



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/03/2025

REQUESTER: Edwin Amaya

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

ITEM TITLE: (HD 24-04) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 1320 OKLAHOMA AVENUE FOR THE FOLLOWING MODIFICATIONS: A) CONSTRUCTION OF A NEW HOUSE WITH AN ATTACHED GARAGE; B) CONSTRUCTION OF A DETACHED ACCESSORY DWELLING UNIT; C) CONSTRUCTION OF A CONCRETE PATIO WITH A COVERED PERGOLA.

Background

Historical Information

2014 Southridge Historic District Nomination Survey Information:

1320 & 1320 ½ Oklahoma Ave. Circa 1959. No architectural style. Two-story, asbestos-sided, garage apartment has a moderate pitched, asphalt covered, side gabled roof and a concrete foundation. Entire first floor converted to living space with double windows likely replacing garage doors. Large metal shed roofed carport extends over double car concrete drive. Side second floor entry porch is uncovered. Decorative wood shutters on second floor removed and building painted in recent years. (The structure was demolished in October 2024).

Sanborn Insurance Map Information

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

Previous Actions

July 1, 2024 – A COA was granted for the demolition of the carport; demolition and replacement of an existing entry canopy on the first floor; installation of a new entry canopy on the second floor; replacement of the existing siding with alternative siding material; replacement of all existing windows; installation of a new storage shed; installation of a side yard fence; expansion of the existing walkways; addition of new windows and/or dormers to attic space; replacement of a retaining wall in rear yard; installation of a side yard fence; elimination of south entry door; replacement of the rear entry door; and installation of a parking pad off the alleyway.

October 14, 2024 – The Historic Preservation Officer visited the site and found the principal structure had been demolished. A Stop Work Order was issued for violation of the Historic District Ordinance.

November 4, 2024 – A COA request for demolition of the existing structure *ex post facto* was heard by the Commission. The Commission postponed the item to the December 2, 2024 meeting to allow the applicant time to provide evidence of the structure’s instability.

December 2, 2024 – A COA request for demolition of the existing structure *ex post facto* was reviewed and approved by the Commission.

Background Information

This property’s current zoning designation is R-1, Single-Family Dwelling District. With the recent removal of the existing principal structure on the property, it must now be redeveloped to meet the R-1 zoning district regulations. This zoning designation allows for a single-family dwelling or a single-family dwelling and an accessory dwelling unit.

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.*

Overall Project Description

Due to structural issues, the applicant demolished the existing non-contributing house last fall and is now ready to redevelop the property. The applicant proposes a two-story house with an attached double garage, detached accessory dwelling unit, and a concrete patio with a detached covered pergola for the property.

The Zoning Ordinance allows 65% impervious surface coverage on R-1 parcels. The lot for this new construction is 55 feet wide by 75 feet deep for a total area of 4,125 square feet. The applicant has provided impervious surface calculations for the parcel including the house, accessory dwelling unit, driveway, walkways, and patio. Proposed new structures will cover 1,837 square feet, while new paving will cover 839 square feet, for a total impervious surface coverage of 2,676 square feet or 64.87% of the lot.

REQUEST

a) Construction of a new house with an attached garage;

Project Description:

The applicant proposes constructing a new two-story house with an attached garage.

This parcel is 55 feet wide by 75 feet deep for a total square footage of 4,125. The new house will have a footprint of 1,551 square feet and an overall square footage of 3,102. Materials proposed for the house include aluminum windows, a wood front door, an aluminum sliding back door, a metal overhead garage door with wood or composite applied trim to create recessed panels, and a combination of Smart siding and stucco 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 the 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.

.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: 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.

2.9 Guidelines for 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 driveway 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.

Considerations/Issues:

Per the *Guidelines for New Primary Structures* the following elements should be considered when reviewing a new infill construction in a Historic District:

Size, Scale, Height

The applicant proposes a two-story house with a height of 30 feet. The previous structure on this site had a height of 26 feet. According to the submitted streetscape elevation provided by the applicant, the house located south of this parcel at 635 E Boyd Street is 16 feet in height and the structure located north of this parcel at 550 Macy Street is 21 feet. The proposed house height is taller than the adjacent houses but not substantially taller than historic two-story structures found in the District. Additionally, this house is the only structure facing Oklahoma Avenue in the Southridge District which limits its impact on the historic streetscape.

