



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/09/2024

REQUESTER: Owen Love, Sound Builds, LLC

PRESENTER: Anais Starr, Historic Preservation Officer, Planner II

ITEM TITLE: (HD 24-18) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 505 CHAUTAUQUA AVENUE FOR THE FOLLOWING: A) DEMOLITION OF EXISTING GARAGE; B) CONSTRUCTION OF NEW HOUSE WITH AN ATTACHED GARAGE AND AN ACCESSORY DWELLING UNIT; C) INSTALLATION OF WROUGHT IRON OR ALUMINUM-CLAD FRENCH DOORS; D) APPLICATION OF PROPOSED EXTERIOR MATERIAL.

Property Location 505 Chautauqua Avenue

District Chautauqua Historic District

Applicant Owen Love, Sound Builds, LLC

Owner Brittani Beaver & Michael Serna

Request (HD 24-18) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 505 Chautauqua Avenue for the following:

- a) Demolition of existing garage;
- b) Construction of new house with an attached garage and an accessory dwelling unit;
- c) Installation of wrought iron or aluminum-clad French doors;
- d) Application of proposed exterior material.

Property History

Historical Information

2004 Chautauqua Historic District Nomination Survey Information

There is not a listing in the Survey for 505 Chautauqua Avenue. However, the listing for 507 Chautauqua Avenue in the Survey does provides the following information in regards to 505 Chautauqua Avenue:

To the north of this garage (the garage at 507 Chautauqua Avenue), is the single car, weatherboard garage of the demolished house at 505 South Chautauqua Avenue. This garage has an asphalt-covered, pyramidal roof and wood swinging door.

Sanborn Insurance Maps

The 1925 and 1944 Sanborn Insurance Maps indicate the original house on this property was a two-story brick structure. The original house burned prior to the establishment of the Chautauqua Historic District in 1997. All that remains on the property is the historic garage, which appears on the 1925 and 1944 Sanborn Insurance Maps in the same location and configuration as the existing garage.

Previous Actions

There have not been any Certificate of Appropriateness requests for this property.

August 5, 2024 –The applicant requested and received a feedback session with Commission regarding the demolition of the existing historic garage and construction of a new single-family house with an attached garage and accessory dwelling unit for this property.

REQUESTS

a) Demolition of the existing garage;

Project Description:

Due to structural issues and the small size of the historic garage, the applicant proposes to demolish the existing 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* list five questions for the Commission to consider when determining if a historic garage is eligible for demolition. The *Guidelines* encourage the preservation and repair of a significant historic garage. This requirement was developed to preserve historic accessory structures that are a companion to a historic house. Since the original house is gone, the remaining garage has lost its historic significance. Additionally, the garage has had minimal maintenance over the last 30 years. The garage would require extensive repairs including a new footing to stabilize the structure and significant repairs to the deteriorated walls. The *Guidelines* allow for garages that are dilapidated, leaning, lacking a solid foundation, or of substandard construction, to be eligible for demolition. While 320 square feet is larger than the 240 square feet listed in the *Guidelines*, it still will not accommodate most modern-day vehicles. This structure meets two of the five demolition criteria questions.

The Commission would need to determine if the demolition of the existing historic garage meets the *Guidelines*, and if its removal would have any impact to the District.

Commission Action:

(HD 24-18) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 505 Chautauqua Avenue for the following: a) Demolition of existing garage;

b) Construction of new house with an attached garage and an accessory dwelling unit

Project Description:

The applicant proposes to demolish the existing historic garage and construct a new two-story house with an attached garage and an attached accessory dwelling unit.

The new house will have a footprint of 2,054 square feet and an overall square footage of 4,032. Materials proposed for the house include aluminum-clad wood doors and windows, copper-colored metal accent roof on the front elevation, steel garage door with composite overlaid to create recessed panels, and brick with a mortar slurry for the exterior walls.

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).*

36.535.g.6: Infill construction. *In the case of new or infill construction in Historic Districts, it is not the intent of this chapter to limit new construction to any one period or architectural style, but to preserve the overall integrity of Historic Districts and architectural resources and to ensure that new construction is compatible with existing historic and architectural resources. In the case of denial of plans by the Historic District Commission, the Commission shall State in writing the reasons for such denial and may include suggestions of the Commission in regard to actions the applicant might take to secure the approval of the Commission.*

Preservation Guidelines

4.5 Guidelines for New Primary Structures

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

.1 Consider Historic Context. *Design new structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportions, finished floor elevation, size of door and window openings, roof shape, and setbacks. Proposals for new construction shall include streetscape elevation drawings that depict proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, floor elevations, proportions, setback and design.*

