

Property Location: 506 S. Lahoma Avenue
Chautauqua Historic District

COA Request: **(HD Case 15-13)** Consideration of a request for a Certificate of Appropriateness for the installation of a garage, additional concrete paving, an 8 foot rear yard fence, 6 foot side yard fence and a covered patio for property located at 506 S. Lahoma Avenue.

Applicant: David Boeck
922 Shculze Drive, Norman, OK 73069

Owner: Blue Lahoma LLC,
Jack Counts, III

A. Background:

- 1. Historical Information:**
2004 Chautauqua Historic District National Registry Nomination Survey states:

This circa 1916 bungalow/craftsman structure is a contributing, two-story, weatherboard single dwelling and it has an asphalt-covered, cross-gabled roof and a concrete foundation. The vinyl windows are single light casement and the wood door is slab with sidelights. The full-width porch has three-quarters, side-gabled roof supported by decorative wood columns and a front gable over the stairs. Other exterior details include a red brick exterior chimney on the south side and a gabled dormer. Decorative details include ribbon windows and triangular knee braces.

Sanborn Insurance Maps:

1925 and 1994 editions of the Sanborn maps both indicate a single primary structure without any accessory structures.

- 2. Property History:**

May 28, 1999 – A COA by Administrative Bypass for the installation of a 6 foot side yard fence was issued.

There are no other COA requests for this property.

3. Project Description:

There are five proposed work items requested in this Certificate of Appropriateness:

- 1) A four car garage structure
- 2) Additional concrete paving for parking
- 3) 8 foot rear yard fence
- 4) 6 foot side yard fence
- 5) A covered patio structure

The owners have recently purchased the house at 506 S. Lahoma and desire a parking garage to park their vehicles. The proposed garage will be a 968 square foot one-story structure with a gabled roof and will be of similar style as the existing primary structure. David Boeck, on the behalf of the owners, has suggested two possible locations for the proposed four car garage. The first location is along the south side property line facing the backyard. The second location would place the garage along the back property line on the west side of the property and would face the interior back yard.

Additional paving is being proposed to be added to the current rear yard parking pad as indicated on the site plan. The additional paving will allow adequate space to enter, exit and turnaround for the garage as well as provide additional parking spaces.

For additional privacy the owner is requesting to install fencing around the rear yard and along the side yard. Currently there is an existing 8 foot brick fence located along the north property line. The applicant proposes to extend an 8 foot wood fence around the remaining rear yard. In addition, the applicant proposes a 6 foot side yard fence along the south property line from the rear of the house to the front edge of the house. In both cases the applicant is proposes to use one of the wood fence configurations listed in the Guidelines Fence Palette.

Finally, the owner desires to replace the existing raised wood deck on the rear of the house with an at grade concrete patio that will be covered with a wood roof structure. The applicant is proposing to place the wood patio cover structure adjacent to the rear of the house where the existing wood deck is currently located. The patio structure will not be attached to the house. As can be seen on the drawings submitted, the wood patio cover is a simple design that will be 19 feet deep and 40 feet wide. It is proposed that the area under the patio structure be a concrete slab.

B. Analysis of Request:

Request Item # 1–Parking Garage:

The ***Historic Preservation Handbook*** addresses the issue in **2.3 Guidelines for Garages & Accessory Structures** with the following:

.5 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.

Unlike many properties in the Chautauqua District this property has never had a garage. The Sanborn Insurance Maps from 1925 and 1944 show only the primary structure on the site. At some point between 1944 and 1995 a small accessory structure was placed along the northeast rear property line. Sometime in recent years that structure was removed. The existing brick and concrete driveway and parking pad was installed prior to the establishment of the Chautauqua Historic District in 1995.

The proposed four car garage will be have similar features of the main structure and will match materials and finishes of the house and therefore will be compatible in materials, features and finishes.

As noted above in the Historic Preservation Guidelines for Garages and Accessory Structures, new garages shall maintain traditional height and proportion of accessory buildings in the district. A review of historic guidelines and garages is necessary in order to help determine if the scale and size are compatible with the principle structure and the district. Staff did a wind shield survey of garages in the Chautauqua District as well as review of the aerial photographs and did not find similar sized garages in the district except for a four car garage located just to the north of this property at 452 S. Lahoma. However, that garage was installed prior to the establishment of the Chautauqua Historic District in 1995. This structure will have a considerably larger footprint than almost all the garages in the district, which are either one or two car garages. The proposed garage is 968 square feet while a traditional one or two car garage found in the Chautauqua District is typically a 400 to 500 square foot structure.

In addition to a review of existing garages, staff reviewed the four COA garage requests approved since the adoption of the 2009 Historic Preservation Guidelines. The two-car garage approved at 319 Castro was a new structure for the property while the garage request at 530 Chautauqua was a replacement request in which a dilapidated historic one car garage was removed and a tandem garage was constructed in the same location. Earlier this year, two more garage requests were approved for 428 and 432 Chautauqua respectively

for two car garage on each property. In all four cases the compatibility of the size of the garage to the property and the district as a whole was carefully considered by the Commission before approval. The fact that the garage requests conformed to the traditional one or two car garage footprint found in the neighborhood was a significant factor in finding for approval by the Historic District Commission.

The applicant has diffused the impact of the size of the structure from the streetscape by the siting and design of the structure. The garage as proposed in both locations will be hidden for the most part by the primary structure. The proposed 8 foot fence and landscaping will also help obscure a clear view of the garage from the front of the house. The applicant has supplied drawings illustrating each proposed garage location from two viewpoints on the sidewalk. According to drawings submitted by the applicant the view of the structure is limited from the street and sidewalk, but the garage can still be seen.

