



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 05/05/2025

**REQUESTER:** STAN BERRY ARCHITECT/ ADRIAN BREGNARD, OWNER

**PRESENTER:** Anais Starr, Planner II/Historic District Preservation Officer

**ITEM TITLE:** (HD 25-09) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 424 COLLEGE AVENUE FOR THE FOLLOWING MODIFICATIONS: A) THE WIDENING OF THE EXISTING DRIVEWAY, INSTALLATION OF A PARKING PAD, AND MOVING OF THE EXTERIOR STAIRS FROM THE NORTH SIDE OF THE HOUSE TO THE REAR.

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### **Property History**

#### **Historical Information**

##### **2004 Chautauqua Historic District Nomination Survey Information:**

**424 Chautauqua Ave.** Ca. 1919. Bungalow/Craftsman. This contributing, one-story, weatherboard single dwelling has an asphalt-covered, front-gabled roof and a stucco foundation. The wood windows are one-over-one hung. The wood door is slab. The partial porch has a front-gabled roof supported by tall, stucco-clad, narrow columns and a stucco porch wall. Other exterior features include a red brick interior chimney and a secondary entrance on the northwest corner. Decorative details include triple windows and exposed roof beams. To the rear is a double car, weatherboard garage with two overhead doors.

#### **Sanborn Insurance Map Information**

The 1944 Sanborn Insurance Map shows the principal structure in its current location and configuration.

#### **Previous Actions**

There have not been any Certificates of Appropriateness for this address.

### **Requests**

**a) The widening of the existing driveway, installation of a parking pad, and moving of the exterior stairs from the north side of the house to the rear.**

### **Project Description**

Currently, this lot shares a nine-foot-wide driveway with the adjacent property owner to the north. To alleviate chronic parking issues with this lot, the applicant proposes to widen the existing driveway from nine feet to ten feet. An additional foot of concrete will be added to this

lot while the adjacent lot's driveway will remain the same width. The new expanded driveway will lead to two new parking spaces adjacent to the existing garage at the rear of the property. To accommodate the new driveway, the stairs on the northeast corner of the house will have to be moved to the rear elevation of the house, as illustrated on the submitted site plan and elevation drawings. Moving the exterior stairs will require the removal of the existing side door on the north elevation and an existing rear window on the west elevation. The existing door will be removed and reused on the west elevation for rear egress. An existing wood window on the rear of the house will be moved to the north elevation to fill the void left by the removal of the door. The remainder of the opening left after the removal of the door will be filled with wood lap siding to match the existing house. If the re-use of the existing window and door is not feasible, the applicant proposes a custom wood window for the north elevation and an aluminum-clad wood door for the west elevation.

#### **Reference - Historic District Ordinance**

**429.3.1(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).*

**429.3.3(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. (0-0910-12).*

#### **Reference - Preservation Guidelines**

##### **2.9 Guidelines for Sidewalks and Driveways**

*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 driveways 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.*

**.3 New Driveway Composition.** *Driveways shall be constructed from material allowed by the City Code. Existing gravel driveways may remain in place subject to other provisions in the City Code.*

**.10 New Paved Areas.** *New paved areas should not directly abut the principal site structure, significantly alter the site topography, or overwhelm in area the residential, landscaped character of a rear or side yard. Care must be taken that paved areas do not injure nearby trees by intruding onto their root areas. They shall be designed to be compatible in location, patterns, spacing, configurations, dimensions, and materials with existing walkways and driveways. Paved areas shall not overwhelm the principal structure.*

**.11 Rear Yard Area.** *New parking areas are permitted off alleyway with no visibility or limited visibility from the front right-of-way(s). Corner lots are considered to have two front elevations. Rear yard parking must meet Norman City Codes.*

**.12 Side Yard Parking Area.** *The establishment of parking areas adjacent to the side of historic structures is not allowed.*

### **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.*

### **Issues and Considerations**

The Core Area Parking regulations and the *Preservation Guidelines* require new parking pads to be placed at the rear of the lot, as is proposed. The *Guidelines for Driveways* allow the Historic Preservation Officer to approve the widening of the driveway up to ten feet but requires new parking pads with visibility from the front streetscape to be reviewed by the Historic District Commission. The proposed parking pad at the rear corner of the house will have limited visibility from the front streetscape. The proposed driveway widening and the new rear parking pad meet the *Guidelines* for location, material, and design.

Though the *Guidelines for Exterior Walls* discourage the removal of original features, the Historic District Ordinance allows for modern-day conveniences to be installed on the rear of the house where there is limited visibility from the front streetscape, such as is proposed for this site. The applicant plans to re-use the existing window and door, and if this is not possible, they will match the existing wood windows and an aluminum-clad wood door. The proposed stairs and associated wall renovations meet the *Guidelines for Exterior Walls* for materials and design.

The Commission would need to determine whether the proposed modifications meet the *Preservation Guidelines* and whether such work is compatible with this historic structure and the District as a whole.

**Commission Action:** (HD 25-09) Consideration of approval, rejection, amendment, and/or postponement of the Certificate of Appropriateness request for the property located at 424 College Avenue for the following modification: a) the widening of the existing driveway, installation of a parking pad, and moving of the exterior stairs from the north side of the house to the rear.