

**Property Location:**           **720 W Boyd Street**  
Chautauqua Historic District

**COA Request:**               **(HD Case 16-13)** Consideration of a Certificate of Appropriateness request for the installation of a swimming pool, associated fencing and concrete area for the property located at 720 W Boyd Street.

**Owner/Applicant:**           **Brent Swift, 720 W Boyd, LLC**  
109 E Tonhawa St  
Norman, OK 73069

## **A. Background:**

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

*Logan Apartments. 720 West Boyd Street. 1929. Commercial Style. Architects: Sorey and Vahlberg. Builders: Musgrave Construction Company. This contributing, three-story, brick apartment building has a flat roof and a concrete foundation. The wood windows are vertical, three-over-three, hung. The wood doors are glazed paneled. The entry porches, centrally located on the north and west elevations, have flat metal roofs supported by metal chains. Decorative details include symmetrical fenestration, double windows, decorative brickwork, a highly ornamental stone coping and stone corner markings.*

The Logan Apartments were listed on the National Registry of Historic Places on March 11, 2014.

### **2. Property History:**

**December 13, 2012** . Logan Apartments was granted a several COA request for rehabilitation modifications which was part of an extensive renovation overseen by the National Park Service since it was a historic rehabilitation tax credit project. The Logan Apartment building sat empty for many years prior to the renovation and now operates once more as apartments.

**July 7, 2014**, . A COA was granted for the installation of a car canopy.

### **3. Project Description:**

The applicant, Brent Swift proposes to install a 36 foot long by 12 foot wide swimming pool with associated 4qtall fencing and concrete area for the property located at 720 West Boyd Street. The proposed swimming pool will be located directly behind the structure. The swimming pool and associated concrete will

be screened by the existing landscaping on the west side of the rear yard as well as the existing wood fence along the south edge of the property. The applicant further proposes to replace existing planters along the rear of structure with a concrete area for lounging adjacent to the pool as illustrated on the submitted site plan. To meet code requirements the existing 32 inch tall fence on the west side of the rear yard will be replaced with a 48 inch tall fence of the same style. An additional section of 48 inch fence matching the west side fence will be installed on the east side of the pool area as indicated on the siteplan.

## B. Analysis of Request:

The following sections of the *Historic Preservation Handbook* are applicable to this application request:

*2.1 Guidelines for Site and Landscape* with the following:

*.1 Swimming Pools. Locate swimming pools in unobtrusive locations.*

*2.5 Guidelines for Fences and Masonry Walls*

*.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.*

*.8 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, which are consistent with period styles in Norman's historic districts. 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.*

The *Historic Preservation Handbook* does not specifically address the installation of concrete pads. However, all building and paving permits issued by the City of Norman require a Certificate of Appropriateness.

### Staff Comments:

1. The primary structure is a contributing structure to the Chautauqua Historic District.
2. The property is a corner lot with the front of the structure facing Boyd Street, an arterial street, and the west side of the structure facing Lahoma Avenue, a local street. The lot has an alley running the length of the east property line.
3. The front and side elevations of the primary structure are character defining elevations.

4. The proposed swimming pool will be located behind the primary structure which will obscure it from the front streetscape of Boyd Street. The existing evergreen landscaping located immediately to the west of the proposed swimming pool and the wood fence along the south property line will screen the swimming pool from Lahoma Avenue streetscape.
5. The proposed fence is 48 inches tall and will be made of square metal rails in a similar style similar to the fence palette on page 32 of the Historic Preservation Handbook.
6. The concrete area proposed is typical of a swimming pool installation. The concrete area is unobtrusive and located in the rear yard directly behind the primary structure.

**Staff Recommendations:**

Staff would recommend approval of the COA request for the installation of swimming pool, associated fencing and concrete area for the property located at 720 W. Boyd Street as submitted based upon the following observations:

1. The primary structure is a contributing structure to the Chautauqua Historic District.
2. Since the proposed swimming pool will be located in an inconspicuous location behind the building and screened by the existing evergreen landscaping and wood fence, it will not impact the character defining features of the historic structure.
3. The proposed fence is required by city and county building codes and meets the Historic District Guidelines for material, style and height.
4. The proposed concrete area is a typical installation for modern-day amenity such as a swimming pool. The concrete area will not be visible from the streetscapes of Boyd Street or Lahoma Avenue and therefore, will not impact the site or the neighborhood.

Since the proposed expansion meets the guidelines **2.1 Guidelines for Site and Landscape** and **2.5 Guidelines for Fences and Masonry Walls** and will not impact the historic integrity of the primary structure or neighborhood, staff recommends approval of the proposed swimming pool, associated fence and concrete area as submitted.

**Action Required:** Motion to approve or reject the Certificate of Appropriateness request for the installation of a swimming pool, associated fencing and concrete area for the property located at 720 W Boyd Street.