



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/4/2024

REQUESTER: Evan Nixon

PRESENTER: Anais Starr, Planner II

ITEM TITLE: (HD 24-19) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE EXPANSION OF EXISTING APPROACH AND DRIVEWAY FOR THE PROPERTY LOCATED AT 727 CHAUTAUQUA AVE. (POSTPONED FROM THE OCTOBER 7, 2024 MEETING).

Property History

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

Ca. 1946. Minimal Traditional. This noncontributing, one-story, weatherboard single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are casement. The wood door is slab with a decorative wood screen door. The entry porch is sheltered by the principal roof and has a single support. Other exterior features include a large, brick, exterior chimney on the facade and an integral single car garage with a glazed, paneled, overhead door. The house is set towards the back of the lot and is noncontributing due to insufficient age.

Sanborn Insurance Maps

Since this property was constructed after 1944 it does not appear on the Sanborn Insurance maps.

Previous Actions

January 6, 2014 – A COA was granted for driveway re-alignment. The new driveway was installed. This is a correction from last month's report that stated it was not installed.

October 7, 2024 – A COA was granted for the replacement of exterior siding, soffit, and trim; the replacement of existing windows; the elimination of two exterior doors; and for the enclosure of the existing sunroom.

REQUEST

Expansion of existing approach and driveway.

Project Description:

At last month’s meeting, the applicant proposed the widening of both the approach and driveway to match the existing driveway width of 19’. The existing driveway at the sidewalk is 10’ and widens to approximately 19’ at the garage door. The Commission indicated that this did not meet the *Guidelines for Driveways*. The applicant reached out to staff after last month’s meeting to discuss alternatives for the driveway. In discussions with Public Works staff, it was suggested a 16’ approach and driveway would improve vehicular maneuverability. The applicant now requests to widen the approach and the driveway to 16’ to allow for easier vehicular ingress/egress from the street. This is less than the 19’ previously requested but more than the existing 11’ width at the sidewalk. With the proposed addition of 5’ width in driveway, vehicles will be able to navigate parking more easily.

With the addition of approximately 138 square feet of pavement, the entire driveway and parking area will cover 42% of the front yard setback. This is less than 50% impervious coverage allowed in the front yard per the Zoning Ordinance.

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

Reference - Preservation Guidelines

Guidelines for Sidewalks, Driveways, and Off-Street Parking

.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.

.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.

Issues and Considerations:

Staff has researched the 2014 COA approved for re-alignment of the driveway in 2014. This re-alignment significantly improved the appearance and vehicular movement associated with this property. However, the installed driveway with an 11' approach and 3' radii makes it difficult to turn into the driveway without hitting the curbs. The proposal to widen the approach and driveway to 16' will help alleviate vehicle maneuverability issues on this property.

The Commission would need to determine if the proposed widening of the approach and driveway for this non-contributing structure would be compatible with this house and the District as a whole.

Commission Action: Consideration of approval, rejection, amendment, and/or postponement of Certificate of Appropriateness request for property located at 727 Chautauqua Ave for the expansion of existing approach and driveway.