The proposed house has a total square footage of 3,105. 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.)
1320 Oklahoma - Proposed	3,105	4,125
1320 Oklahoma - Previous	2,040*	4,125
550 Macy Street	2,520	9,124
635 E Boyd Street	2,181	10,012
631 E Boyd Street	1,742	9,425
536 Macy Street	3,922	11,244

**Including home and garage buildings*

The square footage listed in the chart was obtained from the Cleveland County Assessor's website. It is important to note that none of the adjacent properties have accessory dwelling units. Additionally, the above numbers for the adjacent properties only include the "under roof" footprint and do not include any accessory structures on the property.

Setbacks

The *Guidelines* encourage new houses to meet the existing setbacks found in the surrounding properties of the District. The Southridge Addition was platted with a 40 foot Front Build Line and most houses in the District meet this setback. This parcel was originally part of the property at 635 E Boyd Street but was split off sometime before 1973. While this parcel is a legal lot, it does not have the 40 foot Front Build Line seen on the remaining lots of the Southridge Addition. This parcel is required to meet the Zoning Ordinance 25 foot front setback for R-1 properties.

Since the Southridge Addition developed slowly from 1923 to 1952, there are a variety of side setbacks found in the neighborhood. Many larger properties have generous side setbacks that are greater than the required Zoning Ordinance side yard setback requirement of 5 feet. Smaller

properties have small side yard setbacks, sometimes less than 5 feet. The Zoning Ordinance requires 5 foot side yard setbacks and a rear yard setback that equals 20% of the depth of the lot, which in this case is 15 feet. The proposed structures meets both the side and rear setback requirements of the Zoning Ordinance.

The placement of this new house on the site is similar to the previous structure found on this lot and the adjacent house at 635 E Boyd Street.

Form and Massing

The proposed two-story house for this lot is taller than the adjacent house to the south. However, two-story houses are common in the Southridge District. Additionally, the former structure on this lot was two-story. The house south of this parcel at 635 E Boyd Street is a one-story non-contributing structure built in 1959. The house to the north of this parcel across the alley at 550 Macy Street is a two-story non-contributing house also built in 1959. The house at 631 E Boyd Street is a non-contributing two-story structure built in 1975.

The form and mass of this proposed two-story house are similar to the form and massing seen in other structures in the Southridge Historic District. However, this parcel is much smaller than the typical lot size found in the Southridge District. The proposed structure, while having similar massing to other properties in the District, will cover a higher percentage of the lot than typically found in the Southridge District.

Finished Floor Elevation

The finished floor elevation for the proposed house will be 1' from the ground. This is lower than the raised finished floor elevations found at the adjacent houses at 550 Macy Street and 635 E Boyd Street. It will be higher than the previous structure found on this parcel.

Exterior Walls

For durability reasons, the applicant is proposing Smart siding and trim for the exterior walls. Stucco is proposed around the entranceway to add architectural interest.

The *Preservation Guidelines'* preference is for wood siding but allows for the use of alternative materials such as Smart siding in new infill construction. This material is not typical of the surrounding historic structures found in the Southridge District but has been approved by the Commission for new additions. The Commission has approved cement siding in the new house at 904 Miller Avenue. Hardie trim was approved for the new brick structure at 505 Chautauqua Avenue as well. The Commission has always specified as per the *Guidelines for Exterior Walls*, Hardie or composite wood material is to have a smooth finish, not textured. The applicant is proposing smooth Smart siding.

Windows & Doors

The *Preservation Guidelines* allow wood or aluminum-clad wood windows for new primary structures. The applicant would like to utilize the aluminum windows previously purchased for the renovation of the former structure for the proposed new house. If this is not possible he is willing to use aluminum-clad wood windows. He has provided specifications for both options.

Most Southridge District homes have double-hung, true divided light wood windows with a variety of configurations including one-over-one, four-over-one, or six-over-one window panes.

The two adjacent properties contain non-contributing properties. The house at 635 E Boyd Street has wood windows while the house at 550 Macy Street has vinyl windows.

The front door is proposed to be wood which meets the *Preservation Guidelines* for door material. The proposed door design is similar to other doors found in the Southridge District.

Aluminum sliding doors are proposed on the rear of the house to provide access to the patio. Aluminum sliding doors are not a feature found in historic structures. However, this is a modern-day structure and the doors will be located on the rear with no visibility from the Oklahoma Avenue.

Roof

The roof material is proposed to be composite shingles. This is a common modern-day material used in the Southridge District and meets the *Preservation Guidelines* for material. The applicant is proposing a 4/12 roof pitch which matches the previous structure on this lot.