As with previous review of garages, the Historic Preservation Guidelines have less stringent review of items in the rear of a property since it has limited impact on the primary structure and site. The Guidelines encourage the placement of parking structures in the rear of the historic properties in order to limit the impact to the site and the neighborhood as a whole. The placement of the garage along the rear property line is a compatible location while the placement along the side property line may be compatible depending upon the effect of the garage on the property to the south.

While the style, materials and location of the garage are compatible with both the primary structure and the district, the size and scale is not. Though the applicant has designed and sited the garage structure in an appropriate manner, the size is not in keeping with the traditional proportions of accessory structures in the neighborhood. The proposed 968 square foot size of the garage is not compatible and will impact both the principle structure and the Chautauqua Historic District as a whole. A reduction in size of garage width would allow for the garage to be entirely located behind the principle structure eliminating the view from the streetscape and bringing the size of the garage into compatibility with traditional proportions in the district.

Staff Recommendation: Since the garage does not meet the 2.3 ***Guidelines for Garages & Accessory Structures*** in regards to the scale and size, staff recommends denial of the garage as submitted.

Action Required: Motion to approve or reject as submitted the request for a Certificate of Appropriateness for the garage.

Request Item # 2 – Additional Concrete Paving:

The ***Historic Preservation Handbook*** does not specifically have Guidelines for off-street rear yard paving for parking. However, the recommendation section in ***2.4 Guidelines for Sidewalks, Driveways & Off-Street Parking***, addresses off-street parking by stating:

“Trying to make individual properties accommodate as many cars as possible is both unrealistic and contrary to the goals of historic preservation”

This section further states:

“In historic districts, new paved areas should never directly abut a principal site structure, significantly alter the site topography, or overwhelm in area the residential, landscaped character of a backyard.”

If the garage is approved, additional pavement would be required in order to provide access to the garage doors. Currently, the pavement on the site is approximately 2,632 square feet. The proposed additional paving (paving that is not covered by a structure) would add 1,018 square feet of paving, all of which would be located in the rear yard. Not all of the additional paving requested appears to be necessary to access the garage. If the garage and patio are approved, the amount of paving approved should be limited to what is necessary to access the garage. Currently the existing parking pad allows for the parking of three cars, which is more than typical of what is found in the district. If the garage is not approved, the paving requested for the rear yard would not be compatible with the character of this backyard or the district and would overwhelm the backyard.

Staff Recommendation: Staff recommends denial of the additional parking if the garage is not approved. Staff recommends if the garage is approved that only the parking needed to provide access to the garage be approved.

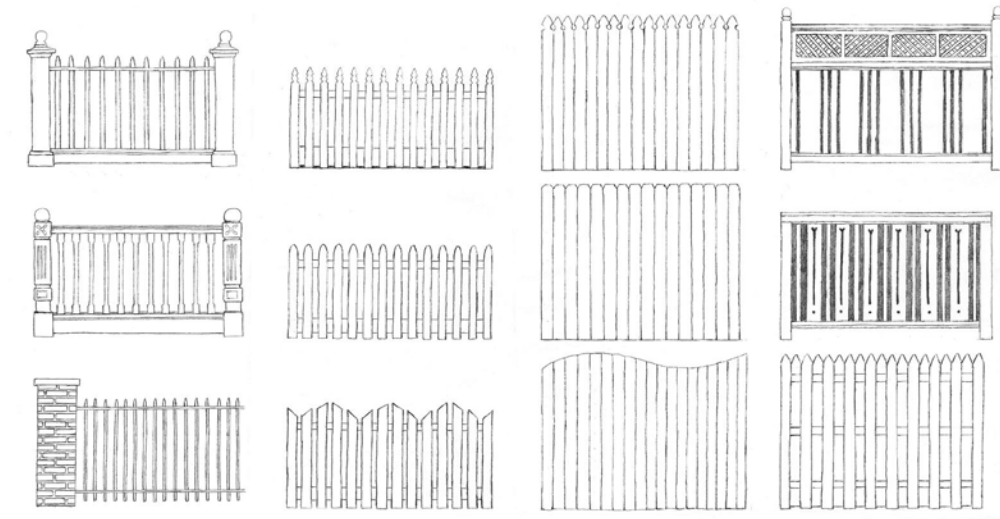
Action Required: Motion to approve or reject as submitted the request for a Certificate of Appropriateness for the additional paving.

Request Item # 3 – Fence in Rear Yard:

The ***Historic Preservation Handbook*** addresses the issue in ***2.5 Guidelines for Fences and Masonry Walls*** with the following:

.6 Rear Yard Fences. Rear yard fences of up to 6 feet in height may be approved by Administrative Bypass. Rear yard fences taller than 6 feet require a COA. Rear yard fences taller than 8 feet are prohibited by the Norman Zoning Ordinance. See Glossary for definition of rear yard.

Fences over 8 feet in height require review by the Historic District Commission in order to ensure that the fence will not impact the historic structure or district due to location, materials, design, and/or scale. As proposed the fence will have limited visibility from the front streetscape due to its location and existing landscaping. The applicant proposes to utilize one of the wood fence designs from the palette of fence designs found in the Historic Preservation Guidelines (page 32).



While the proposed fence is taller than a majority of fences in the Chautauqua Historic District, its scale is softened by the substantial two story house and the location of the fence being limited to the rear yard. It should be noted that a 8 foot rear yard wood fence was approved by the Historic District Commission in May of this year for 642 S. Lahoma. Previous to that an 8 foot fence was approved at 639 S. Lahoma in 2012.

Staff Recommendation:

Staff would recommend the approval of this request for a Certificate of Appropriateness for a rear yard 8 foot wood fence to be selected from the palette of fence types.

