



## CITY OF NORMAN, OK STAFF REPORT

---

**MEETING DATE:** 09/09/2024

**REQUESTER:** Ryan Hauser

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

**ITEM TITLE:** (HD 24-17) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 904 CLASSEN BOULEVARD FOR THE FOLLOWING MODIFICATIONS: a) EXPOSE AND RESTORE FRONT PORCH COLUMNS; b) INSTALL SKIRT ON FRONT AND SIDE OF THE HOUSE; c) REPLACE WINDOWS WITH COMPOSITE WINDOWS ON THE EAST AND NORTH SIDES OF THE HOUSE.

---

**Property Location** 904 Classen Boulevard

**District** Miller Historic District

**Owner/Applicant** Ryan Hauser

**Request** (HD 24-17) Consideration of approval, rejection, amendment, and/or postponement of Certificate of Appropriateness request for property located at 904 Classen Boulevard for the following modifications:

- a) Expose and restore front porch columns;
- b) Install skirt on front and north side of the house;
- c) Replace windows with composite or aluminum-clad windows on the east and north sides of the house.

### **Property History**

#### **Historical Information**

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

*Ca. 1913. Bungalow/Craftsman. This non-contributing, one-story, aluminum-sided, single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood hung windows are twelve-over-one and one-over-one. The wood door is glazed paneled. The wraparound porch has been enclosed on the north side with one-over-one windows and aluminum siding. The remaining partial porch has aluminum-sided walls and an aluminum-sided column supporting the south side of the porch roof. There is a decorative concrete block, interior,*

*slope chimney on the north side, a gabled dormer with a single rectangular window on the front and a rear screened porch. Decorative details include gable returns and double and triple windows. The building is noncontributing due to a loss of integrity.*

### **Sanborn Insurance Maps**

The primary structure is shown in its present location on the 1925 and 1944 Sanborn Maps. The existing accessory structure in its current configuration is not shown on either map, indicating that the structure was erected sometime after 1944.

### **Previous Actions**

**August 6, 2001** - A COA was granted for the installation of rear yard fence.

**September 9, 2002** - A COA was granted for the installation of a swimming pool.

**March 6, 2006** - A COA was granted for the installation of French doors on the accessory structure.

**October 6, 2008** - A COA was granted for the replacement of an overhead garage door in the accessory structure.

**September 11, 2017** - A COA was granted for the exterior modification of an existing accessory structure and the addition of a pergola. This work was not installed.

**January 3, 2022** – A COA was granted for the modification of an existing accessory structure and replacement of metal and vinyl siding with fiber cement siding of the house. The request for the replacement of windows on the north side was postponed, pending additional information from applicant.

**May 10, 2023** – A COA was granted for the removal of a secondary front door and for the addition of wooden brackets on front gables. The request for the replacement of all the windows on the house with aluminum-clad wood windows and for the restoration of porch columns on the front of the house were postponed to allow the applicant to revise his submittal. The request to install a new front door and side lights was denied.

### **Project Overview**

The property owner, Ryan Hauser, is in the process of replacing the metal and vinyl siding on the house with fiber cement siding as approved by the Commission. Before proceeding with the remainder of the siding installation he is seeking approval to replace windows, install a skirt on the front and north sides of the house, and restore the front porch columns. His application also requests the replacement of the front door and sidelights. This identical request was submitted and denied at the May 10, 2023 meeting. The Historic District Ordinance does not allow an identical request to be re-submitted for review unless there has been a substantive change. This request is not on the agenda for review.

### **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.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*

## **REQUESTS**

### **a) Expose and restore front porch columns;**

#### ***Project Description:***

The applicant proposes to remove the half walls enclosing the front porch and restore the existing columns using brick and wood. The applicant is currently in the process of replacing the exterior metal and vinyl siding with fiber cement siding on the house. He is now at the point where siding needs to be installed on the front and north sides of the house. He has done some exploration of the exterior walls and has found the original exterior material is absent from the columns. The applicant proposes to restore the porch with a typical column design found in the Miller District. The proposed front porch column will be a brick base topped with a wood column. The proposed columns for the north side of the house will be brick half-columns. The applicant has submitted drawings to illustrate his proposal to expose and restore the porch columns.

## **Reference - Preservation Guidelines**

### ***Exterior Walls***

#### **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.*

**.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.*

#### ***Issues and Considerations:***

It is apparent from the photos submitted with the application that most of the original materials and features found on the front and northeast sides of the house have been removed in

previous renovations. The applicant believes the restoration of the columns is a practical solution that will also improve the aesthetics of the house. He is proposing to add a brick base topped by a wood column to the existing columns as shown in his submitted drawings.