.2 Select Windows and Doors Carefully. *Select windows and doors for new buildings that are compatible in material, proportion, pattern, and detail with the windows and doors of historic buildings in the district. See Chapters 3.11 through 3.14.*

.3 Select Compatible Finishes. *Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in historic buildings in the district in terms of composition, scale, pattern, detail, texture, and finish.*

.4 Design. *Design new primary structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportion, finished floor elevation, size of door and window openings, and roof shape. Proposals for new primary structures shall include streetscape elevation drawings that depict proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, and design.*

.5 Location. *New primary structures shall align with the typical front and side setback on the block.*

.6 Evaluate Potential for Archaeological Resources. *Evaluate in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.*

.7 Avoid False Historical Appearance. *New structures shall be of their own time period and easily distinguishable from the historic structure.*

3.12 Guidelines for Windows

.11 New Primary and Secondary Accessory Structures. *Windows in new construction are to compatible with in adjacent historic structures in terms of size, profile, design, proportions,*

and material. Wood and aluminum clad windows are acceptable for use in new construction.

3.14 Guidelines for Doors

.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.

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):

.5 New Garage Construction. A new garage shall be compatible in form, scale, size, materials, features, and finish with the principal structure. The following criteria will be considered for a new garage constructed where there is currently no historic structure:

- a.** The new structure will utilize alley access if available.
- b.** The new footprint will be 575 square feet or 50% of the footprint of the principal structure, whichever is smaller.
- c.** The cumulative of square footages for all garage structures on the lot, shall be no greater than the footprint of the principal structure.
- d.** New garages are to be subservient to the principal structure and in no case will the garage structure be taller, wider or deeper than the principal structure.
- e.** The proposed construction will preserve existing trees.
- f.** A maximum of two garages are allowed per site.

.6 New Garage Height. New garage structures shall be the traditional height and proportion of garages in the district. New garages in blocks that contain only one-story garages shall be one-story. One and a half story and two-story garages may be built if located on a block where one and a half story and two-story garages are dominant or if adjacent properties contain similar height garages. The wall height and height of roof ridge are to be no greater than the principal structure.

.7 New Garage Location. New garage structures that are not replacing a historic garage are to be located behind the principal structure in the rear yard with limited or no visibility from the front right-of-way. Garages replacing historic garages shall maintain the location and configuration of a historic garage, typically at the end of a front driveway. Such garages shall be located behind the back elevation of the principal structure.

.8 New Garage Materials. The following may be considered on a case-by-case basis for new garages:

- a.** Acceptable materials include wood, brick and stone masonry, and stucco. Fiber cement products for new garage construction located off an alleyway or if setback behind the rear of the house will be considered on a case-by-case basis. It should be noted that wood siding does not have “wood grain.” Only smooth cement board is permitted. The use of vinyl, Masonite, aluminum or other metal sidings is prohibited.
- b.** Aluminum clad doors and windows are allowed for garages located off of an alleyway or behind the rear elevation of the house, with no or limited visibility from the front right-of-way.
- c.** Wood, wood composite or metal overhead garage doors with wood/wood composite trim are allowed.
- d.** Garage doors shall be a single width. Double width garage doors will be considered on a case-by-case basis.

.10 Reconstruction of Historic Garage. *The reconstruction of out buildings shall be based on historic evidence, such as photographs, Sanborn maps or other documentation. If no such evidence exists, the design should be derived from the architectural style of the principal building and historic patterns and characteristics of the historic district. Wood, brick and stucco are appropriate materials for reconstruction of a historic garage. Overhead garage doors with the appearance of double doors will be considered on a case-by-case basis. Historic garages shall be located at the end of a driveway along the side property line and face the front street right-of way.*

Considerations/Issues:

Per the *Guidelines for New Primary Structures*, the following elements are to be considered when reviewing a new house:

Size, Scale, Height

As the Commission suggested at last month's feedback session the applicant has reduced the height of the structure to 31' 1/2". This matches the ridge height of the adjacent two-story structure at 507 Chautauqua.

The existing lot has a total square footage of 8,174. The proposed house will have a total of 4,032 square feet under roof. The footprint of the house will be 2,956 square feet including the attached garage, attached accessory dwelling unit, front porch, and screened patio. For comparison, the chart below provides the approximate footprints and lot sizes for the proposed property as well as for adjacent properties:

Address	Footprint (sq ft.)	Lot Size (sq ft.)
505 Chautauqua	2,054 proposed house with attached garage	8,174
444 Chautauqua	2,226	9,375
447 Chautauqua	1,374	6,875
500 Chautauqua	1,742	13,875
507 Chautauqua	1,270	8,937

The square footages listed in the chart were obtained from the Cleveland County Assessor's website. It is important to note that only one of the adjacent properties has an attached garage and none have an attached accessory dwelling unit. Additionally, the above square footages for the adjacent properties only include the "under roof" footprint and does not include any accessory structures on the property.