Action Required: Motion to approve or reject requested Certificate of Appropriateness for an 8 foot wood fence to be selected from the palette of fence types found in the Historic Preservation Handbook.

Request Item # 4 – Fence in Side Yard:

The ***Historic Preservation Handbook*** addresses the issue in **2.5 Guidelines for Fences and Masonry Walls** with the following:

.5 Side Yard Fences. Side yard fences of up to 4 feet in height may be approved by Administrative Bypass. Side yard fences taller than 4 feet require a COA. Side yard fences taller than 6 feet are prohibited. See Glossary for definition of side yard.

The applicant intends to erect a side yard fence from the rear of the house to the front edge of the house along the south property line to provide additional privacy. The fence will be a wood fence selected from the palette of wood fence styles listed in the Guidelines, as noted above. The Historic Preservation Guidelines require review by the Historic District Commission for fences over 4 feet in height in the side yard in order to ensure that the fence will not impact the historic structure or the district due to its location, materials, design, and/or scale. A consideration when reviewing a request for a side yard fence is whether the new fence creates a barrier for the adjacent neighboring house. In this instance the fence will be located along the garage and driveway of the neighboring property to the south. This is a compatible location with other fences in the district.

Staff Recommendation:

Staff would recommend the approval of this request for a Certificate of Appropriateness for 6 foot side yard fences.

Action Required: Motion to approve or reject requested Certificate of Appropriateness for a 6 foot fence in the side yards as submitted.

Request Item # 5 – Covered Patio:

The ***Historic Preservation Handbook*** does not have specific guidelines for patios. However, the proposed 760 square foot wood patio structure warrants review under one of the Handbook's set of guidelines. A review of the Guidelines reveals that the proposed structure's function is similar to that of a deck and therefore, the proposed wood patio cover structure will be addressed by **Section 4.1 Guidelines for Decks** which states the following:

.1 Protect Historic Fabric of Structure. Locate and construct decks so that the historic fabric of the primary structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.

The proposed wood patio cover structure will not be connected to the house and will not obscure any character defining features of the house located on the rear of the house.

.2 Choose Inconspicuous Locations. Introduce decks in inconspicuous locations, usually on the building's rear elevation and inset from its rear corners, where the deck will not be visible from the street. Decks on corner properties will be reviewed on a case-by-case basis.

The proposed wood patio cover structure will be located on the rear elevation as required by the Guidelines. However, the patio will extend approximately 15 feet beyond the southwest rear corner of the house and will be visible from the street. This does not meet the Guidelines for locating the patio inconspicuously. An elimination of the 15 feet of width that extends beyond the side of the house would allow the patio to meet the guideline.

.3 Deck Design Should Reflect Building Design. Design decks and their associated railings and steps to reflect the materials, scale, and proportions of the building.

The proposed wood patio cover structure will be a simple design that will be of similar materials as the primary structure and is compatible to the principle structure. While a 760 square foot patio is a large patio, the addition of a cover significantly increases the mass making it out of proportion for this yard. The scale and proportions of the wood patio cover structure as mentioned above would need to be scaled down to bring it into compatible size with this house and the district.

.5 Align Deck with First Floor Level. Decks shall generally be no higher than the building's first-floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirtboards, lattice, or dense evergreen foundation plantings.

The proposed wood patio cover structure will be lower than the first floor of the primary structure which helps reduce the mass of the structure and the visibility from the front of the house, thereby reducing the impact to the structure and the district.

.6 Preserve Significant Building Elements. It is not appropriate to introduce a deck if doing so will require removal of a significant building element or site feature.

