

**HISTORIC DISTRICT COMMISSION
MINUTES OF**

July 6, 2015

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on July 6, 2015, at 6:30 p.m. Notice and Agenda of the meeting were posted at 201 West Gray Building A, the Norman Municipal Building and at www.Normanok.gov twenty-four hours prior to the beginning of the meeting.

Chair Neil Robinson called the meeting to order at 6:35 p.m.

Item No. 1, being: Roll Call.

MEMBERS PRESENT: Cameron Brewer
Anna Eddings
Russell Kaplan
Loy Macari
Chesley Potts
Neil Robinson
Scott Williams

MEMBERS ABSENT: Bill Hickman
David John

STAFF MEMBER PRESENT: Anaïs Starr, Planner II
Jolana McCart, Admin Tech IV

GUESTS: CDR Shannon Corkill
Kurt Ockerhauser
Evin Corkill
Lynda Ozan
Jim Gassaway
Mark Krittenbrink

Item No. 2, being: Approval of the Agenda.

Motion by S Williams for approval of the Agenda as amended; **Second** by A Eddings. All approve.

Item No. 3, being: Approval of Minutes from the May 4, 2015 Regular Meeting. (No meeting was held in June.)

Motion by C Brewer for approval; **Second** by C Potts. All approve.

Item No. 4, being: Consideration of a National Register Nomination for the Amory Building located on the University of Oklahoma campus at 103 West Brooks Street.

Motion by C Potts to continue the nomination until the September HDC Meeting to allow time for OU staff to review the application; **Second** by S Williams. All approve.

- *Due to a conflict of interest, C Potts recused herself from Item 5 and 6.*

Item No. 5, being: (HD Case 15-10) Consideration of a request for a Certificate of Appropriateness for façade and roof modifications for property located at 434 Chautauqua Avenue.

A Starr gave the staff report; Mark Krittenbrink, architect for the owners Kash and Nina Barker, was present to answer questions.

The applicants are requesting selective demolition and re-building of the existing roof and front façade. (See application for full scope of project.)

Public Comment: Jim Gassaway – former Chautauqua Historic District resident/ HDC Commissioner.

Mr. Gassaway said that one of the beauties of the district is the differences in every house. He remembers this house being very appealing because of the differences in its structure and design compared to others in the neighborhood. He said that in the last 20 years he had not noticed any significant amount of maintenance being done to the house and felt that this was a big part of the problem with the house. He said that no one had fixed the shingles as they became tilted or needed to be replaced. He said that he was very passionate about following the Historic District Guidelines. He said that when someone moves into the District they are giving their yes vote to following the Guidelines as written. He said that it was very clear from the past actions between the HDC and City Council that the owners had purchased the house not liking it very well. They fully intended to change the outside appearance. It was never a secret and it has come up in conversations several times. There is some deterioration, but it is from lack of maintenance. He felt that the proposed design was a major change in appearance. Particularly in the siding and the changes in the shapes involved. He asked that the Commission give it serious consideration before allowing these changes to happen.

S Williams agreed that the slope proposed would change the character and appearance of the house. He did not see any major deterioration.

C Brewer agreed. He felt that while the materials may not be original but perhaps are decades and decades old. Replacing the shingles along the line of ordinary maintenance and repair seems reasonable. The proposed design would significantly change the character of the house. There was acknowledgement in the past that perhaps the craftsmanship was not desirable to long term maintenance, but there is unique craftsmanship in the unique dormers. To maintain them over time is important to the overall character of the house. If the applicant was to come with a suggestion of repairing the shingles and doing some other minor flashing repairs, that would be a different story. If there were parts of the bottoms of the dormers that needed to be rebuilt but would still retain the characteristics of the house that would be a different story as well. But this proposal would change the characteristic of the house.

R Kaplan agreed with the comments made by S Williams. He said that the repairs might require someone with significant skills in cedar shake shingles, but it could be done.

A Eddings agreed with previous statements using Guidelines 3.1, .2, .3 and 3.4 as reference. She did not feel that the evidence provided by the applicant was very definitive in that this kind of feature could not be maintained.

S Williams felt that it would be appropriate to allow the fascia board to be rebuilt and that the bituminous shingles be replaced with wood shingles as the application states.

