



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/01/2024

REQUESTER: Dave Boeck (Architect) & Stephen Teel

PRESENTER: Anais Starr, Historic Preservation Officer, Planner II

ITEM TITLE: (HD24-04) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 485 COLLEGE AVENUE FOR THE FOLLOWING MODIFICATIONS: A) INSTALLATION OF A 4' WROUGHT IRON FENCE WITH BRICK COLUMNS IN THE FRONT YARD; B) INSTALLATION OF AN 8' METAL FENCE WITH BRICK COLUMNS IN THE SIDE YARD; C) INSTALLATION OF AN 8' METAL FENCE WITH BRICK COLUMNS IN THE REAR YARD; D) INSTALLATION OF WROUGHT IRON GATES OVER DRIVEWAY; E) REMOVAL OF EXISTING FRONT YARD PARKING AND RECONFIGURATION OF THE DRIVEWAY; F) INSTALLATION OF GUTTERS ON THE HOUSE; G) INSTALLATION OF GUTTERS ON THE ACCESSORY STRUCTURE; H) REPLACEMENT OF EXISTING WINDOWS WITH ALTERNATIVE MATERIAL WINDOWS ON THE HOUSE; I) REPLACEMENT OF EXISTING WINDOWS WITH ALTERNATIVE MATERIAL WINDOWS ON THE ACCESSORY STRUCTURE; J) ADDITION OF DORMERS TO THE FRONT FAÇADE OF THE HOUSE; K) ADDITION OF A PORCH TO THE FRONT FAÇADE OF THE HOUSE; L) ADDITION OF A PORCH TO THE FRONT FAÇADE OF THE ACCESSORY STRUCTURE; M) INSTALLATION OF A METAL AND GLASS SUNROOM TO THE REAR OF THE HOUSE; N) INSTALLATION OF A SWIMMING POOL AND ASSOCIATED DECKING IN THE SIDE YARD; O) INSTALLATION OF A NEW CONCRETE WALKWAYS IN THE FRONT YARD; AND P) INSTALLATION OF NEW CONCRETE WALKWAYS IN THE SIDE AND REAR YARDS. (ALL ITEMS WERE POSTPONED FROM THE APRIL 8, 2024, MAY 6, 2024, AND JUNE 3, 2024 MEETINGS)

<u>Location</u>	485 College Avenue Chautauqua Historic District
------------------------	--

<u>Applicant Owner</u>	Dave Boeck, Architect Stephen Teel
-----------------------------------	---

Request

(HD 24-04) Consideration of approval, rejection, amendment, and/or postponement of the Certificate of Appropriateness request for the property located at 485 College Avenue for the following modifications:

- a) Installation of a 4' wrought iron fence with brick columns in the front yard;
- b) Installation of an 8' metal fence with brick columns in the side yard;
- c) Installation of an 8' metal fence with brick columns in the rear yard;
- d) Installation of wrought iron gates over driveway;
- e) Removal of existing front yard parking and reconfiguration of the driveway;
- f) Installation of gutters on the house;
- g) Installation of gutters on the accessory structure;
- h) Replacement of existing windows with alternative material windows on the house;
- i) Replacement of existing windows with alternative material windows on the accessory structure;
- j) Addition of dormers to the front façade of the house;
- k) Addition of a porch to the front façade of the house;
- l) Addition of a porch to the front façade of the accessory structure;
- m) Installation of a metal and glass sunroom to the rear of the house;
- n) Installation of a swimming pool and associated decking in the side yard;
- o) Installation of a new concrete walkway in the front yard; and
- p) Installation of new concrete walkways in the side and rear yards.

(All items were postponed from the April 8, 2024, May 6, 2024, and June 3, 2024 Meetings)

Background

Historical Information

1988 Chautauqua Historic District Survey Information:

485 College Ave. Circa 1935. This is a contributing, Colonial Revival, two-story, weatherboard single dwelling. It has a gabled roof with a brick chimney on the north end. It does not have any porch or columns on the front, but there is a gabled wing that projects from the front of the house with a bay window. The siding has been clad with vinyl and the entry hood has been replaced.