The *Guidelines for Walls and Porches* encourage the replacement of missing features. The *Historic District Ordinance* states alterations to non-contributing houses should only be controlled to the degree necessary to make them compatible with the general atmosphere of the district.

The proposed column design is a typical design found in the Miller Historic District. The proposed brick and wood are compatible with the District.

The Commission will need to determine if the proposal to restore the porch columns on this non-contributing structure is compatible with this house and the District as a whole.

***Commission Action:***

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-17) Certificate of Appropriateness request for property located at 904 Classen Boulevard for the following modifications: a) Expose and restore front porch columns;

**b) Install skirt on front and side of the house;**

***Project Description:***

The pictures submitted by the applicant show multiple layers of materials on the exterior wall. There is a wood plank base, topped by a layer of tongue and groove boards, layered with cement siding, and finally a layer of metal siding. Once the metal and cement siding is removed it will expose the remaining tongue and groove layer which is not an appropriate exterior wall material.

To address the lack of wall material the applicant is proposing to install a skirt on the front and north sides of the house that will be comprised of either thin brick or wood. The preferred option would be to create a skirt composed of thin brick in a color to match brick columns. The second option would be to install slatted wood planks. The submitted drawing illustrates the proposed skirt.

**Reference - Preservation Guidelines**

**3.16 Guidelines**

*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.*

**.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.*

**.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.*

**.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.*

## **Exterior Walls**

### **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.*

**.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.*

### **Issues and Considerations:**

As stated earlier, tongue and groove wood is not appropriate exterior material and will not provide weatherproofing. The applicant needs to address the lack of appropriate wall material in these two areas and has submitted two options for a skirt: either thin brick or wood planks. The applicant is willing to install whichever material the Commission thinks is appropriate for this house.

A brick skirt is a design element and a compatible material found within the District. Thin brick would be a modern-day material that has not been requested for use in the Historic Districts. However, this is a non-contributing structure that has had many alterations to the exterior, and this material may be appropriate.



While wood is a compatible material with the District, the proposed wood skirt is not typical of the District.

The applicant is open to any other suggestions that would address the wall issue. However, he does believe a brick skirt would be the most aesthetically compatible with this house and the District.

The *Historic District Ordinance* states alterations to non-contributing structures should only be controlled to the degree necessary to make them compatible with the general atmosphere of the District. The *Guidelines for Walls and Porches* encourage replacing missing features based upon evidence of the original construction of a feature or the installation of a feature that is designed similarly to those found in the District.

While it is not clear that there was a skirt originally on this house, the applicant does need to address the lack of wall material. The proposal for thin brick is a practical solution to a difficult issue and will be compatible with the District in design.

The Commission will need to determine if the installation of the proposed skirt on this non-contributing structure is compatible with this house and the District as a whole.

***Commission Action:***

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-17) Certificate of Appropriateness request for property located at 904 Classen Boulevard for the following modifications: b) Install skirt on front and north side of the house;

**c) Replace windows with composite or aluminum-clad windows on the east and north sides of the house.**

**Project Description:**

The applicant would like to replace the deteriorated and mismatched windows that are located on the front and north sides of the house. Currently, there are a variety of window materials and pane configurations. The applicant proposes to replace wood and metal windows with Anderson fiberglass windows. To bring uniformity to the front and northeast sides of the house the applicant is proposing to replace the existing one-over-one windows with six-over-one windows. For the three windows located in the bay window on the north of the house, the applicant proposes to replace the twelve-pane wood windows with replica fiberglass windows. Additionally, the applicant would like to make the windows on the front match by installing windows of the same size. The applicant has provided drawings to illustrate his proposal.

**Reference - Preservation Guidelines**

***Windows***

**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.*

**.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.*

**.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.*

**.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.*

### **Issues and Considerations:**

This house has undergone many renovations over the decades and contains a variety of window materials and window pane configurations. Several of the windows on the north side of the structure are wood but are not original to the house as they are part of an addition installed before the property was added to the Miller Historic District. Other windows in the house are metal or vinyl and have various window pane configurations including nine-over-nine, six-over-one, and one-over-one. It should be noted that the 2004 Miller Historic District Survey indicates windows at that time included both twelve-over-one and one-over-one pane configurations.

The *Guidelines* allow aluminum-clad and fiberglass windows for non-contributing structures. This structure is a non-contributing structure and the proposed six-over-one windows are pane configurations found in the Miller Historic District.

The Commission would need to determine if the proposed replacement of windows on this non-contributing structure would be compatible with this house and the District as a whole.

### **Commission Action:**

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-17) Certificate of Appropriateness request for property located at 904 Classen Boulevard for the

following modifications: c) Replace windows with composite or aluminum-clad windows on the east and north sides of the house.