



# The City of **NORMAN**

201 West Gray • P.O. Box 370  
Norman, Oklahoma • 73070

HH.

HISTORIC DISTRICT COMMISSION  
(405) 366-5332

**RECEIVED**

JUL 10 2014

Krittenbrink Architecture LLC

July 9, 2014

Mark Krittenbrink  
on behalf of Kash and Nina Barker  
Krittenbrink Architecture  
301 W Boyd Street, Suite 200  
Norman, Oklahoma 73069

RE: HDC denial of COA application at 434 Chautauqua

Dear Mark:

The Request for a Certificate of Appropriateness for this address was first heard by the HDC on May 5, 2014 and the Commission voted unanimously to deny the application. On June 24, 2014 an appeal of the denial was heard by the Norman City Council and after consideration of additional information that was provided at the meeting, remanded the application back to the HDC. On July 7, 2014 acting on the behalf of your client, you presented a new proposed elevation in addition to the information provided to the City Council for consideration.

Allow me to restate the Historic District Commission's decision on July 7 regarding your clients' Request for a Certificate of Appropriateness to modify the structure at 434 Chautauqua. Your clients' request as submitted was to make the following alterations to this structure:

- Remove dormer peaks on front elevation
- Continue existing mansard roof with wood shingle siding on second floor in a single plane the full width of the house

This request was modified and presented at the meeting to remove both the dormer peaks and the lower section of the mansard/gambrel roof from the entire front elevation. Once modifications are completed, the roof will be a simple gable roof with continuous fascia and the front elevation will be clad with wood siding.

## **Commission Decision**

On the request to modify the second story front elevation as illustrated in the new rendering that was presented at the meeting, the Commission voted 4-1 to deny the request.

## **Discussion**

Your clients' request was based on an assertion that the proposed modifications would return the house to an earlier form. The Commission denied the request, stating that based on the evidence presented, they did not see proof or overwhelming evidence that the modifications proposed were returning the house to an earlier form.

Commissioners acknowledged that it was possible that 434 Chautauqua had been modified over time, which is common for houses of this age, but any timeline of these changes could not be documented. A Commissioner stated that while some alterations made to a structure are very obvious, thus allowing an approximate date of alteration to be established, but is not possible in this case. The Commissioner went further to state that in those instances, the alterations usually resulted in the structure being designated as a non-contributing structure due to alterations. This house is listed as a contributing resource to the Chautauqua Historic District. Commissioners also stated that the elements on the front elevation that are proposed for modification were character defining features of this structure. They stated that even if these features had been added later, the changes had occurred many decades ago and had acquired their own historic significance over time. Removal of these elements would alter the structure's historic integrity.

Commissioners commented that the structure had been the subject of two historic/architectural surveys conducted in 1988 and 2004 both of which designated it as a contributing structure to the Chautauqua Historic District in its current form. In both of the surveys, both the side gambrel roof and the cross gables are specifically called out as distinguishing features. It is these two features that you are proposing to remove. Staff explained that each of these two surveys was conducted by consultants qualified and approved by the Oklahoma State Historic Preservation Office. Each of these surveys was reviewed by Staff as well as the Oklahoma State Historic Preservation Office for completeness and accuracy.

Several Commissioners referenced the Secretary of the Interior Standards for Rehabilitation, which is Section 1.4 of Norman's *Historic Preservation Guidelines*, which addresses changes to historic buildings over time.

### **Section 1.4 *Secretary of the Interior Standards for Rehabilitation***

**4. *Acknowledge Changes Over Time.*** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

In addition a Commissioner also referenced Section 1.4.5 the Secretary of Interior Standards for Rehabilitation, which is as follows:

### **Section 1.4 *Secretary of the Interior Standards for Rehabilitation***

**5. *Preserve Distinctive Features.*** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

### **Ordinary Maintenance and Repair**

The Applicant discussed the deteriorated condition of the structure due to poor construction methods and design. While there were photographs illustrating open joints and failed paint, there was no specific location or technique called out as a source of water infiltration or insect wildlife damage that would require the proposed substantial modification of the structure to alleviate. Staff commented during discussion that undertaking ordinary maintenance of historic structures often provides opportunities for property owners to correct minor design flaws that have caused deterioration due to water, insect and wildlife damage. These issues can usually be addressed without removing character defining features of the historic structure. A discussion was held regarding the opportunity for the Commission to work with applicants during the construction to allow minor alterations to correct design flaws.

### **Appeals Process**

In light of the Commission's denial of your clients' application for Certificate of Appropriateness on July 7, they have the right to appeal the Commission's decision to City Council. The procedure to file an appeal is described below:

As stated on page 5 of the *Historic Preservation Handbook*:

"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. A copy of the reasons and recommendations, if any, will also be included in the record and forwarded to the applicant. Owners, agents and residents may appeal within 10 days from the decision of the Commission by filing a "Notice of Appeal" 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 July 17, 2014.

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

Sincerely,



Lisa D. Krieg

Grants Planner