



The City of NORMAN

201 West Gray • P.O. Box 370
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HISTORIC DISTRICT COMMISSION
(405) 366-5332

September 15, 2015

David Boeck
922 Schulz Drive
Norman, Oklahoma 73069

RE: Historic District Commission Decision on Certificate of Appropriateness at 506 S. Lahoma

Via email

Dear Mr. Boeck:

This letter formally summarizes the Historic District Commission's decision made on Monday, September 14, 2015 regarding your application for Certificate of Appropriateness (COA) at 506 S Lahoma. Your client's request was split into five parts by the Commission as follows:

- 1) Installation of a four car garage
- 2) Installation of additional concrete paving for parking
- 3) Installation of an 8 foot rear yard fence
- 4) Installation of a 6 foot side yard fence
- 5) Installation of a covered patio

Commission Decision

Garage

The Commission voted unanimously to deny the request for the installation of a four car garage as submitted at 506 S. Lahoma Avenue because the proposal failed to comply with the ***Historic Preservation Handbook, Section 2.3 Guidelines for Garages & Accessory Structures***, in particular the following section:

2.3.5 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.*

The Commission found that while the design, height, materials and finishes met this guideline, they found the size of the garage to be out of proportion and scale for this property and the district. The Commissioners stated that reducing the size of the garage to a traditional two-car garage would be appropriate to the District and meet the Guidelines. In addition, the Commission debated whether the location of the garage should be adjacent to the existing parking pad or if it should be located at the end of the driveway. Some Commissioners felt that the placement of garage should be with the existing pad in order to reduce the amount of pavement in the rear yard, while others felt that in order to meet the

traditional location stated in the Guidelines that the garage should be placed at the end of the driveway or at the rear of the property.

Additional concrete paving for parking

The Commission voted unanimously to deny the request for the installation of additional concrete paving in the rear yard at 506 S. Lahoma Avenue because the proposal did not meet the intent of the **Historic Preservation Handbook**. Specifically, the **Historic District Guidelines Section 2.4 Guidelines for Sidewalks, Driveways & Off-Street Parking**, which states the following about off-street parking:

“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.”

Commissioners found the amount of paving proposed was not proportional for the property and overwhelmed the landscape character of the backyard. To meet the Guidelines for off-street parking, the Commissioners recommend minimizing the amount of additional paving to only what is necessary to access the garage and to provide turn around space.

8 Foot rear yard fence

The Commission voted 6 to 2 for approval of the 8' fence along the rear property line and the south side property line up to the back edge of the house with two conditions that the fence abut the south property line and that the Commission strongly encouraged that the tree in the northwest corner of the yard not be removed.

6 foot side yard fence

The Commission voted 7 to 1 not to approve the requested 6 foot side yard fence but instead approve the placement of a 4' fence in the side yard along the north and south property line to the front edge of the house. In addition a 4' connecting fence from the south property line to the front southeast corner of the house was approved as was the existing 6' fence along the south side property line to remain or be replaced with a 6' fence in the same location.

Covered patio

The Commission voted unanimously to deny the request for the installation of a covered patio as submitted because the proposal failed to comply with the **Historic Preservation Handbook, Section 4.1 Guidelines for Decks**, in particular with the following:

.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.

.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.

The Commission stated that the 15 feet of the patio that extended from the rear of the house into the side yard made the patio visible from the front streetscape and therefore did not meet the Guideline.

The Commission found that the size of the covered patio was overwhelming and detracted from the overall character of the property. In addition, the Commission expressed concern that the patio as proposed could be used for additional parking in the future which would impact the character of the property. The Commission made the following recommendations for re-designing the covered patio in order to meet the Guidelines:

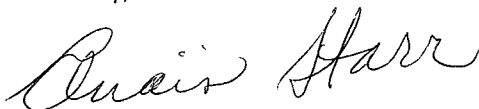
Reduce the width of the covered patio by 15' in order to make it the same width as the rear of the house, provide an alternate hardscape such as pavers for the patio surface, and provide a definite means to delineate the patio so that it cannot be used as a parking surface.

Appeal Process

You have the right to appeal this decision to the City Council. **The deadline to do so is 5PM September 24, 2015.** If you choose to exercise this option, please address a letter stating your intent to appeal the decision of the Historic District Commission to Norman City Clerk Brenda Hall. You may email this letter to the Clerk at brenda.hall@normanok.gov or send it to her by mail at: 201 West Gray, Norman 73069. Her telephone number is 366-5405.

Please let me know if we need to discuss this matter in more detail as you evaluate your options.

Sincerely,

A handwritten signature in cursive script that reads "Anaïs Starr".

Anaïs Starr, AICP
Historic Preservation Officer