485 ½ College Ave. Circa 1935. This non-contributing structure was originally built for automobile storage. It has a gable roof with no porch, chimney, or columns and has no discernible architectural style. Sometime after 1944, the exterior siding was clad with metal siding and the garage was converted to an accessory structure. The windows are metal while the door is wood panel. Due to alterations, this structure is considered non-contributing.

Sanborn Map Information

According to the 1944 Sanborn Insurance Map, the main structure with the attached front wing configuration is present in its current location and size. The map also shows the garage structure situated along the southern property line in its current location and configuration.

Previous Actions

This property was designated part of the Chautauqua Historic District on August 14, 2018.

March 7, 2022 – The property owner requested a feedback session with the Commission regarding the demolition of existing structures to accommodate the installation of a garage, swimming pool, greenhouse, and carport. The Commission indicated that the demolition of historic structures did not meet the *Preservation Guidelines*. For the Commission's reference, the minutes from that meeting have been attached.

April 1, 2024 – This meeting was postponed to April 8, 2024, due to inclement weather.

April 8, 2024 – The applicant requested a postponement to the May 6, 2024, Historic District Commission meeting since he was unable to attend this meeting date.

May 6, 2024 – This meeting was postponed to June 3, 2024, due to inclement weather.

June 3, 2024 – The applicant requested a postponement to the July 1, 2024 Historic District Meeting, due to a death in the family.

Reference - Historic District Ordinance

36-535.a.2 (g): *To safeguard the heritage of the City by preserving and regulating historic district structures in such a way that maintains or restores their historic integrity while allowing modern day uses and conveniences for their residents.*

36-535.c.3: *Changes to rear elevations do require a COA; however the rear elevation of a historic structure is considered a secondary elevation and is therefore regulated to a lower standard to allow flexibility for additions or other modern day appurtenances.*

36.535.c.3: *Reviewing non-contributing structures. Non-contributing structures should be controlled only to the degree necessary to make them compatible with the general atmosphere of the district with regard to exterior alteration, additions, signs, site work and related activities.*

Reference - Preservation Guidelines

The Historic District Commission will utilize the *Preservation Guidelines* for the review of the proposed work and the issuance of a Certificate of Appropriateness (COA). Due to the large number of requests, the pertinent sections of the *Preservation Guidelines* have been compiled into Appendix A.

See Appendix A for Preservation Guidelines sections pertinent to this application.

Project Overview Description

After receiving feedback from the Historic District Commission, Mr. Teel started developing renovation plans for his property at 485 College Avenue. While working on the design, he decided to increase the depth of his property at 490 Elm Avenue by adjusting the rear property line between 490 Elm Avenue and 485 College Avenue, both of which he owned. To proceed with this adjustment, he had to ensure that both lots carried the same zoning district designation. In June of 2023, he successfully rezoned the property at 485 College Avenue from R-3 (Multi-Family Dwelling District) to R-1 (Single Family Dwelling District). The lot line adjustment was processed successfully several months later.

With the rezoning request and lot line adjustment complete, Mr. Teel is now returning to the Historic District Commission with proposed alterations to improve the appearance of the property. Mr. Teel is proposing the following work: the installation of metal and wrought iron fencing around the perimeter of the yard, façade modifications to the house and the accessory structure, replacement of existing metal windows with metal windows for both the house and the accessory structure, the addition of a sunroom to the rear of the house, the reconfiguration of the driveway, the installation of a swimming pool, and the addition of private walkways.

The applicant is also proposing to remove the vinyl siding from both the house and accessory building in order to reveal the original wood siding underneath. He plans to repair and repaint the original wood siding. The removal of non-original siding is permitted through the Administrative Bypass process and does not necessitate review by the Commission.

REQUESTS

a) Installation of a 4' wrought iron fence with brick columns in the front yard.

Description:

The applicant is requesting to install a 4' wrought iron fence with brick columns around the front yard, as indicated on the submitted site plan. The fence proposed will be similar to the one presently seen at the property owner's house at 490 Elm Avenue.

