



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: June 2, 2025

REQUESTER: Keith Jones

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 25-12) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 503 SHAWNEE STREET FOR THE FOLLOWING MODIFICATION: A) INSTALLATION OF A CONCRETE PATIO WITH A COVERED PERGOLA.

Background

Historical Information

2014 Southridge Historic District Nomination Survey Information:

503 Shawnee Street. Circa 1929. Colonial Revival style. Two-story, painted brick, single dwelling has a moderate pitched, asphalt covered, side gabled roof and a brick foundation. The large side addition is connected by a hyphen and has a steep pitched, asphalt covered, side gabled roof. The wood windows are six-over-six hung. The entry porch is uncovered and has concrete steps, concrete floor and wrought iron railings. The entry has an elaborate classical surround. On both side elevations, there are painted brick, exterior, gable wall chimneys. To east rear, there is a double car garage. Large addition on west side added circa 2010. Noncontributing to Southridge neighborhood due to a lack of historic integrity.

Sanborn Insurance Map Information

This section of the Southridge Addition does not appear on the Sanborn Insurance Maps.

Previous Actions

There have not been any previous Certificate of Appropriateness (COA) requests for this property.

REQUEST

a) Installation of concrete patio with a covered pergola.

Project Description:

The contractor for the applicant installed this concrete patio and metal pergola cover without realizing that it required the issuance of a COA from the Historic District Commission. The property owner is now submitting an *ex post facto* COA request for concrete patio and covered pergola.

The applicant has installed a 420-square-foot concrete patio off the rear of the house. A 248-square-foot metal pergola will cover a portion of the concrete patio as shown in submitted photos.

Reference - Historic District Ordinance

36-535.a.2.g: Purpose. *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.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

2.2 Guidelines for Site Features

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

.1 Garden Structures. *Garden structures, such as pergolas and trellis, larger than 120 square feet, are to be located behind the principal structure with very limited or no visibility from the front right-of-way. Front or side yard installation can be considered if documentation shows one existed historically. Structures abutting or attached to the principal structure will be reviewed as a building addition. Structures that have a roof and/or sides will be reviewed as accessory structures.*

.2 Materials. *Structures are to be comprised of wood. Metal, composite wood, or cement fiberboard will be considered on a case-by-case basis. Vinyl is prohibited.*

.3 Height. *The structure shall be no taller than the height of the principal structure.*

Considerations/Issues:

The proposed covered patio meets the Zoning Ordinance setback and impervious surface requirements. As noted above in the Project Description of this report, the applicant is requesting an *ex post facto* review and issuance of a COA. Per the Historic District Ordinance and *Preservation Guidelines*, the Commission is to review this work as if it has not been installed.

Since the covered pergola has very limited visibility from the streetscape, it meets the *Guidelines for Site Features* for location. The *Guidelines* allow metal as a material for the pergola on a case-by-case review.

The Commission would need to determine if the installation of a concrete patio with a covered pergola meets the *Preservation Guidelines*, and is compatible with the Southridge District.

Commission Action: (HD 25-12) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 503 Shawnee Street for the following: a) installation of a concrete patio with a covered pergola.