Chair Robinson said that there is no doubt that the proposed design would be a more constructible and solid weatherized arrangement but it would also be very different from the existing house. It is difficult to fit into the Guidelines an alternation of this nature. The Commission cannot justify a compromise to the Guidelines to accommodate the proposed design.

L Macari pointed out the matching characteristics of the “hat” throughout the other elements of the house.

Motion by S Williams to deny the COA as submitted for 434 Chautauqua with the finding of fact that the proposal is not consistent with the Historic Preservation Guidelines as discussed because the existing historic façade and roof can be repaired and properly maintained with current carpentry methods except with the following conditions:

- 1) That the fascia board be rebuilt and
- 2) That the bituminous shingles be replaced with wood shingles.

Second by L Macari.

Before the vote could be taken, M Krittenbrink asked if the “toe” could be extended 6-8 inches to the end of the roof line.

The Commission felt that this would again eliminate a distinctive element of the existing design.

The vote was taken. All approve.

Item No. 6, being: (HD Case 15-11) Consideration of an amendment to a Certificate of Appropriateness for the installation of front porch columns for property located at 434 Chautauqua Avenue.

A Starr gave the staff report; Mark Krittenbrink was present to answer questions.

A COA was issued for the front porch remodel, but during the construction it was discovered that two full columns were needed for structural purposes. These new columns are located in place of the half columns included in the original COA.

Motion by S Williams to approve the COA amendment as submitted; **Second** by C Brewer.

- *C Potts returned to the meeting.*

Item No. 7, being: Staff report on active Certificate of Appropriateness since May 4, 2015 and consideration of six month extension requests.

Updates on approved active Certificates of Appropriateness:

- **549 S Lahoma** – Litigation regarding the denial of removal of windows is pending in District Court. Plaintiff and city attorney are still working on submitting a joint request to the judge for a clarification of the judge’s prior ruling which stayed the matter until it could be heard by the Board of Adjustment.
- **410 Peters** – Work on-going.
- **322 Alameda** – Owner plans to begin the window replacement late summer/fall of this year to bring the windows into compliance.
- **727 Chautauqua** – Project complete.
- **621 Chautauqua** - The new garage plans are being designed and will be submitted for a COA once complete.
- **434 Chautauqua** – Must return to the Commission for an amendment to approve the porch columns. (*Was approved at the 7-6-15 meeting.*)
- **635 S Lahoma** – The railing was not measured correctly and must be remade. Applicant may decide to abandon the project.
- **408 Chautauqua** – Applicant has decided to abandon the project to construct a rear basement entrance.
- **645 S Lahoma** – Owners have decided to abandon the fence project.
- **415 S Lahoma** – Owner has submitted a front door design for staff review. The door was approved.
- **415 ½ Lahoma** – No exterior work has begun.
- **717 W Boyd** – The replacement windows have been installed and the project is complete.
- **428 Chautauqua** – Demo/building permits are ready to be picked up.
- **432 Chautauqua** – Building permit is ready to be picked up.
- **642 S Lahoma** – Fence has been installed on the south property line.

There were no extensions requested.

Item No. 8, being: Staff report on projects approved by Administrative Bypass since May 4, 2015.

There were none.

Item No. 9, being: Staff Report on Certified Local Government (CLG) funded projects and consideration of adjustments to the FY 2015-16 Grant Application for funds with the Oklahoma State Historic Preservation Office as part of the CLG program.

The Southridge survey had been submitted to the City and to SHPO. Information needs to be reviewed. Many of the houses have been very well maintained, but this has destroyed the historical integrity of them.

See attached for the additional \$2,000 CLG grant being requested.

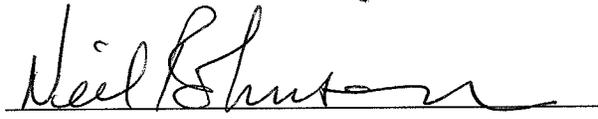
Motion by S Williams to approve the CLG application adjustments as submitted; **Second** by C Brewer. All approve.

Item No. 10, being: Announcements

C Brewer wanted to make an acknowledgement and a thank you for the sidewalk improvements throughout the district. (This is a CDBG funded pilot project.)

The meeting was adjourned at 7:45 p.m.

Passed and approved this 14th day of September 2015.



Chair Neil Robinson