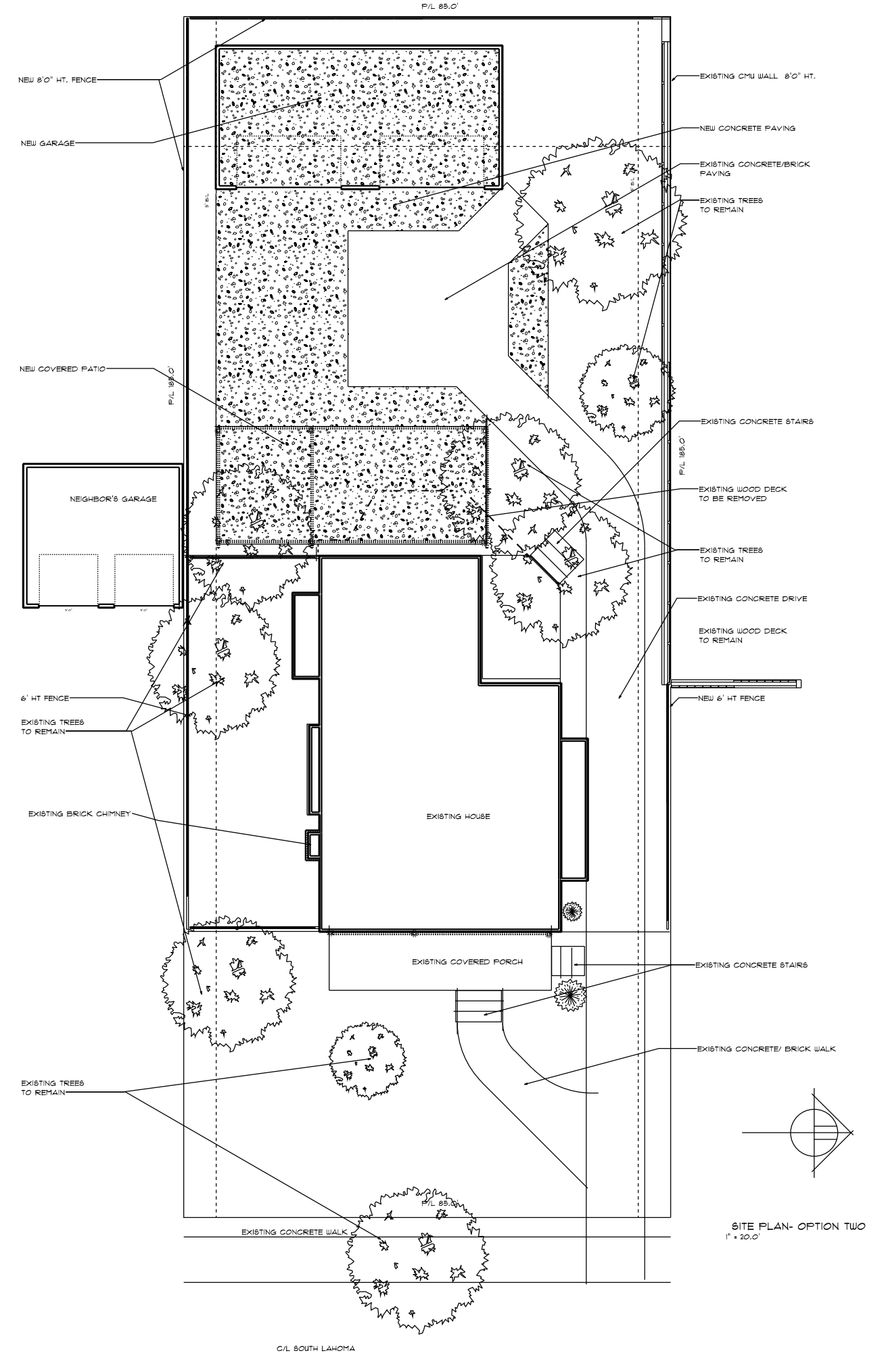
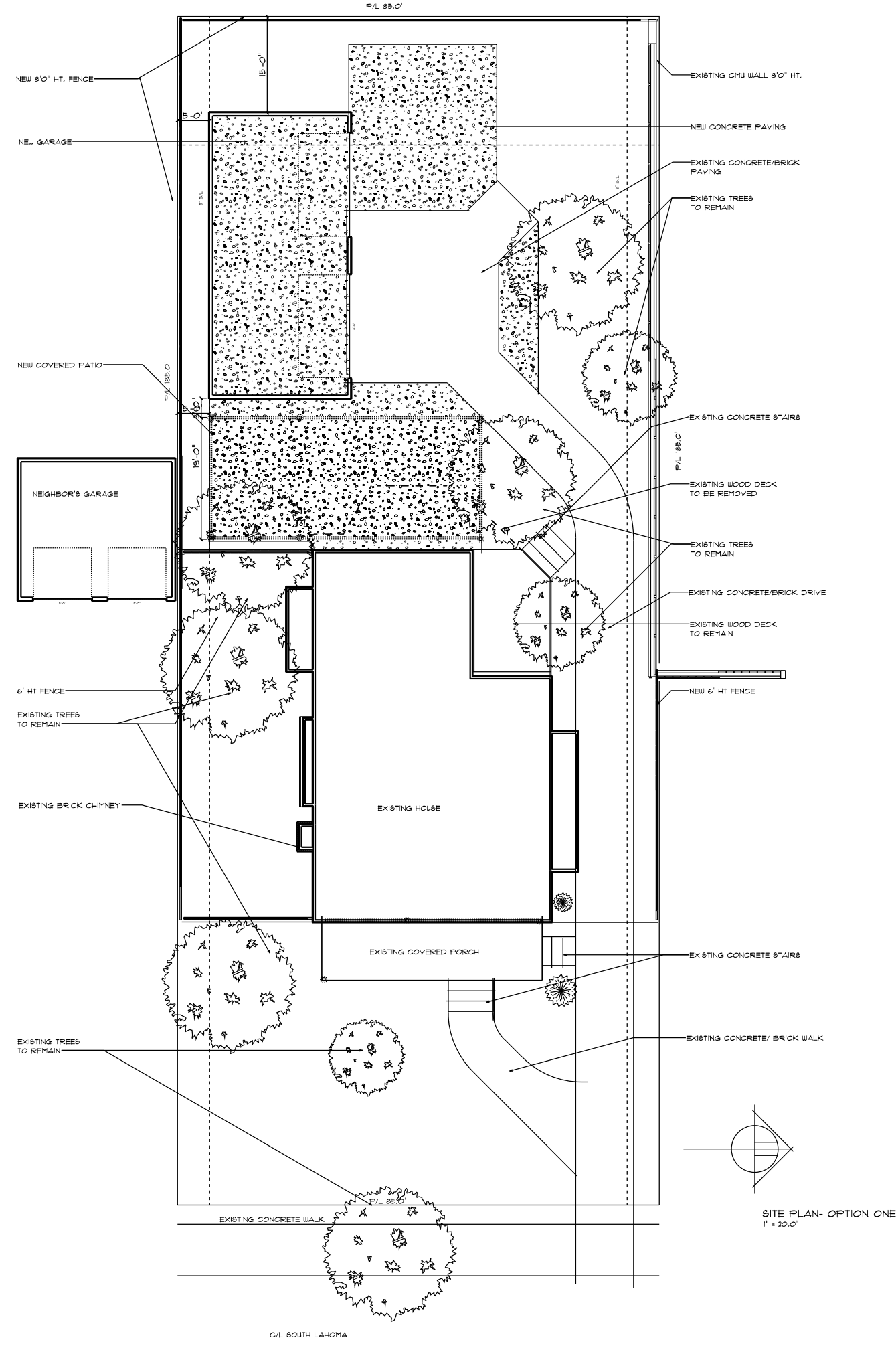
The applicant is proposing to replace the existing deck with the proposed wood patio cover structure adjacent to the principle structure. The proposed structure will not be connected to the house.