Per the Zoning Ordinance and *Preservation Guidelines*, the front yard is defined as the area located in front of the house. The side yard is the area located between the front edge and back edge of the principal structure, while the rear yard begins at the back edge of the principal structure and extends to the rear property line.

Issues and Considerations:

According to the *Guidelines for Fences and Masonry Walls*, fences should be compatible in scale and style with other fences used elsewhere in the Historic District, or typical of the residential structures of this type, age, and location.

The fence meets the *Preservation Guidelines* in terms of placement, materials, and size. However, the fence design of wrought iron with brick columns is not historical, nor is it typical of the Chautauqua Historic District.

Staff notes that a wrought iron fence with brick columns is a more permanent feature than the standard wood picket fence seen in the Chautauqua Historic District.

The Commission would need to determine whether the proposed 4' wrought iron fence with brick columns meets the *Preservation Guidelines* and whether or not such proposed work is compatible with this historic structure and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-04) the Certificate of Appropriateness request for 485 College Avenue for a) the installation of 4' wrought iron fence with brick columns in the front yard;

b) Installation of an 8' metal fence with brick columns in the side yard.

Description:

The applicant proposes an 8' metal fence with brick columns as illustrated on the submitted detail sheet. The fence is proposed along the side property lines beginning at the front edge of the main portion of the house and extending to the rear edge of the house as shown on the submitted site plan.

The Zoning Ordinance and the *Preservation Guidelines* define side yards as the area between the front edge and back edge of the principal structure. The rear yard begins at the back edge of the principal structure and extends to the rear property line. The Zoning Ordinance allows 8' fences behind the 25' front yard setback line.

Issues and Considerations:

The *Preservation Guidelines for Fences* state that fences taller than 6' are not permitted in side yards, except upon review by the Historic District Commission. Fences taller than 6' are not typical of the Chautauqua District.

In the past, the Historic District Commission has not approved fences of 6' or more in the side yards due to their impact on historic structures except under certain circumstances. The Commission has approved fences that taper from 6' at the rear of the house to 4' at the front edge of the house. In recent years, the Commission has also approved 6' fences between adjacent properties when property lines did not align, creating privacy issues (as seen between 410 Peters and 504 Miller), or in the case of a side yard being adjacent to an alleyway creating security issues (as seen at 713 Cruce Street).

The property owner has privacy concerns as there is a parking lot located adjacent to the south property line. The property owner intends to install a swimming pool between the south side of the house and the south property line, as shown on the site plan.

This proposed 8' metal fence is not the typical height or materials of fences seen in the Chautauqua District and will have visibility from the front right-of-way. Staff would also note that the proposed metal fence with brick columns is a more permanent feature than the standard stockade fence seen in the Chautauqua Historic District.

The Commission would need to determine if the proposed 8' metal fence with brick columns along the side yards meet the *Preservation Guidelines* and whether or not such proposed work is compatible with this historic property and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-04) the Certificate of Appropriateness request for 485 College Avenue for b) installation of an 8' metal fence with brick columns in the side yard.

c) Installation of an 8' metal fence with brick columns in the rear yard.

Description:

The applicant proposes to install an 8' metal fence with brick columns as illustrated on the submitted site plan and detail sheets.

The Zoning Ordinance and the *Preservation Guidelines* define side yards as the area between the front edge and back edge of the principal structure. The rear yard begins at the back edge of the principal structure and extends to the rear property line. The Zoning Ordinance allows 8' fences behind the 25' front yard setback line.

Issues and Considerations:

The fence meets the Zoning Ordinance requirements for placement.

The *Preservation Guidelines for Fences* allow for metal fences that are iron or cast or forged metal.

The fence design is not historic nor is it typical of the Chautauqua Historic District. However, this section of proposed fencing in the rear yard will have limited visibility from the right-of-way, reducing the impact on this historic property and the District. Additionally, it should be noted that the University of Oklahoma Hillel Foundation and associated parking lot are located along the south property line. This neighboring institutional use might justify allowing an 8-foot fence along the southern property line. The Commission has approved 8' fences, most recently at 506 S. Lahoma Avenue.

