



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/05/2024

REQUESTER: Blake Hart, President Alpha Sigma Phi

PRESENTER: Anais Starr, Historic Preservation Officer, Planner II

ITEM TITLE: (HD 24-11) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE INSTALLATION OF A 6' WOOD FENCE IN THE SIDE YARD FOR THE PROPERTY LOCATED AT 702 S LAHOMA AVENUE.

<u>Property Location</u>	702 S Lahoma Avenue
<u>District</u>	Chautauqua Historic District
<u>Applicant</u>	Blake Hart, President Alpha Sigma Phi
<u>Owner</u>	Triangle OU House, LLC
<u>Request</u>	(HD 24-11) Consideration of approval, rejection, amendment, and/or postponement of Certificate of Appropriateness request for the installation of a 6' wood fence in the side yard for the property located at 702 S Lahoma Avenue.

Property History

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

702 S Lahoma Avenue. Ca. 1929. Classical Revival. This contributing, three-story, brick fraternity house has an asphalt-covered, side-gabled roof and a concrete foundation. The wood hung windows are eight-over-eight on the first floor and one-over-one on the second floor. The wood door is slab with a glazed slab storm. The full-height porch features a flat roof with a roofline balustrade supported by Classical fluted columns. Other exterior features include red brick exterior chimneys on both sides and gabled and segmental dormers. Decorative details include a symmetrical facade, ornamental brick headers with keystones and small brackets. The house occupies a central position on an unplatted portion of the block.

Sanborn Insurance Maps

The 1944 Sanborn Insurance Map shows the existing historic main structure in same location and configuration as seen today.

Previous Actions

December 10, 2014 – A COA by Administrative Bypass was issued for the replacement of the existing side and rear property line fences.

Project Description

Alpha Sigma Phi propose to address security concerns on the south side of the house by installing a 6' wood stockade fence. The fence will extend from the south edge of the house to the south property line, as shown on their submitted site plan.

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. (0-0910-12).*

Preservation Guidelines

2.11 Guidelines for Fences

A review by the Historic District Commission will use the following criteria for the issuance of a Certificate of Appropriateness (COA):

.4 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.*

.7 Fence and Wall Materials. *Fences or walls shall be constructed of wood, brick, stone, iron or cast or forged metal, stucco, or a combination of these materials. Stone or brick used in walls shall be compatible in size, scale, and style to that used elsewhere in the historic district, or typical of residential structures of this type, age, and location. No vinyl, cinder block, concrete block, or corrugated metal, may be used for fences or walls in historic districts. Chain link in the rear yard will be considered on a case-by-case basis.*

.8 Colors and Finishes. *Although paint color is not regulated by the Commission, it is strongly recommended that wood fences be stained or painted in colors and finishes appropriate to the style and period of the property and the district or left unfinished. No decorative murals shall be applied to fence or wall surfaces visible from the street.*

.9 Finished Side Out. *Fences or walls facing the street shall be constructed with the finished side out.*

Considerations/Issues

The *Preservation Guidelines* require 6' side yard fences to be reviewed by the Historic District Commission.

The proposed 6' wood stockade fence is a typical fence in the Chautauqua District.

The proposed fence's finished side must face the street as required by the *Guidelines for Fences*.

In the past, except under certain circumstances, the Historic District Commission has not approved fences of 6' or more in the side yards due to their impact on historic structures. 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 and 1320 Oklahoma Avenue).

The proposed fence is visible from the front right-of-way and it will obscure a portion of the historic structure. However, the Commission may want to consider if the unique properties of this property warrant the allowance of a 6' side yard fence. This historic fraternity house is much larger in height and massing than the typical residential house in the Chautauqua District. The proposed fence will obscure approximately three and one half feet of the tall windows on the first floor with the remaining first floor, as well as the second and third floor completely visible. It should also be noted that the proposed 6' fence is small in proportion to the 3-story wall it will be adjacent to. Lastly, the house is set 75' from the front property line. Typical houses in the Chautauqua Historic District are set 25'- 30' from the front property line. This additional setback from the front property line will reduce the impact of the proposed fence as well.

The applicant's proposed fence is only 6" from the front edge of the house. Staff would suggest the Commission consider requiring the fence be setback further to reduce the impact of the fence on the historic house.

The Commission would need to determine if the proposed 6' wood side yard fence meets the Preservation Guidelines and is compatible with this house and the District.

Commission Action: Consideration of approval, rejection, amendment, and/or postponement of Certificate of Appropriateness request a 6' wood fence in the side yard of the property located at 702 S Lahoma Avenue.