.7 Decks May Not Detract from Overall Character. It is not appropriate to introduce a deck if the deck will detract from the overall historic character of the building or the site.

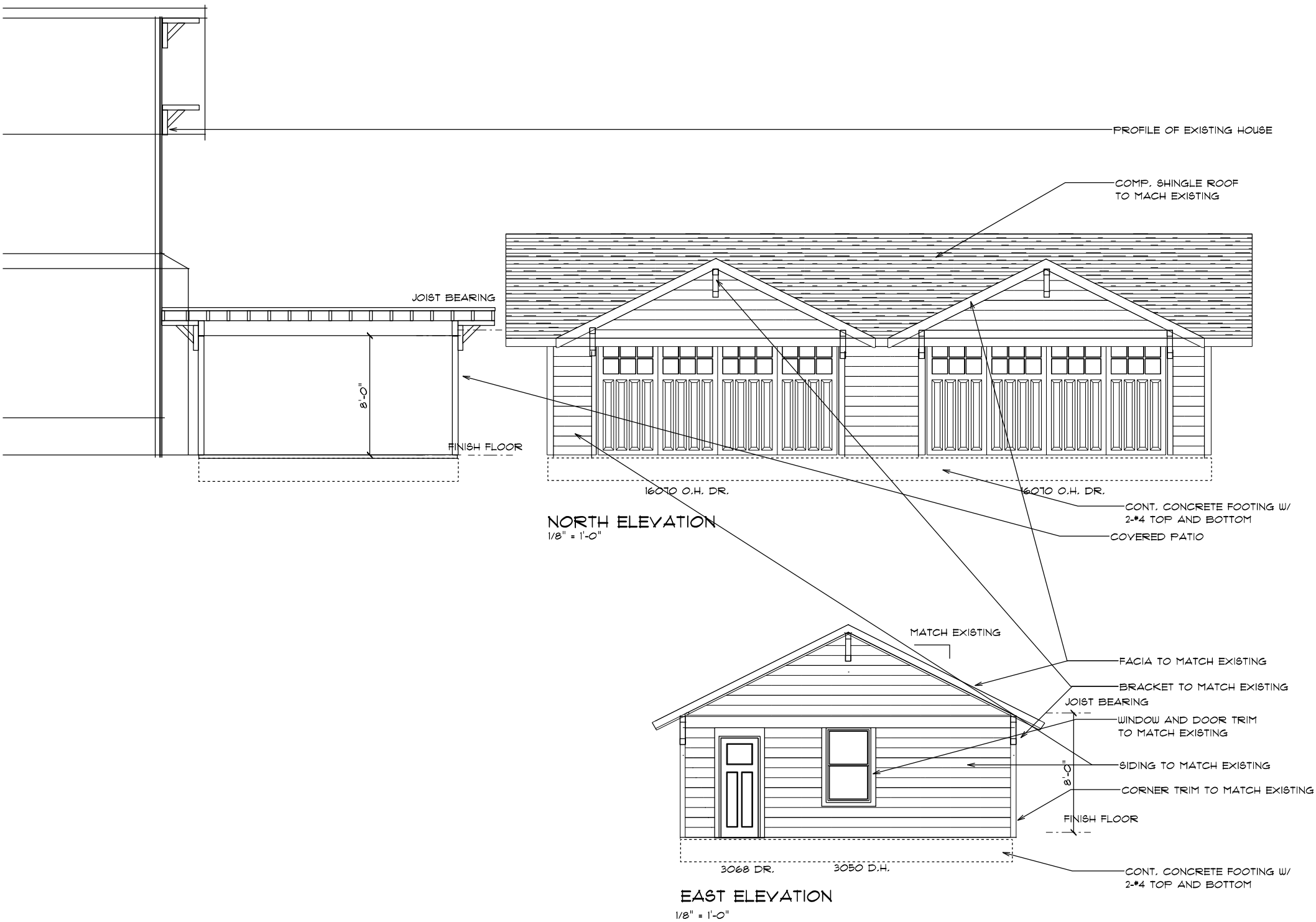
If the wood patio cover structure was reduced in size by eliminating 15 feet of width as suggested above, it would then be compatible in size and would not detract from the overall character of the building, site or district. In addition, as mentioned earlier in the staff report, concrete paving should not abut the principle structure and it is recommended that a more pervious hardscape surface should be used such as pavers or flagstone. Since the purpose of this wood patio cover structure is for an outdoor living space a barrier that would delineate the patio area should be installed. This would prevent the patio from becoming another parking area and give this space a more appropriate residential outdoor living space feel. These alterations would help prevent the proposed wood patio cover structure from detracting from the character of the site.

Staff Recommendation: Since the wood patio cover structure does not meet the Section ***4.1 Guidelines for Decks*** in regards to the scale, and size, staff recommends denial of the wood patio cover structure as submitted.

Action Required: Motion to approve or reject requested Certificate of Appropriateness for a wood patio cover structure as submitted.



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GARAGE AND COVERED PATIO ADDITION	
506 SOUTH LAHOMA	
NORMAN, OK 73069	
JOB NO.	SHEET
A 1.0	



PHOT OF HOUSE TO INDICATE THE MATCHING COMPONENTS WHICH INCLUDE:
WINDOWS
WINDOW AND DOOR TRIM
SIDING
CORNER TRIM
BRACKETS
FASCIA
ROOFING

GARAGE AND COVERED PATIO ADDITION

506 SOUTH LAHOMA
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DATE: 7-19-2015
REVISION DATES:

DRAWN: D. BOECK

JOB NO.

