



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/02/2023

REQUESTER: ROBERT FIGHTMASTER

PRESENTER: ANAIS STARR, PLANNER II

ITEM TITLE: HD (23-31) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 606 MILLER AVENUE TO: 1) REPLACE EXTERIOR SIDING ON THE HOUSE AND GARAGE WITH ALTERNATIVE MATERIAL AND ADD AN ALTERNATIVE MATERIAL SOFFIT TO THE GARAGE; 2) REPLACE A REAR WINDOW AND DOOR WITH METAL WINDOWS; AND 3) MODIFY THE NON-ORIGINAL FRONT PORCH.

Property History

Historical Information

2004 Miller Historic District Nomination Survey Information:

606 South Miller Avenue. Ca. 1909. Bungalow/Craftsman. This noncontributing, two-story, asbestos-sided, single dwelling has a concrete foundation and an asphalt-covered, gabled roof. The replacement metal windows are four-over-four hung and the wood door is paneled. The full-width porch has been altered to a flat, fiber-glass roof supported by wrought iron columns. Other exterior features include a clipped gabled dormer. Decorative details include double windows and art glass in the wing window. There is a garage to the rear. The buildings are noncontributing due to a lack of historic integrity.

Sanborn Insurance Maps

The primary structure is indicated in its present location on the 1925 and 1944 Sanborn map. The 1944 Sanborn shows a garage structure on the northwest corner of the backyard. This indicates the present-day garage structure was erected sometime after 1944.

Previous Actions

There have been no Certificate of Appropriateness requests granted for this property.

Overall Project Description

The applicant has recently purchased this property and is seeking to improve the appearance with several proposed exterior alterations to the house and garage.

The applicant wishes to address the deteriorated siding found on both the house and the garage. The applicant proposes to replace the existing cement siding on both structures with lap siding comprised of either fiber cement or wood-composite lap siding. Additionally, he wishes to replace one window on the rear of the house with a metal window to match the already installed replacement windows found on other sections of the house. He proposes to replace a door located on the rear patio area with a metal window as well. The applicant is requesting a Certificate of Appropriateness by Administrative Bypass, to install full-view storm doors for the front and rear doors.

The applicant would like to improve the appearance of the non-original front porch by covering the metal columns with cedar columns and replacing the fiberglass roof with a metal roof.

1) REPLACE EXTERIOR SIDING ON HOUSE AND GARAGE WITH ALTERNATIVE MATERIAL AND ADD AN ALTERNATIVE MATERIAL SOFFIT TO THE GARAGE.

Project Description

The applicant proposes to replace the existing cement siding on both structures with either fiber cement or wood-composite lap siding to improve the appearance of the structures.

Reference - Historic District Ordinance

36-535.c.2.g.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.*

Exterior Walls

3.1 Standards for Administrative Bypass

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 Removal of wall materials. *Removal of non-original or contemporary synthetic materials to reveal existing historic materials is permitted. If existing historic siding material underneath the non-original or contemporary synthetic materials has been removed, the reinstallation of appropriate/compatible material requires review by the Historic District Commission.*

3.2 Guidelines

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.*

.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 house and garage both have a variety of materials and design on the exterior. As can be seen from photos, the existing cement siding does not cover another layer of siding material. Even so, it is not possible for staff to determine if the existing cement siding is original to the house or a replacement siding installed post-1944. Regardless, this property retains very little historic fabric and was identified on the 2004 Miller Historic Survey as non-contributing. It should be also be noted that it is not possible for staff to determine if the cement siding contains asbestos.

The Commission has approved both cement fiberboard and wood composite on other non-contributing structures that have suffered hail damage over the last several years. This would be the first case where the Commission would be allowing replacement of the exterior siding that was not encapsulating an original siding material beneath. However, both structures are non-contributing; existing siding may contain asbestos and significant alterations over the years makes it difficult to determine the original exterior design and material. The *Preservation Guidelines* allow for alternative materials on a non-contributing structure upon review on a case-by-case basis. The unique circumstances of this structure may warrant the approval of alternative replacement material.