The Commission would need to determine whether the proposed 8' metal fence with brick columns in the rear yard meets the *Preservation Guidelines* and whether or not such proposed work is compatible with this historic property and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-04) the Certificate of Appropriateness request for 485 College Avenue for c) installation of an 8' metal fence with brick columns in the rear yard.

d) Installation of wrought iron gates over driveway.

Description:

The applicant is proposing 4' wrought iron custom gates across the front driveway 1' from the front sidewalk edge. The proposed gate will be similar to the ones presently seen at the property owner's house at 490 Elm Avenue.

Issues and Considerations:

The proposed gates meet the zoning and municipal code requirements for placement and height, with the condition that they must swing inwards. The proposed gates are to be installed 1' from the sidewalk edge, which satisfies the *Preservation Guidelines for Fences* placement requirement.

The gate meets the *Preservation Guidelines for Fences*, in regards to height and material, which allows for a 4' wrought iron fence. However, the gate design is not historic nor is it typical of the Chautauqua Historic District. It is important to note that properties in the Chautauqua Historic District historically did not have gated driveways.

The proposed gates will be in a prominent position in the front yard of the historic house. It should also be noted that this proposed gate and associated fencing will be a more permanent feature, unlike wood stockade fences typically seen in the Chautauqua District.

The Commission would need to determine whether the proposed wrought iron gates over the driveway meet the *Preservation Guidelines* and whether or not such proposed work is compatible with this historic property and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-04) the Certificate of Appropriateness request for 485 College Avenue for d) installation of wrought iron gates over driveway.

e) Removal of existing front yard parking and reconfiguration of the driveway.

Description:

The applicant is proposing to remove the parking area in front of the house and install a 16' driveway as shown on the site plan. He proposes to utilize a "grasscrete" type paving system as illustrated on the site plan. The use of an alternative paving surface will require the approval of the City Engineer and must meet the City of Norman Engineering Design Criteria.

Issues and Considerations:

The proposed driveway will be 16' wide, wider than the typical 10' historic driveway but narrower than the current 20' driveway. The removal of the existing parking pad and the installation of the smaller driveway will not only improve the appearance of the property but also reduce the impact on the historic house.

The Commission would need to determine if the proposed driveway meets the *Preservation Guidelines* and whether or not such proposed work is compatible with this historic structure and the District as a whole.

If the Commission wishes to approve the driveway request, staff would suggest that the motion be amended to allow for either concrete or "grasscrete" pavers. This would require the applicant to agree to such amendment at the Commission meeting.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-04) the Certificate of Appropriateness request for 485 College Avenue for e) removal of existing front yard parking and reconfiguration of the driveway.

f) Installation of gutters on house.

Description:

Round bronze gutters on the house are proposed for this historic house.

Issues and Considerations:

While the *Guidelines* allow for the installation of modern-day gutters, they require that any exterior features introduced to a historic house shall reflect its style, period, and design. The *Guidelines* also state that exterior features shall not create a false historical appearance by reflecting other time periods, styles, or geographic regions of the country.

The Commission would need to determine if the proposed installation of gutters meet the *Preservation Guidelines* and whether or not such proposed work is compatible with this historic structure and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-04) the Certificate of Appropriateness request for 485 College Avenue for f) installation of gutters on house.

g) Installation of gutters on the accessory structure.

Description:

Round bronze gutters are proposed for this non-contributing accessory structure as well.

Issues and Considerations:

While the *Guidelines* allow for the installation of modern-day gutters in the historic districts, it also indicates exterior features shall not create a false historical appearance by reflecting other time periods, styles, or geographic regions of the country.

The Commission would need to determine if the proposed installation of gutters on this non-contributing accessory structure meet the *Preservation Guidelines* and whether or not such proposed work is compatible with this property and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-04) the Certificate of Appropriateness request for 485 College Avenue for g) installation of gutters on an accessory structure.

h) Replacement of existing windows with alternative material windows on the house.

Description:

The applicant proposes to replace the existing non-original metal windows in the house with new metal windows. The proposed metal windows will have the same pane configuration as currently exists in the house. The *Preservation Guidelines* require the replacement of windows on more than 50% of a given elevation be reviewed by the Commission.