SHEET

A 3.0

PROFILE OF EXISTING HOUSE

COMP. SHINGLE ROOF
TO MACH EXISTING

FACIA TO MATCH EXISTING

BRACKET TO MATCH EXISTING

WINDOW AND DOOR TRIM
TO MATCH EXISTING

SIDING TO MATCH EXISTING

CORNER TRIM TO MATCH EXISTING

JOIST BEARING

FINISH FLOOR

CONT. CONCRETE FOOTING W/
2-#4 TOP AND BOTTOM

SOUTH ELEVATION

1/8" = 1'-0"

COVERED PATIO BEYOND

MATCH EXISTING

FACIA TO MATCH EXISTING

BRACKET TO MATCH EXISTING

JOIST BEARING

SIDING TO MATCH EXISTING

CORNER TRIM TO MATCH EXISTING

WINDOW AND DOOR TRIM
TO MATCH EXISTING

FINISH FLOOR

CONT. CONCRETE FOOTING W/
2-#4 TOP AND BOTTOM

WEST ELEVATION

1/8" = 1'-0"

BUILT-UP ROOF ON
RIGID INSULATION ON
3/4" PLYWOOD DECKING ON
2X 12 ROOF RAFTERS

BRACKETS TO MATCH EXISTING

GANG-LAM. BEAMS

6X6 CEDAR POSTS

COVERED PATIO ELEVATION-EAST/WEST

1/8" = 1'-0"