When the property owner purchased this property, he found the garage structure to be very deteriorated and leaning. In the process of trying to shore up the leaning garage, the applicant's contractor removed the south wall. Staff halted further construction until review and approval of the proposed exterior wall by the Commission could occur.

The garage contains several different materials including various sizes of wood lap siding and cement fiber shingles. The applicant has been made aware by the Building Permit Department that since the south garage wall is located on the property line it must be fire-rated in order to meet residential building code. This will require that both the wall and soffit be covered in fire-rated material such as cement fiber material. The applicant has researched fire-rated wall assemblies and has chosen one that requires fiber cement boards on the soffit. Currently, none of the soffit is covered, but per building code the south wall of the garage would be required to have a fire-rated soffit.

It should be noted that the applicant is proposing lap siding for the house and garage instead of the current shingle design. Since the house has had many alterations and is non-contributing, it seems reasonable to allow flexibility on the design.

The Commission would need to determine if the alternative substitute material in the form of lap siding meets the *Preservation Guidelines*. Furthermore, the Commission would need to determine if exterior modifications are appropriate and if it is compatible with the surrounding neighborhood.

Commission Action: Consideration of approval, rejection, amendment, and/or postponement of (HD 23-31) Certificate of Appropriateness request for the property located at 606 Miller Avenue to: 1) replace exterior siding with alternative material siding the house and garage along with the addition of an alternative material soffit for the garage.

2) REPLACE REAR WINDOW AND DOOR WITH METAL WINDOWS

Description

The applicant proposes to replace a window on the southwest corner of the house that has deteriorated. He proposes a metal window which will match other metal windows currently installed on the house. Additionally, on this same room, the applicant wishes to replace the exterior door with a metal window in order to improve internal programming.

Reference - Historic District Ordinance

36-535.c.2.g.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.*

Reference – Preservation Guidelines

Windows

3.11 Standards for Administrative Bypass

The following items can receive a Certificate of Appropriateness (COA) through the Administrative Bypass process if they meet the criteria listed below. If they do not meet the criteria, the application will be forwarded to the Historic District Commission for a full review.

.1 Window Replacement. *An historic window that is deteriorated more than 50% and is not repairable may be replaced in-kind if it meets the following:*

- a. Replace original windows in-kind, meaning match the original in material and finish.*
- b. Muntin width and profile are same as the original in width and profile.*
- c. Light pattern is the same as the original.*
- d. True divided lights (panes) are the same as the original glass thickness.*
- e. Size and dimension of all window components are the same as the original.*
- f. Replacement of less than 50% of the windows on a given elevation.*

3.12 Guidelines for Windows

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

.1 Retain Original Windows. *Retain and preserve original windows, including glass, frames, sash, muntins, sills, heads, moldings, surrounds, and hardware.*

.2 Retain Historic Glass. *Retain original glass in historic windows if at all possible. Leaded glass windows shall be preserved. Bubbles and waves give old glass its distinctive look and add to the historic character of the house.*

.3 Glass Replacement. *Individual panes of historic glass that have been broken or cracked, may be replaced with modern-day clear glass. Salvaged historic glass or reproduction historic “wavy” glass is also acceptable replacement where historic glass was present.*

.4 Glass Variations.

- a. Privacy glass may only be located in the rear or on the side of the structure, where not visible from the front. Smoked or tinted glass is not appropriate for use in historic structures.*
- b. Beveled glass in doors and windows is allowed as long as it is compatible with style of the historic building and the original configuration of window panes remains.*
- c. Colored glass may be used in transoms and sidelights if supported by historical documentation or compatible with the architectural style.*

.5 Replace Only Deteriorated Features. *If replacement of a deteriorated window or door feature or details is necessary, replace only the deteriorated feature in-kind rather than the entire unit. Broken sash cords, for example, can be repaired and do not necessitate replacing an entire window. Match the original in design, dimension, placement, and material.*

.6 Sash Replacement. *Replacement sash, often referred to as sash replacement kits, are acceptable for use in historic structures. However, replacement window sash shall be unclad wood, with single-pane thickness, true divided light patterns that match the historic muntin pattern and profile of the house.*

