

**HISTORIC DISTRICT COMMISSION
MINUTES OF**

October 5, 2015

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on October 5, 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 Bill Hickman Russell Kaplan Loy Macari Chesley Potts Neil Robinson Scott Williams
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MEMBERS ABSENT:	David John
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STAFF MEMBERS PRESENT:	Anaïs Starr, Planner II Jolana McCart, Admin Tech IV Susan Connors, Planning & Community Development Director
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GUESTS:	Dave Boeck, Architect See Attached list
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Item No. 2, being: Approval of the Agenda.

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

Item No. 3, being: Approval of Minutes from the September 14, 2015 Regular Meeting.

It was noted that on page 3, an address was listed as 536 S Lahoma and should read 506 S Lahoma.

Motion by A Eddings for approval of the minutes as amended; **Second** by C Potts. All approve.

Item No. 4, being: (HD Case 15-14) Consideration of a request for a Certificate of Appropriateness for the removal of a non-original addition and installation of a screened porch on the rear of the house for the property located at 311 E Keith Street.

A Starr gave the staff report. Marielle Hoefnagels, applicant, was present to answer questions.

With the addition being non-original and the removal having no bearing to the historic character of the house, and the screened porch being located discreetly in the rear, the Commission aired no objection to the application as submitted.

Motion by S Williams for approval of the application as submitted; **Second** by L Macari. All approve.

Item No. 5, being: (HD Case 15-16) Consideration of a request for a Certificate of Appropriateness for the removal of the existing rear porch structures and for the installation of a carport, driveway pavers, rear parking pad and rear covered deck for the property located at 710 S. Lahoma Avenue.

A Starr gave the staff report; Stan Berry, applicant representative, was present to answer questions.

Mr. Berry stated that while staff referred to the paved area as a “parking pad”, it was actually a “turn around space”.

The Commission agreed to break this application into four parts for ease of discussion:

1. Installation of a carport;
2. Installation of driveway pavers;
3. Installation of parking pad and
4. Removal of an existing rear porch and installation of a covered deck

1) Carport:

It was noted that carports have been approved by the Commission in the past. The structure will be comprised of wood and will be located in the rear yard.

Motion by R Kaplan to approve the carport as submitted. **Second** by S Williams. All approve.

2) Paver infill of the ribbon driveway:

It was noted that the paver infill of the ribbon driveway will not change the dimensions or location of the current driveway and the style is compatible with the District.

Motion by C Brewer to approve the paver installation as submitted. **Second** by C Potts. All approve.

3) Installation of parking pad:

L Macari stated that she would like to see a new design that moved the patio closer to the house, as long as there is a safe turning radius, and contingent that the material be something that is permeable and not concrete.

C Brewer added that as he did not agree with the staff report in that the requested back up space was too large, but that a new design should not be any larger than what is currently submitted.

Motion by L Macari moved to continue the parking pad application for want of a new design.
Second by B Hickman. All approve.

4) Removal of existing rear porch and installation of a covered deck:

S Williams stated that he felt the submitted design was awkward and looked rather like an added on shed. He felt that a gabled roof would be a better solution. S Berry stated that the design was to allow the applicant to come back at a later time to possibly add a second story addition without spending a lot of money now to add outdoor space.

Staff pointed out that the structure was non-contributing and that the addition was at the rear.

Chair Robinson said that he could understand S Williams's statements on the design, but due to the size and being at the rear of the structure he could support the current design. He did state that the current design made it difficult to get into the basement safely.

Motion by C Potts moved to approve the covered porch as proposed. **Second** by B Hickman. The motion passed with a vote of 7-1, with S Williams voting against.

NOTE: (In the preparation of the minutes it was noted that the demolition of the small structures that exist on the rear of the house was not addressed in the meeting nor mentioned in the application, only in the staff report. Thus the "as proposed" does not cover the demolition. This part of the application will need to return to the Commission next month for clarification.)