DATE: 7-19-2015
REVISION DATES:
DRAWN: D. BOECK

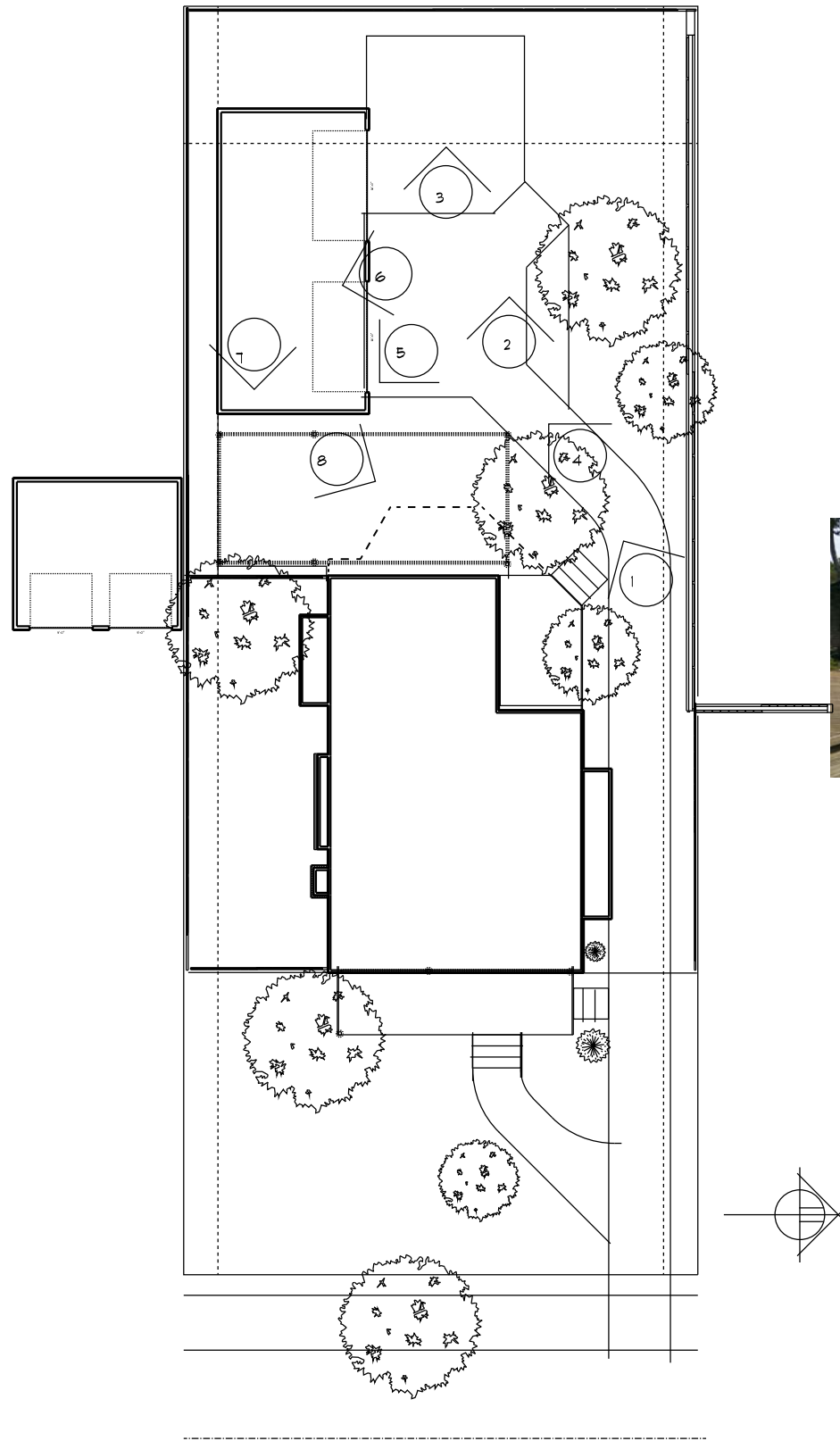
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GARAGE AND COVERED PATIO ADDITION
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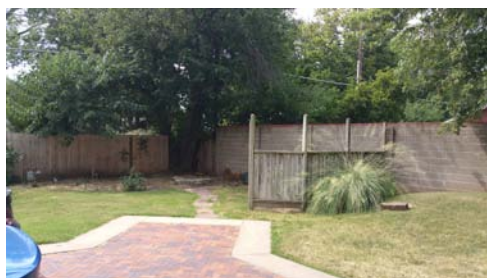
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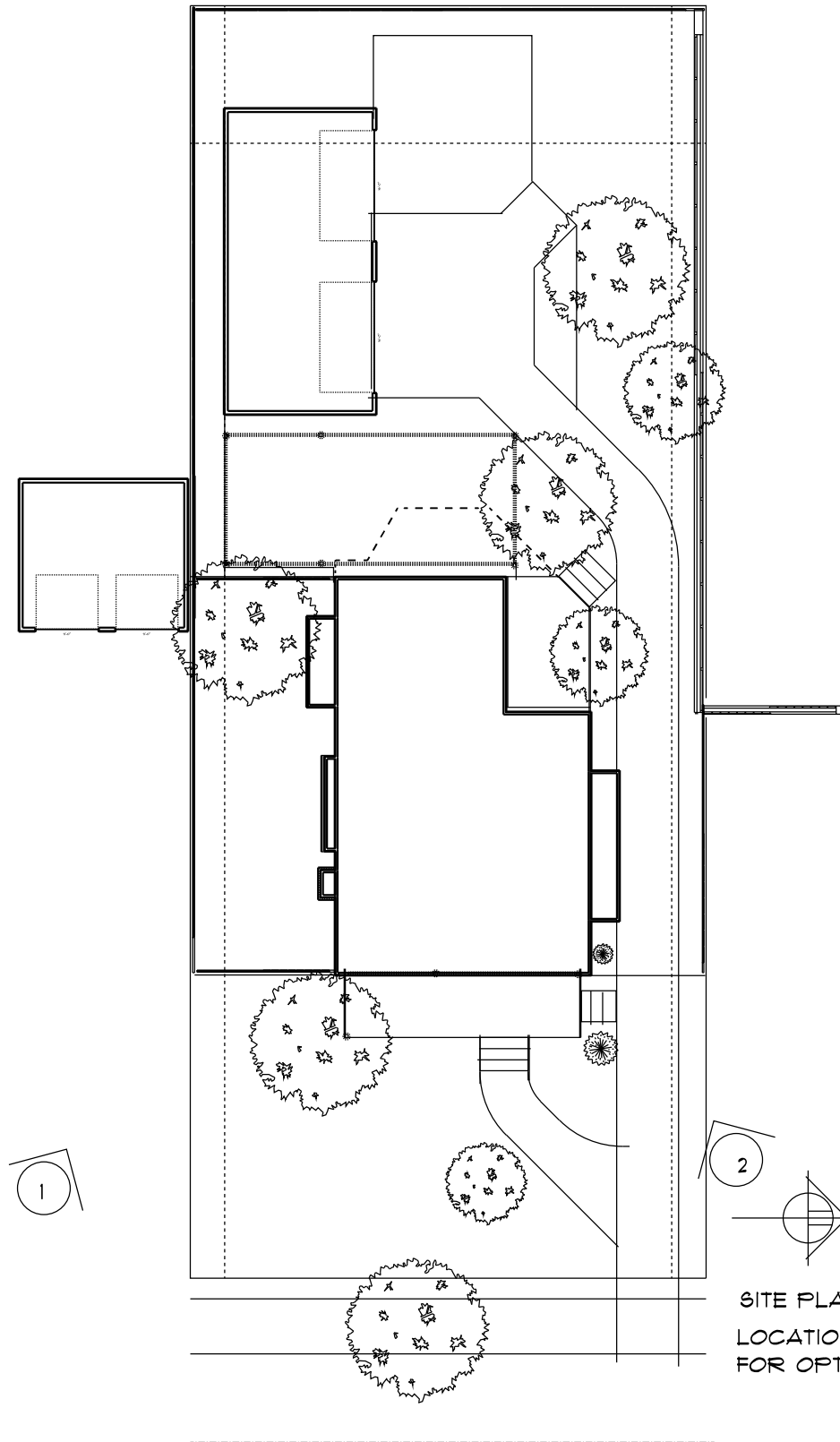
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7