.7 Window Replacement. *An original window that is deteriorated more than 50% and is not repairable may be replaced in-kind if it meets the following:*

- a. Shall have a wood exterior, unless replacing a metal casement window.*

b. *Light patterns same as the original.*

c. *Size and dimension the same as the original.*

d. *Double-pane simulated divided lights with wood muntins on the exterior and interior and a shadow bar between the panes may be allowed for windows on the side or rear that are not visible from the street.*

.8 Retain Original Metal Windows. *Replace original metal casement windows only as a last resort after weatherization measures have proven unsuccessful.*

.9 Preserve Original Openings. *Do not create new openings in the front or side façades of historic structures. Do not enlarge or diminish existing openings to fit stock window sizes. If new openings are necessary to meet code requirements, they shall be compatible with historic windows for that structure in proportion, shape, location, pattern, size, materials, and details.*

.10 Materials. *Wood is allowable for in-kind replacement of windows. Aluminum-clad and metal windows can be considered for the replacement of metal casement windows that are deteriorated on a case-by-case basis. Fiberglass and aluminum-clad windows can be considered on non-contributing resources and on rear elevations not visible from the front right-of-way. Vinyl-clad windows are prohibited for both contributing and non-contributing structures in the historic districts.*

3.14 Guidelines for Doors

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.*

.2 Replace Only Deteriorated Features. *If replacement of a deteriorated door feature or details is necessary, replace only the deteriorated feature in-kind rather than the entire unit.*

.3 Retain and Preserve Transoms and Sidelights. *Transoms and sidelights should be retained and preserved. Avoid altering transoms and sidelights as it distorts the strong vertical proportions of the windows and doors and changes the character of the residence.*

.4 Retain Historic Glass. *Retain original glass in historic doors. Bubbles and waves give old glass its distinctive look and add to the historic character of the house.*

.5 Glass Variations

a. *Privacy glass may only be located in the rear or on the side of the structure, where not visible from the front. Smoked or tinted glass is not appropriate for use in historic structures.*

b. *Beveled glass in doors is allowed as long as it is compatible with style of the historic building and the original configuration of window panes remains.*

c. *Colored glass may be used in transoms and sidelights if supported by historical documentation or compatible with the architectural style.*

.6 Wood Doors. Wood doors are required unless there is documentation that other materials were historically used on a particular structure. Keep wood doors appropriately stained or painted to protect from weather.

.7 Replacement Doors. Replacement doors on a historic structure are to be wood and in appropriate 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.

.8 Preserve Original Openings. Do not create new openings in the front or side façades of historic structures. Do not enlarge or diminish existing openings to fit stock door sizes. If new openings are necessary to meet code requirements, they shall be compatible with historic doors for that structure in proportion, shape, location, pattern, size, materials, and details.

.9 Materials. Wood is allowable for in-kind replacement of doors. Fiberglass and aluminum-clad doors can be considered on non-contributing resources and on rear elevations of historic structures when not visible from the front right-of-way. Vinyl is prohibited for historic and non-contributing structures.

.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.

.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.

Staff Comments

As mentioned earlier, this structure contains a variety of exterior materials including windows and doors. The applicant wishes to provide some uniformity by replacing one window and one door, both on the rear of the structure, with a metal window that matches the rest of the metal replacement windows in the house.

The wood window to be replaced, does not have the same window pane configuration or the same window opening size as exists with other wood windows in the structure. This indicates that it may not be original to this structure. The rear door is a modern-day door and again it is not clear that this was an original opening for this structure. The replacement of the window and door with metal windows to match the rest of the house seems reasonable given: the window and door are not original to the house, the house is a non-contributing, and the requested replacements are on the rear of the structure.

The Commission would need to determine if the replacement of a window and a door on the rear of the structure meets the *Preservation Guidelines* and is appropriate for this property.

Commission Action: Consideration of approval, rejection, amendment, and/or postponement (HD 23-31) Certificate of Appropriateness request for the property located at 606 Miller Avenue as submitted to: 2) replace rear window and door with metal windows.