Item No. 6, being: (HD Case 15-17) Consideration of a request for a Certificate of Appropriateness for the installation of a garage, concrete paving, a covered patio and an 8 foot connecting fence from the rear of the house to the south property line for the property located at 506 S. Lahoma Avenue.

A Starr gave the staff report; Dave Boeck, architect for the project, was present to answer questions.

Concerns expressed by the Commissioners to the applicant's architect included:

1. Stairs from the patio to the parking area.
2. Upper area of the patio touching the house.

Audience speakers:

Becky Patten – 512 S Lahoma (south of the proposal)

Ms. Patten stated that she preferred Option 2, with the garage in the center section of the back yard but reducing its size from 638 square feet to the 400-500 foot range. Placing shrubs at the end of the turnaround to discourage parking in the yard would improve it.

She further stated that Option 1 fails to heed the Guidelines in that historic districts are not well suited to accommodate the modern focus on cars and that a backyard should not be a parking lot. Families typically used their back yards for recreation rather than parking. The proposal to pave almost half of a back yard warrants the same thoughtful scrutiny the Commission applied to the original application.

She said that Option 2 has about 1/3 less paving than Option 1 and that Option 1 would cover the back yard by 44%. Option 2 covers 29%. Option 1 has the unpaved area broken up with the principal grass area separated from the house by a solid expanse of concrete. Option 2 provides two continuous patches of grass, one on the south and one on the west side of the lot. Option 1 violates the guideline's requirement that a driveway be located on one side of the house at the edge of the lot.

She said that the Commissioners had (at last month's meeting) expressed the preference that the back yard features not extend beyond the south side of the house. While the patio was reduced by 15 feet on the south side of the house, Option 1 puts the garage squarely in the same space as the former patio extension. The garage now extends at least 15 feet south of the south edge of the house.

In regards to the fencing, she stated that the addition of an 8 foot fence running north and south will close off the view from the street, without actually hiding the structure it was meant to cover.

She asked that the Commission act on the proposal in ways that will protect the possibility of preserving the property for single family residential use in the future.

Mike Buchanah – 515 S Flood (behind subject property)

Mr. Buchanah stated concerns about the run-off water if Option 1 is approved.

Lynette Lobban – 403 Briarwood (lived at 506 S Lahoma for 17 years)

Ms. Lobban stated that Option 1 has too much paving. Option 2 is more conducive to families. She said that the neighborhood is an organic mix of people. She said that while students living in the area have been mentioned, she did not feel this is what is upsetting people. She said that it is people moving into the District without following the rules of the District. She said that you can't have an enormous garage in the middle of the yard. The deck being brought down to driveway level opens the area up to more parking. Why would 3 boys need that much parking?

She aired a concern about protecting the trees.

She thinks that we need to ask ourselves if we are committed to preserving the neighborhood. If not following the codes and zoning, why have a historic neighborhood. Enforce the codes to preserve the historic neighborhood. The first place is to preserve the neighborhood for the future. It is not just the house, but the drives, fences, etc. She asked the Commission to be careful what they did today because it will change the neighborhood for all times.

Steve Ladner – 501 S Lahoma

Mr Ladner stated that they have always lived amongst students, but it has been 2 or 3. This location has been run as a business, a boarding house or bed and breakfast. In the 30 years he has

lived here he has never seen the need for an 8 foot fence. He asked if the Commission has the jurisdiction for this. By the owners own admission there are 7 boys living there now plus 2 or 3 girls. They are out of compliance with the City ordinances. He asked if the Commission wanted to make modifications that would be irreversible. He said that the property was almost like an OU annex. He asked if the Commission had the jurisdiction when the property owners are out of compliance with the City. He felt that if nothing else, they need a special use permit before anything else is allowed to be done with the property.

Chair Robinson stressed that the Commission was not a zoning board. They have no jurisdiction when it comes to zoning.

