along the north property line is shown on the 1925 and 1944 Sanborn Insurance Maps. The addition on the south side was added after 1944 as it does not appear on the 1925 or 1944 maps.

Previous Actions

October 9, 2026 – A Certificate of Appropriateness (COA) by Administrative Bypass was issued for the repair and replacement of two windows on the north elevation.

REQUEST

a) The addition of stucco to the water table on the rear elevation.

Project Description: The applicant has requested to add stucco to the water table on the rear elevation to provide a more cohesive look along the lower exterior façade. The stucco will be applied directly to exterior walls as indicated in submitted picture.

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
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.
.3 Replace Only Deteriorated Portions. If replacement of a deteriorated wall or feature is necessary, replace only the deteriorated portion in-kind rather than the entire feature. Match the original in material, design, dimension, detail, texture, and pattern. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.
.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.
.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.

Considerations/Issues:
Section 3.2 of the Preservation Guidelines provides guidance regarding exterior walls. This section states that retaining original building materials, avoiding covering original materials, and avoiding false historical appearances as being criteria the HDC will use for review. The proposed application of stucco to the exterior does not meet these criteria.

The Guidelines call for the preservation of original materials on historic structures to retain the structure's historic integrity. This proposal deviates from the Guidelines, but given the proposed work is located on the rear elevation, changes are regulated to a lower standard.

The Commission needs to determine if the request to add stucco to the water table section of the rear elevation meets the Guidelines and is compatible with the historic principal structure and the district.

Commission Action: (HD 26-26) Consideration of approval, rejection, amendment, and/or postponement of the amendment of a Certificate of Appropriateness request for the property located at 414 S Lahoma Avenue for the following modification: a) the addition of stucco to the water table on the rear elevation.