Issues and Considerations:

The *Preservation Guidelines* allow for in-kind replacement of windows. The Commission has approved in-kind metal window replacement previously. An example would be the

COA approval for the replacement of metal casement windows in a house from the 1960s located at 415 S Lahoma.

The Commission would need to determine if the proposal to replace the metal windows with new metal windows meets the *Preservation Guidelines* and whether or not such proposed work is compatible with this historic structure and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-04) the Certificate of Appropriateness request for 485 College Avenue for h) replacement of the existing windows on house with alternative material windows.

i) Replacement of existing windows with alternative material windows on the accessory structure.

Description:

The applicant propose replace the existing non-original metal windows in this non-contributing structure. The proposed metal windows will have the same pane configuration as the windows in the main house. This window pane configuration would be different from the windows currently in the accessory structure. As per the *Guidelines*, any replacement of windows on an elevation that exceeds 50% will require review by the Commission.

Issues and Considerations:

The *Preservation Guidelines* allow for in-kind replacement of windows. The Commission has approved in-kind metal window replacement previously. An example would be the COA approval for the replacement of metal casement windows in a house from the 1960s located at 415 S Lahoma.

The Commission would need to determine if the proposal to replace the metal windows with new metal windows meets the *Preservation Guidelines* and whether or not such proposed work is compatible with this this structure and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-04) the Certificate of Appropriateness request for 485 College Avenue for i) replacement of the existing windows on the accessory structure with alternative material windows.

j) Addition of dormers to the front façade of the house.

Description:

The applicant has proposed dormers to expand the usability and increase the light on the second floor as shown in the submitted elevation drawings.

Issues and Considerations:

The *Preservation Guidelines* allow for the installation of dormers to create additional interior space. Per the *Guidelines*, new dormers are to be compatible in style, design, size, and proportions with the existing historic structure. The *Guidelines* discourage the introduction of new elements on the front façade that did not originally exist. Furthermore,

the *Guidelines* state new dormers are to be installed on the rear of the building where there is limited visibility from the front right-of-way.

New dormers on the side of a structure with visibility from the front streetscape have been approved by the Commission in the past. In particular, 508 Chautauqua in which the dormers were installed, and 428 Chautauqua in which the dormers were not installed. In this case, the roof configuration of the house does not lend itself to dormers on the side of the structure.

The Commission would need to determine if the proposed dormers meet the *Preservation Guidelines* and whether or not such proposed work is compatible with this historic structure and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-04) the Certificate of Appropriateness request for 485 College Avenue for j) addition of dormers to the front façade of the house.

k) Addition of a porch to the front façade of the house.

Description:

The applicant proposes to improve the appearance of the house and provide protection during inclement weather by adding a front porch to the house.

Issues and Considerations:

The *Preservation Guidelines* state that it is not appropriate to add a new entrance or porch on the primary façade. However, the Commission has approved the re-installation of a porch based on documentation of an existing historic porch. Also, the Commission has allowed the addition of a small entryway or porch with a roof to provide protection from weather on structures that historically did not have any entryway feature. Additionally, it should be noted that this structure as indicated by the 1988 Historic Survey, did at one point have an entryway hood. Per the *Guidelines*, new features should reflect the style, period, and design of the historic structure and not create a false sense of history. The proposed porch is similar to other porches seen in Chautauqua District.

The proposed front porch will have to meet zoning regulations for setbacks.

The Commission would need to determine if the addition of a porch as submitted meets the *Preservation Guidelines* and whether or not such proposed work is compatible with this historic structure and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 24-04) the Certificate of Appropriateness request for 485 College Avenue for k) addition of a porch to the front façade of the house.

l) Addition of a porch to the front façade of the accessory structure.

Description:

The applicant proposes to improve the appearance and provide protection during inclement weather by adding a porch to the front of this non-contributing accessory structure.

Issues and Considerations:

The *Preservation Guidelines* state new porches are to be of a design seen in similar structures in the historic District. The Commission has approved the addition of a small entryway or porch with a roof to provide protection from weather on structures that historically did not have any entryway feature. The proposed porch is similar to other porches seen in Chautauqua District.