Setback

The *Guidelines* encourage new houses meet the existing setbacks found in surrounding properties. The adjacent properties on either side of this lot have front setbacks closer to 20'. The applicant proposes a 20' front setback to align with adjacent properties. The Zoning Ordinance requires a 25' front setback. The applicant intends to submit a request to the Board of Adjustment for a variance to the required front yard setback.

Proposed side setbacks for the house are 5'4" from the north property line and 19' from the south property line. Typical setbacks vary throughout the neighborhood, but usually, one side of a lot has the driveway creating at least a 10' setback. The other side yard setback can vary from 5' or more. The proposed setbacks meet the typical setbacks found in the District.

The placement of the house on the site is proportionally similar to houses on the block. Many of the houses in the Chautauqua District utilize much of the width of the lot, as is proposed with this new house. Larger houses are deeper in length than width to gain more living space, as is proposed with this house.

Form and Massing

The form and mass of this proposed two-story house are similar to several houses located on Chautauqua Avenue, such as the houses at 434, 425, and 507 Chautauqua.

Finished Floor Elevation

The finished floor elevation for the proposed house will be 20 inches from the ground. This is similar to the finished floor elevation of the house at 447 Chautauqua but lower than the finished floor elevation for the house at 507 Chautauqua.

Exterior Walls

The applicant is proposing brick with mortar slurry applied to the surface for the exterior wall material. This request will be reviewed as a separate agenda item.

The soffit, fascia, and gable ends are to be painted Hardie siding and trim. This material is not typical of the surrounding historic structures in the Chautauqua District, but has been approved by the Commission for new structures and additions. The Commission has always specified as per the *Guidelines for Exterior Walls* that Hardie or composite wood material is to have a smooth finish, and not textured.

Windows & Doors

The *Guidelines* allow for wood or aluminum-clad wood windows of similar windowpane configurations and sizes as found in the District for new construction. The applicant is proposing to use aluminum-clad wood for most of the windows and doors.

As suggested by the Commission at last month's meeting the applicant has modified the door design and is now proposing a single aluminum-clad door with eight windowpanes. There will not be a transom above the door as originally proposed. To the right of the main entrance will be a set of French doors that will lead out onto the front porch. The applicant has proposed two options for the material of the French doors, which will be reviewed under a separate agenda item.

Most Chautauqua District homes have double-hung, true-divided light wood windows with configurations of one-over-one, four-over-one, or six-over-one windowpanes. The proposed aluminum-clad windows for this house are similar pane configurations and sizes as found in the surrounding neighborhood, which help make the windows compatible with the District.

The front door is of a similar style found in the District. The use of secondary entrance in the form of a French door while not common will add architectural interest to the front façade. The door will have a similar windowpane configuration as found in the District. Again, the material for the French door will be reviewed under a separate item.

Roof

The proposed roof material is composite shingles. This is a common modern-day material used in the Chautauqua District. The applicant is also requesting to use a copper-colored metal accent roof on the front façade. Metal accent roofs are not a typical design feature or material seen in the Chautauqua Historic District. The Commission has approved the installation of a metal roof that replicated an existing roof at 610 Miller Avenue but have not approved a metal roof material on a historic house. In this case, the metal accent roof is minimal and will not impact the compatibility with the surrounding District.

Porch

Most homes in the Chautauqua District have some type of stoop or porch element. The applicants propose a porch that will extend over the north half of the front façade creating an architectural focal point for the house. The proposed porch element is similar to porches found on houses in the Chautauqua Historic District.

Site Features

The applicant proposes to retain a majority of the existing trees on the property. They plan to remove five of the twelve existing trees in order to construct the new residence.

At the feedback session at last month's Historic District meeting, the Commission suggested a private walkway should extend directly from the main entrance of the house to the public sidewalk. The applicants have made this modification to the site plan.

The applicant proposes a concrete ribbon driveway to reduce the amount of concrete on the site. Concrete ribbon driveways are a historic feature found in the District. The Historic District Ordinance and the Zoning Ordinance allow concrete ribbon driveways in designated historic districts. There will be a parking/turn around area at the end of the driveway near the back of the property, which has very limited visibility from the front right-of-way.

The applicant is proposing a patio with a screened porch along the south side of the house. A brick wing wall will extend from the front façade to screen the patio area and to help create an outdoor living space. This is not a typical feature found in the Chautauqua Historic District, but the inset of the patio along with the wing wall greatly reduces the visual impact of this outdoor space.