Porch

Most homes in the Southridge District have a stoop or porch element. The proposed house will not have a porch, as the applicant wishes to emulate the former structure's design. The front entrance will have a surround made of stucco to provide substance and an architectural focal point on the front façade. It should be noted that the previous structure on this house did not have a porch, but did have a carport which covered most of the first-story front façade.

Trees

The applicant proposes to remove one tree along the north property line to accommodate the new structure.

Garage

The *Guidelines for Garages* state new garages are to be 575 square feet. The proposed attached, two-bay garage will be 385 square feet. Due to the size of the desired house and the limits of this smaller parcel, the applicant found it more efficient to propose an attached garage that is part of the house footprint. The *Guidelines* also require garages to be located off of alleyways. In this case, the applicant was unable to locate the garage facing the alleyway as it did not allow for the 20 feet of depth between the garage door and the alleyway required to prevent cars from protruding into the alleyway.

A front-facing attached double garage is not typically found in houses built 1920s and 1930s. However, the Southridge Historic District's period of development extends into the 1950s in which houses often had an attached garage. It should also be noted that both of the adjacent houses to this property have attached two-car garages, one of which is a front-facing garage.

Access to the garage will be provided by moving the existing double driveway off Oklahoma Avenue to the south to align with the new garage.

At the recommendation of staff, the applicant is proposing two overhead garage doors instead of a single door. The overhead garage doors are proposed to be metal with composite trim to create recessed panels. The *Guidelines* call for garage doors facing the street to be wood.

However, this is a modern-day house that is not replacing a historic structure and it may be reasonable to allow a metal door with composite trim.

The Commission would need to determine if the construction of a new house with an attached garage meets the *Preservation Guidelines*, and is compatible with the Southridge Historic District as a whole.

Commission Action: (HD 24-04) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 1320 Oklahoma Avenue for the following: a) Construction of new house;

REQUEST

b) Construction of a detached accessory dwelling unit;

Project Description:

The City of Norman passed an Accessory Dwelling Unit ordinance last year 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 an accessory dwelling unit to 650 square feet. The proposed detached accessory dwelling unit will be 286 square feet.

The applicant is proposing to construct an accessory dwelling unit (ADU) in the rear yard that will match the house in materials including Smart siding, aluminum windows, and metal 9-window front door. The ADU is proposed behind the house with no visibility from the front streetscape. It will setback 5 feet from the south property line, 1 foot from the rear property line, and 19 feet from the north property line.

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

2.6 Guidelines for Accessory Structures less than 400 square feet

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

.5 Make New Construction Compatible. *Accessory structures greater than 120 square feet but less than 400 square feet shall be compatible in form, scale, size, materials, features, and finish with the principal structure. New construction must meet the following:*

a. *Located in the rear yard, and not visible from front right-of-way.*

- b. Compatible in design, style, and material to the principal historic structure and the surrounding historic neighborhood.*
- c. Select materials and finishes for proposed new accessory buildings that are found in historic structures in the district in terms of composition, scale, pattern, detail, texture, and finish. Acceptable materials include brick and stone masonry, stucco, and wood. Cement fiberboard will be considered on a case-by-case basis when there is limited visibility from the front right-of-way. Structures with no visibility from the front may utilize cement fiberboard. No metal or vinyl structures are allowed.*
- d. New accessory structures shall be one-story in height and less than 10 feet in wall height.*

Considerations/Issues:

The proposed ADU meets the Zoning Ordinance setback and impervious surface requirements. This structure meets the *Guidelines for Accessory Structures* for exterior materials and location.

The applicant is proposing a steel door for the front entrance to the ADU which is not a compatible historic material. However, the Commission has approved such doors on the rear of structures with no visibility from the front, as is the case here.

The Commission would need to determine if the construction of an accessory dwelling unit meets the *Preservation Guidelines*, and is compatible with the Southridge District as a whole.

Commission Action: (HD 24-04) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 1320 Oklahoma Avenue for the following: b) Construction of a detached accessory dwelling unit.

REQUEST

c) Installation of concrete patio with a covered pergola;

Project Description:

The applicant proposes to construct a 285-square-foot concrete patio off the rear of the house that will be accessible from the house by aluminum sliding glass doors. A detached wood pergola with a sloped asphalt shingled roof of approximately 246 square feet is proposed to cover the patio. The pergola's roof will slope to the rear yard to allow water to drain away from the house. The covered pergola meets the Zoning Ordinance required setbacks.

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).*

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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):

2.2 Guidelines

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. This structure meets the *Guidelines for Site Features* for location, materials, and height.

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

Commission Action: (HD 24-04) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 1320 Oklahoma Avenue for the following: c) construction of a concrete patio with a covered pergola.