



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/02/2023

REQUESTER: NATHAN VAUGHN

PRESENTER: ANAIS STARR, PLANNER II

ITEM TITLE: HD (23-33) CONSIDERATION OF THE APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AN AMENDMENT TO CERTIFICATE OF APPROPRIATENESS HD 23-08 FOR 904 MILLER AVENUE TO MODIFY THE PROPOSED DRIVEWAY AND PARKING PAD AREA OFF FERRILL AVENUE.

Property History

Historical Information

On March 6, 2023, the Historic District Commission approved the demolition of the historic structure on the parcel and the construction of new house and garage apartment.

Previous Actions

September 3, 2019 – A Certificate of Appropriateness request for the removal of the original wood windows and replacement with vinyl windows was denied.

November 21, 2019 – An appeal of the Historic District Commission's denial of a Certificate of Appropriateness for the removal of the original wood windows and replacement with vinyl windows was heard by the City Council. The Council denied the appeal. No further appeals were filed.

October 3, 2022 - Mr. Shumway, a prospective buyer of the property, sought feedback on the possibility of the demolition of the existing historic structure and replacement with new construction. The Commission indicated that this was possible but would need to see the design of the proposed structure to ensure it was compatible with the surrounding District. Mr. Shumway did not purchase property and therefore did not pursue a COA for demolition.

March 6, 2023 – A Certificate of Appropriateness request was approved for:

- a. Demolition of house;
- b. Construction of a new house;
- c. Construction of a new garage apartment;
- d. Installation of new driveway and parking area; and

- e. Installation of rear parking pad off alleyway.

Zoning Designation: The property's current zoning designation is R-3, Multi-Family Dwelling District. This zoning allows for either a single family dwelling, single family dwelling with a garage apartment or a duplex. It should be noted that this lot is also located in the Central Norman Zoning Overlay District which limits bedroom count to three or less. Four or more bedrooms requires Special Use approval from City Council.

REQUEST - TO MODIFY PROPOSED DRIVEWAY AND PARKING PAD AREA OFF FERRILL AVENUE

Description

The property owner Nathan Vaughn, proposes to widen the driveway off Ferrill Avenue from the approved ten-foot width to eighteen-foot width, to allow for the ease of vehicular movement.

Reference - Preservation Guidelines

Sidewalks, Driveways, and Off-Street Parking

2.9 Guidelines

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

.1 Front Driveway Location. *Preserve and retain historic front driveways locations. New or expanded front driveways shall be perpendicular to the street, except in individual cases where there is historical documentation of an alternate configuration. Unless there is historic documentation otherwise, driveways shall be located along the property line on one side of the house.*

.2 Driveway Width. *Driveways shall be one car width, not to exceed 10 feet wide, unless there is historic documentation of an alternate configuration. Driveway width may vary as it approaches a garage in order to correspond to the width of the door opening.*

.3 New Driveway Composition. *Driveways shall be constructed from material allowed by the City Code. Existing gravel driveways may remain in place subject to other provisions in the City Code.*

.4 Ribbon Driveways. *Ribbon driveways are permitted to remain or may be newly installed in historic districts. The minimum width of ribbon paving is 18 inches.*

.5 Driveway Approaches. *Maintain the rhythm of existing approaches when introducing new driveways. Driveway approaches may be a maximum of 16 feet wide at the curb, narrowing to 10 feet at the sidewalk or property line.*

.6 Circular Drives. *Drives connecting to the street by two or more curb cut openings are not permitted in front yards or corner side yards unless demonstrated as historically present on the specific property in question.*

.7 Shared Driveways. *Historic driveways shared by two adjacent properties may be retained and preserved.*

.8 Sidewalk Location. *Sidewalks on private property shall be maintained in their traditional location, usually perpendicular to the street, unless there is historical documentation of another location.*

.9 Sidewalks and Curbs. *Public sidewalks and curbs on the street shall be constructed of finished concrete. Sidewalks and curbs on private property may be constructed of finished concrete, brick, or stone.*

.10 New Paved Areas. *New paved areas should not directly abut the principal site structure, significantly alter the site topography, or overwhelm in area the residential, landscaped character of a rear or side yard. Care must be taken that paved areas do not injure nearby trees by intruding onto their root areas. They shall be designed to be compatible in location, patterns, spacing, configurations, dimensions, and materials with existing walkways and driveways. Paved areas shall not overwhelm the principal structure.*

.11 Rear Yard Area. *New parking areas are permitted off alleyway with no visibility or limited visibility from the front right-of-way(s). Corner lots are considered to have two front elevations. Rear yard parking must meet Norman City Codes.*

.12 Side Yard Parking Area. *The establishment of parking areas adjacent to the side of historic structures is not allowed.*

.13 Front Yard Parking Area. *Parking areas in the front yard of the property are prohibited except within an existing driveway.*

Staff Comments

The applicant is requesting a Certificate of Appropriateness by Administrative Bypass to increase the parking pad off the alleyway. He is limited on the amount of additional parking off the alleyway, as there is a telephone box and utility pole preventing any additional parking off the alleyway. Under the Core Area Parking regulations, once the alleyway parking has been installed to maximum extent available, he would then be allowed to install additional driveway width off of Ferrill Avenue.

An eighteen-foot driveway is not typical of historic driveways in the Miller Historic District. However, this parcel is being redeveloped with modern-day structures along with present-day expectations for vehicle parking. The parking area at the end of the driveway between the house and garage apartment meets the *Preservation Guidelines* for location since it is not located in the front yard or side yard. The proposal to remove concrete from the south edge of the parking pad area, will help reduce the impact to the neighbor's property to the south. The request to widen the driveway to eighteen-foot will allow for easier ingress and egress from the parking area located behind the house and prevent future parking issues.

Staff would note that there will not be any trees removed in order to install the drive or parking area.

The Commission would need to assess whether the requested additional driveway width will overwhelm the parcel. Furthermore, the Commission would need to determine if the request meets the *Preservation Guidelines* and is compatible with the surrounding Miller Historic District.

Commission Action

Approve, deny, amend or postpone the request for an amendment to the Certificate of Appropriateness HD 23-08 for 904 Miller Avenue to modify the proposed driveway and parking pad area off Ferrill Avenue.