3) MODIFY THE NON-ORIGINAL FRONT PORCH

Description

The applicant wishes to approve the appearance of the non-original metal front porch. He propose to cover the metal columns and fascia with cedar. Additionally he would like to replace the fiberglass roof with a metal roof.

Reference - Historic District Ordinance

36-535.c.2.g.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.*

Reference – Preservation Guidelines

3.16 Guidelines for Entrances, Porches, and Balconies

The Historic District Commission will use following criteria for review of a Certificate of Appropriateness (COA):

.1 Preserve Original Entrances, Porches, and Balconies. *Retain and preserve entrances, porches, and balconies that contribute to the overall historic character of a building, including columns, pilasters, piers, entablatures, balustrades, sidelights, fanlights, transoms, steps, railings, floors, and ceilings.*

.2 Replace Only Deteriorated Elements. *If replacement of a deteriorated detail or element of an entrance, porch, or balcony feature is necessary, replace only the deteriorated detail or element in-kind rather than the entire feature. Match the original in design, dimension, and material. Compatible substitute materials can be considered only if using the original material is not available.*

.3 Match Original. *If full replacement of an entrance, porch, or balcony is necessary, replace it in-kind, matching the original in design, dimension, detail, texture, and material. Compatible substitute materials can be considered only if original material is no longer available.*

.4 Replace Missing Features. *Replace missing entrance, porch, or balcony features with a new feature based on accurate documentation of the missing original or a new design compatible with the historic character of the building and the district.*

.5 Screen Porches Carefully. *Consider the screening of a historic porch only if the alteration is reversible and can be designed to preserve the historic character of the porch and the building.*

.6 Avoid Enclosures. *It is not appropriate to enclose a front porch or a front balcony.*

.7 Avoid Removing Details. *It is not appropriate to remove any detail material associated with entrances and porches, such as graining, beveled glass, or bead board, unless an accurate restoration requires it.*

.8 Avoid Changes to Primary Façades. *It is not appropriate to remove an original entrance or porch or to add a new entrance or porch on a primary façade.*

.9 Avoid False Historical Appearances. *Features or details that are introduced to a house shall reflect its style, period, and design. Features shall not create a false historical appearance by reflecting other time periods, styles, or geographic regions of the country.*

.10 Maintain Porch Elevation. *At no time shall the porch elevation be lowered to grade and steps redesigned.*

.11 Maintain Wood Elements. *Wood porch floors and columns may require an eventual replacement due to moisture penetration; wood floors and columns shall only be replaced with wood of the same profile and dimension.*

12. New Balconies and Porches. *Balconies and porches built on the rear and not visible from the front right-of-way are to be constructed to be compatible with the principal structure in material, scale, and size. New balconies or porches on the front or side of a historic structure will only be considered if there is historic evidence that one existed. The design and materials are to be based on historic evidence of the design or be a design seen in similar structures in the historic neighborhood.*

13. Respect Design. *Original design, construction, and materials shall be respected on primary façades. Installation of non-original materials, such as decorative tile, is not appropriate.*

Staff Comments

This porch is made of metal indicating it is a modern-day addition. The applicant's proposal to add cedar to the metal columns and fascia, would make this front porch more compatible with the neighborhood.

This request for a metal roof would be the second such request the Commission has considered. However, the current fiberglass roof, is neither original to the structure nor a compatible material with the surrounding neighborhood. While metal is not typical of the historic structure, as noted previously, this house is a non-contributing structure with a non-original front porch. Though metal is not typical, given it is a modern-day porch, it seems reasonable to allow a more sturdy and durable roof material.

The Commission would need to determine if the modifications to the front porch for this non-contributing structure meet the *Preservation Guidelines* and if they are compatible with the surrounding Miller Historic District.

Commission Action: Consideration of approval, rejection, amendment, and/or postponement of (HD 23-31) Certificate of Appropriateness request for the property located at 606 Miller Avenue to: 3) modify the non-original front porch.