Mark Ury – 618 S Lahoma

He said that it took 3 years for him to find the house he wanted in the historic district. What he really enjoys is the trees. When he looked into constructing a new garage, two specialists said that his tree would die. The paving proposed would probably kill a tree and he opposes both plans. He felt that they are out of compliance with the Guidelines. It is known that they want to run a housing facility for fraternity people. He said that this is not what this is for.

Commissioner discussion began.

The proposal was broken into 4 segments for ease of discussion:

1. Installation of a two-car garage.
2. Installation of concrete paving required for Plan 2 turn around.
3. Installation of an 18 foot long x 25 wide covered patio structure.
4. Installation of an 8-foot fence connecting fence from the rear corner of the house to the south property line.

1) Installation of a two-car garage:

C Brewer asked if the square footage of the garage was the same on both options. A Starr said yes. And the paving is the same except for approximately 120 square feet.

R Kaplan said that the request for a 2 car garage is reasonable. He said that he would like to see the garage on one side but not at the expense of 2 trees and at the removal of the existing paving.

A Starr said that the Commission has not asked applicants to rearrange their back yards in the past, as in removing the current paving.

C Potts asked if the drive could be curved to avoid the trees and put the garage on the north side. D Boeck said that it would be manageable, but would be more for leaving what is already there.

S Williams said that the last time he did not feel that the 4 car garage was appropriate but reducing down to a two car garage and the explanation of using the current driveway configuration, he felt that Option 1 is the more elegant option of the two.

B Hickman said that he could not support Option 2 and removing the trees. He was uncertain about his feelings towards Option 1, but could consider this since the concrete is already there.

But it needed to be made clear that this is a unique thing that they were approving due to the existing paving.

L Macari said that it would be setting precedent when a driveway swings all the way across the yard to the side of the lot and adding a garage. She would like to see a Plan 3 that has Plan 2 with less pavement and is there a way to save the trees and berm and setting the garage further back.

A Starr said that by moving the garage would be adding more paving.

L Macari said that the paving doesn't need to be the width of the garage starting at the house. It could be a one way opening at the end. She suggested moving the garage 3 feet further to the south.

Chair Robinson stated that the existing pavement was for a particular garage location. The issue to grasp is that if the Commission is allowing the garage to go into the original location due to the pavement, then it is going to be of a different nature than the homes in the area. But that's the decision to be made.

A discussion was held on the accuracy of tree positions shown on the drawings. It was determined that the drawings were inaccurate.

Motion by L Macari to continue the garage application to a new plan that could be made to take into account that the drawings are not correct. But if there is not a tree that would be harmed and if the drawing is correct and there is a tree, that it be brought a little bit out and if possible all the paving to the left of that be removed also. **Second** by R Kaplan.

C Brewer said that the original plan showed a 4 car garage at 968 square feet and now the 2 car garage is 638 square feet. There is a 50% reduction in cars but only a 34% reduction in garage size. The Guidelines ask if the footprint is under 500 square feet. The size is a concern. While this does not have to be a hard rule, the garage could be smaller.

He further stated that they should not be focusing on the existing paving. That is not historically significant but what we approve will be. He said the focus should be on the garage.

S Williams said that the trees need to be shown accurately on the drawings that includes the number of trees and their locations.

C Brewer said that he would also like to see the pavement reduced as much as possible.

A vote was taken on the motion and was unanimous for a new site plan to be submitted.

2) Paving:

Motion by B Hickman to continue the paving application to correspond with the previous motion. **Second** by C Potts. All approve.

3) Patio

S Williams said that he had concerns about the stairs. He would like to see what the patio is going to look like. The plans are not showing the same details. The roof/gutter looks too close to the house. If the patio was moved further out it would allow greenspace between the patio and the house.

B Hickman pointed out that the patio and garage drawings are different. He is concerned about the 18 foot depth. He wanted to see exactly how much of the yard is being paved and would like to see some degree of separation.