The Commission would need to determine if the addition of a porch to this non-contributing structure as submitted meets the *Preservation Guidelines* and whether or not such proposed work is compatible with this historic property and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 23-04) the Certificate of Appropriateness request for 485 College Avenue for I) addition of a porch to the front façade of the accessory structure.

m) Installation of a metal and glass sunroom to the rear of the structure.

Description:

The applicant is proposing an addition to the rear of the house. The proposed addition will be a 20' by 20' sunroom comprised of metal and glass as illustrated in the submitted drawings.

Issues and Considerations:

The *Preservation Guidelines* call for additions to be compatible with the historic structure in size, scale, mass, materials, proportions, and pattern of windows and doors. The sunroom meets the size requirement called for in the *Guidelines* since it is below 50% of the footprint of the house. The proposed structure appears to be of an appropriate size, scale, and massing for the house. However, the sunroom does not meet the *Guidelines* for materials or pattern of windows and doors.

The *Guidelines* call for new additions to be located on the rear of the structure. Staff would note that the Historic District Ordinance states that “rear elevations of a historic structure are considered a secondary elevation and are therefore regulated to a lower standard to allow flexibility for additions or other modern-day appurtenances”.

The *Guidelines* also call for the design of a new addition to preserve the overall character of the site and not detract from the principal historic building. This structure, while unique, does not have the same character as the historic house and will be visible from the right-of-way.

The Commission would need to determine if the proposed metal and glass sunroom to the rear meets the *Preservation Guidelines* and whether or not such proposed work is compatible with this contributing house and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 23-04) the Certificate of Appropriateness request for 485 College Avenue for m) installation of a metal and glass sunroom to the rear of the structure.

n) Installation of a swimming pool and associated decking in the side yard.

Description:

A 10' by 20' swimming pool and associated decking are proposed on the south side of the house as shown on the submitted site plan.

Issues and Considerations:

The *Preservation Guidelines* allow swimming pools and associated concrete decking in rear yards that are not visible from the right-of-way to be approved by Administrative Bypass. However, this swimming pool will be located in the side yard and may have some visibility from the front right-of-way. Staff would note that the Commission has approved the requests for swimming pools in side yards with limited visibility from the front right-of-way at both 518 Chautauqua Avenue in 2020 and 437 College Avenue in 2022.

The Commission would need to determine if the proposed swimming pool and associated decking meets the *Preservation Guidelines* and whether it is compatible with this contributing house and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 23-04) the Certificate of Appropriateness request for 485 College Avenue for n) installation of a swimming pool and associated decking in the side yard as submitted.

o) Installation of a new concrete walkway in the front yard.

Description:

The applicant is proposing to install a new concrete walkway between the front door of the house and the driveway to the south as shown on the submitted site plan.

Issues and Considerations:

The *Preservation Guidelines* require new walkways in front yards to be maintained in their traditional location, usually perpendicular to the street unless there is historical documentation of another location. The proposed private sidewalk in the front yard does not meet this *Guideline* and would not be the typical placement seen in the Chautauqua Historic District. Per the *Guidelines*, front sidewalks are to be concrete, brick, or stone. The applicant's proposal for concrete meets the *Guidelines*.

The Commission would need to determine if the proposed front walkway meets the *Preservation Guidelines* and whether it is compatible with this historic house and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 23-04) the Certificate of Appropriateness request for 485 College Avenue for o) installation of a new concrete walkway in the front yard.

p) Installation of new concrete walkways in the side and rear yards.

Description:

To connect the proposed sunroom, swimming pool, and accessory structure to the house, the applicant is proposing walkways as illustrated on the submitted site plan.

Issues and Considerations:

The *Preservation Guidelines* allow for the installation of private walkways in the side and rear yard with limited or no visibility from the right-of-way. The proposed walkways will not have visibility from right-of-way.

The Commission would need to determine if the proposed walkways meet the *Preservation Guidelines* and whether they are compatible with this historic house and the District as a whole.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of (HD 23-04) the Certificate of Appropriateness request for 485 College Avenue for p) installation of new concrete walkways in the side and rear yards as submitted.