8



SITE PLAN
LOCATION OF SKETCH RELATING TO VIEW FROM STREET
FOR OPTION ONE



GARAGE AND COVERED PATIO ADDITION
506 SOUTH LAHOMA
NORMAN, OK 73069

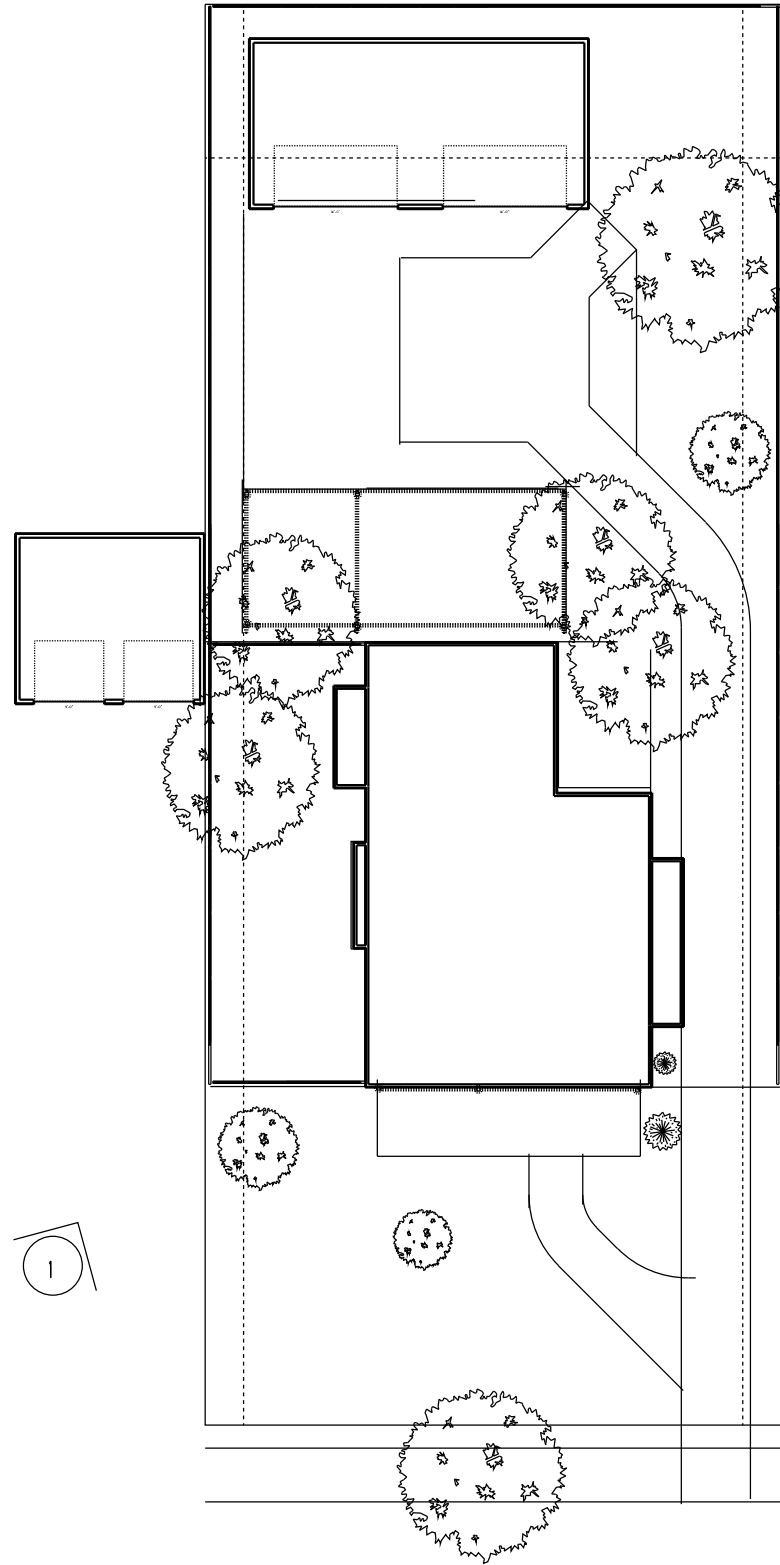
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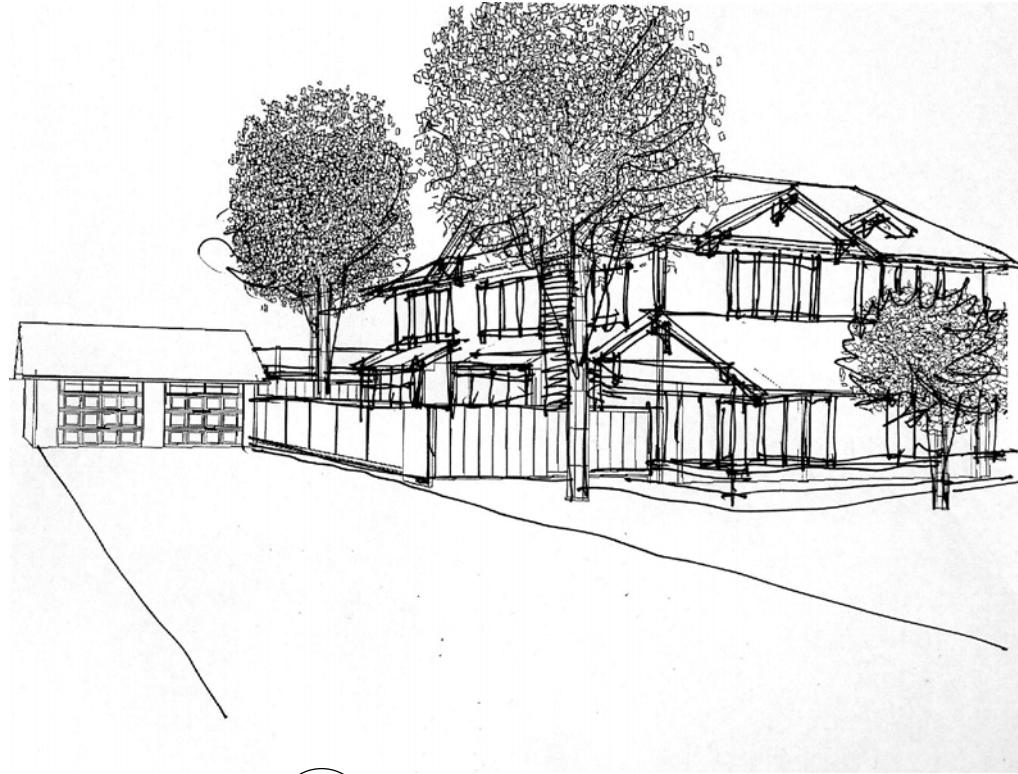
SHEET

A 6.0



SITE PLAN

LOCATION OF SKETCH RELATING TO VIEW FROM STREET
FOR OPTION TWO



JOB NO.

SHEET

A 6.1

GARAGE AND COVERED PATIO ADDITION
506 SOUTH LAHOMA
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