Motion by B Hickman to continue the patio application to afford the applicant an opportunity to revise the drawing to make them consistent as to the roof line and patio configuration relative to any additional revisions to the driveway and garage. **Second** by S Williams.

C Potts said that she was hearing that the 18 feet was too wide?

B Hickman said that the concern should be the space between the drive concrete and the patio to be installed so that there is ample greenspace so there isn't a chance of more parking.

A vote was taken on the motion. All approve.

4) Fence:

C Robinson pointed out that this was for an 8 foot fence from the rear of the house to the south fence line. While an 8 foot fence was approved last month, this section was not included in the motion.

Motion by S Williams for approval of the fence as submitted. **Second** by R Kaplan.

C Brewer was not in favor of the fence as originally approved but since it was, tying in makes sense.

Chair Robinson said that he felt that the 8 foot fence in front is too much. It does not fit in with the neighborhood. It doesn't really offend the Guidelines, but too much for the front. He could approve a 6 foot fence.

C Potts said that since the fence is at the back of the house, she could approve it. You would still be able to see the full length of the house.

A vote was taken on the motion, which passed with a vote of 6-2, with B Hickman and L Macari voting against.

Item No. 7, being: Staff report on active Certificate of Appropriateness since September 14, 2015 and consideration of six month extension requests.

Updates on approved active Certificates of Appropriateness:

- **549 S Lahoma** – The attorneys have filed a request for clarification on the judge's ruling.
- **410 Peters** – Owners hope to hire a contractor to finish this project soon.
- **322 Alameda** – Waiting on window installation.
- **415 S Lahoma** – Project is complete.
- **415 ½ S Lahoma** – Still waiting on demo work.
- **428 Chautauqua** – Still waiting on locating the house on its footings.
- **432 Chautauqua** - Project contingent upon house relocation at 428 Chautauqua.
- **642 Chautauqua** – Work has not begun on the fence on the north & west property line.

There were no extensions requested.

Item No. 8, being: Staff report on projects approved by Administrative Bypass since September 14, 2015.

620 Miller Avenue – 6' rear and 4' side yard fence.

Item No. 9, being: Staff Report on Certified Local Government (CLG) Grant.

Three proposals were received for the Wetzler survey. Selection should be made by the end of the week. Planning for the fall speaker (November 13th and 14th) is continuing.

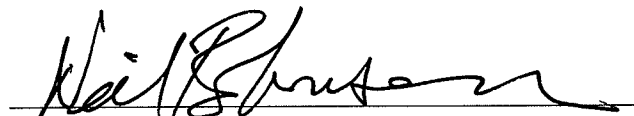
Item No. 10, being: Announcements

There were no announcements.

Item No. 11: Adjournment

The meeting was adjourned at 9:15 p.m.

Passed and approved this 2nd day of November 2015.


Chair Neil Robinson

Historic District Commission

10/5/2015

1 Nolan R. Kelly

2 Vicki I. Dollarhide

3 David Dollarhide

4 Caryn Record Buchanan

5 Michael W. Buchanan

6 Kevin P. Jones

7 Marvin York

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Historic District Commission

10/5/2015

1 George W. Pettyjohn

2 Lynn Pettyjohn

3 Patti Stricklin

4 David Stricklin

5 DAVE BOECK

6 Marielle Hoefnagels

7 Jayne Crompton

8 Mark Mills

9 Doug Gaffin

10 Kathryn Calverley

11 Steve Calverley

12 Jeremy Hadner

13 Depton Jack

14 Roger Michalski

15 Becky Patten

16 Susan Magee

17 Lee & Rick Hall

18 Madeline Camp

19 Jim Janssen

Historic District Commission

10/5/2015

1 20 D. Kamps, Jr.

2 Elizabeth Knowlton

3 STAN FERRY

4 MIKE MONTGOMERY

5 Cathie Hicks

6 Elaine Boyd

7 Susy Calverley

8 Lyttel Lobban

9 Mia Lobban

10 Mark Yeary

11 Cheryl R. Berry

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