



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/03/2025

REQUESTER: Ryan and Brittany Stover

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

ITEM TITLE: (HD 24-02) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 643 OKMULGEE STREET FOR THE FOLLOWING MODIFICATIONS: A) WIDENING OF DRIVEWAY AND ADDITION OF A CONCRETE WALKWAY; B) EXTENSION OF FRONT PORCH BY 4 FEET.

Property History

Historical Information

2014 Southridge Historic District Nomination Survey Information:

643 Okmulgee Street. 1943. *Minimal Traditional. This contributing, one-story, aluminum sided, single dwelling has a moderate pitched, asphalt covered, cross gabled roof and a concrete foundation. The wood windows are six-over-six hung with metal storms. The partial porch has concrete steps, concrete floor, and wrought iron railing. The porch is uncovered. To the east rear, there is a detached, aluminum sided, front gabled, single car garage with a paneled overhead door.*

Sanborn Insurance Map Information

Sanborn Insurance Maps do not exist for this portion of the Southridge Historic District.

Previous Actions

December 2, 2024 – A COA request for a rear addition, new rear entry, and rear patio was approved.

Overall Project Description

The applicants propose to expand the existing driveway by 9 feet in width and 20 feet in length, to accommodate a single parking space as illustrated on the submitted site plan. The proposed walkway along the south side of the garage will connect the new parking space to the rear yard.

The applicants are also proposing to extend the existing front porch concrete floor toward the front property line by 4 feet and reuse the wrought-iron railing.

The applicant is also proposing to replace the existing chain link fence of the east side of the house with a 4' white picket fence. This request is allowed to be reviewed by Administrative Bypass since it meets those requirements.

REQUESTS

a) Widening of existing driveway and addition of a concrete walkway;

Project Description

In December, the property owners replaced the existing gravel driveway off Oklahoma Avenue with a 10-foot concrete driveway. The applicants wish to add additional parking but must meet other City codes. The Core Area Parking regulations in the Zoning Ordinance require any new parking to be installed in the rear or side yards before being allowed to be installed in front yards. Public Works standards require the parking space to be at least 20 feet in depth to prevent cars from blocking streets, sidewalks, or drainage facilities. The current garage is approximately 17 feet from the property line. For these reasons, the applicant proposes to expand the driveway by 9 feet in width and 20 feet in depth. Part of the proposed parking space will extend along the south side of the garage to meet the depth requirement. A walkway is proposed along the south side of the garage to connect the parking area with the existing rear yard walkway.

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.

.13 Front Yard Parking Area. Parking areas in the front yard of the property are prohibited except within an existing driveway.

Issues and Considerations

Due to the requirements of Core Area Parking regulations and the *Preservation Guidelines*, new parking for the property must be placed at the rear of the lot, as the applicant proposes. Though the *Preservation Guidelines* discourage parking areas adjacent to the historic structure, there is no alleyway access for this property. Additionally, the parking space must be at least 20 feet in depth to meet Public Works criteria. Since a driveway already exists near the rear of the property, it makes sense to expand the existing driveway rather than proposing a new driveway. Staff would note that the applicant is proposing the minimum size needed for the new parking space.

The proposed walkway and garage do not meet the *Preservation Guidelines*, as paving is not to be installed abutting a historic structure. If the Commission wishes to approve these requests, staff recommends a gap of at least 6 inches between the proposed pavement and the garage structure.

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

Commission Action: (HD 24-02) Consideration of approval, rejection, amendment, and/or postponement of the Certificate of Appropriateness request for the property located at 643 Okmulgee Street for the following modification: a) widening of driveway and addition of a concrete walkway.

Project Description

b) Extension of the front porch by 4 feet.

The applicants wish to expand the front porch to make the space more usable. The porch will be extended by 4 feet toward the front property line. The concrete floor will be expanded and the original wrought iron railing will be relocated to the new front edge of the porch.

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

3.16 Guidelines for Entrances, Porches, and Balconies

A review by the Historic District Commission will use the following criteria for the issuance 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.

.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.

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.

Issues and Considerations

The *Guidelines for Entrances, Porches, and Balconies* discourage the alteration of historic porches especially those on the front façade. While the materials for the expansion of the front porch are compatible with the historic structure, the proposed expansion will alter the existing design of the front façade. The proposed expanded porch would extend 4 feet past the front of the house whereas the original historic porch terminates at the front edge of the house.

The Commission would need to determine whether the proposed extension of the front porch meets the *Preservation Guidelines* and whether such work is compatible with this historic structure and the District as a whole.

Commission Action: (HD 24-02) Consideration of approval, rejection, amendment, and/or postponement of the Certificate of Appropriateness request for the property located at 643 Okmulgee Street for the following modification: b) extension of the front porch by 4 feet.