

May 11, 2018

Curtis McCarty  
PO Box 720608  
Norman, Oklahoma 73070

RE: Notice of Denial Decision for COA application at 540 S Lahoma

Dear Curtis:

On May 7, 2018 the Historic District Commission heard your request for a Certificate of Appropriateness to install a metal and composite wood overhead garage door on your proposed garage at 540 S. Lahoma Avenue. Your garage proposal was approved at the March 5, 2018 as submitted. However, the Commission requested you return to the Commission with an alternative material to the metal overhead garage door which you had proposed as part of the original garage design. You returned to the Historic District Commission on May 7<sup>th</sup> with a proposal for a wood and composite door. The Historic District Commission motion for approval resulted in a 3-to-3 tie vote, and the request was denied.

#### **Commission Decision**

You requested a metal and composite wood door. The Commission denied the request, based upon the Guidelines for new garage construction which requires compatible materials. The Commission found wood is the acceptable compatible material for new garage doors that are visible from the front right-of-way.

The Commission referenced the *Historic Preservation Guidelines* section which addresses new garage construction as their reason for denial, in particular:

##### **Section 2.3.5 of the Historic District Guidelines:**

***Make New Construction Compatible.*** *If a new garage is the approved alternative, it shall be compatible in form, scale, size, materials, features, and finish with the principal structure. New accessory structures shall maintain the traditional height and proportion of accessory buildings in the district.*

#### **Appeals Process**

You have the right to appeal the Commission's decision to City Council. The procedure to file an appeal as stated in the Zoning Ordinance is described below:

If the Historic District Commission denies a Certificate of Appropriateness, no permit shall be issued and the applicant shall not proceed with the proposed work. The Commission must place in its record the reasons for the denial and will notify the applicant of such determination. Owners, agents and residents may appeal within 10 days from the decision of the commission by filing a "Notice of Appeal" to the Office of the City Clerk of Norman, 201 W Gray Street, Norman, OK 73069 or by emailing your intent to appeal to City Clerk Brenda Hall at [brenda.hall@normanok.gov](mailto:brenda.hall@normanok.gov) In this case the deadline to file an appeal to City Council is May 17, 2018.

Please let me know how you would like to proceed and as always, staff is available to discuss this situation with you.

Sincerely,

Anais Starr, AICP  
Historic Preservation Officer