Garage

The *Guidelines for Garages* states new garages are to be 575 square feet. The proposed attached garage will be 576 square feet. The *Guidelines* also indicate a new garage should be located in a similar location as the historic garage, in this case at the end of the driveway near the rear of the house. However, the new property owners would like to have the garage connected to the house and are proposing a garage tucked behind the house with no visibility from the front streetscape.

As suggested by the Commission at last month's meeting, the applicant is now proposing a steel overhead garage door with composite material overlaid to create recessed panels. The *Guideline* states that metal with composite or wood trim is allowable for rear garage doors with no visibility from the front right-of-way.

Accessory Dwelling Unit

The City of Norman recently passed an Accessory Dwelling Unit ordinance that allows for either an attached or detached accessory dwelling unit in the R-1, Single Family Dwelling District. The ordinance limits the maximum square footage for accessory dwelling unit to 650 square feet. The proposed accessory dwelling unit will be 483 square feet.

The proposed accessory dwelling unit is located on the rear of the house without any visibility from the front streetscape.

The Commission would need to determine if the construction of a new house with an attached garage and an attached accessory dwelling unit meets the *Preservation Guidelines*, and is compatible with the District.

Commission Action:

(HD 24-18) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 505 Chautauqua Avenue for the following: b) Construction of new house with an attached garage and an accessory dwelling unit.

c) Installation of wrought iron or aluminum-clad French doors;

Project Description:

The applicants is proposing two different material options for the French door on the front of the house. The preferred Option 1 proposes a wrought iron French door. Option 2 would be aluminum-clad French door.

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).*

36.535.g.6. Infill construction. *In the case of new or infill construction in Historic Districts, it is not the intent of this chapter to limit new construction to any one period or architectural style, but to preserve the overall integrity of Historic Districts and architectural resources and to ensure that new construction is compatible with existing historic and architectural resources. In the case of denial of plans by the Historic District Commission, the Commission shall State in writing the reasons for such denial and may include suggestions of the Commission in regard to actions the applicant might take to secure the approval of the Commission.*

Preservation Guidelines

3.14 Guidelines for Doors

.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.*

4.5 Guidelines for New Primary Structures

.2 Select Windows and Doors Carefully. Select windows and doors for new buildings that are compatible in material, proportion, pattern, and detail with the windows and doors of historic buildings in the district.

Considerations/Issues:

The *Guidelines* indicate aluminum-clad doors are allowable on new construction. In the past, the Commission has not approved the use of steel doors on the front façade of historic structures. Both proposed doors provide the desired windowpane configuration and trim details sought by the *Guidelines*. In this case, since this is a new primary structure, the use of either the wrought iron or aluminum-clad French doors appear to be compatible with District.

The Commission would need to determine if wrought iron and/or aluminum-clad materials for the front French door meet the *Guidelines* and are appropriate for this new structure.

Commission Action:

(HD 24-18) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 505 Chautauqua Avenue for the following: c) Installation of wrought iron or aluminum-clad French doors.

d) Application of proposed exterior wall material.

Project Description:

The applicants are requesting to apply a brick exterior to the house that will have a mortar slurry applied as part of the installation process.

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).*

36.535.g.6. Infill construction. *In the case of new or infill construction in Historic Districts, it is not the intent of this chapter to limit new construction to any one period or architectural style, but to preserve the overall integrity of Historic Districts and architectural resources and to ensure that new construction is compatible with existing historic and architectural resources. In the case of denial of plans by the Historic District Commission, the Commission shall State in writing the reasons for such denial and may include suggestions of the Commission in regard to actions the applicant might take to secure the approval of the Commission.*

Preservation Guidelines

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

4.5 Guidelines for New Primary Structures

.3 Select Compatible Finishes. *Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in historic buildings in the district in terms of composition, scale, pattern, detail, texture, and finish.*

Considerations/Issues:

Commissioners indicated at last month's meeting that painted brick would not be an appropriate material for the District. The applicant is now proposing brick with a mortar slurry applied as part of the installation process for the exterior walls. This type of application has been approved once before in the Chautauqua Historic District at 415 S Lahoma. In that case, the applicant was approved to apply a mortar slurry over the existing cinder block house to provide the look of a wall material more compatible with the Chautauqua District. The proposed brick with mortar slurry is visually similar to stucco, which found in the Chautauqua District.

The Commission would need to determine if the proposed brick with the applied mortar slurry meets the meet and is compatible with the District.

Commission Action:

(HD 24-18) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 505 Chautauqua Avenue for the following: d) Application of proposed exterior wall material.