



TULSA PRESERVATION COMMISSION

STAFF REPORT

Thursday, March 9, 2017

HP-17-016

HP PERMIT NUMBER: HP-17-016

PROPERTY ADDRESS: 1131 EAST 18TH STREET

DISTRICT: NORTH MAPLE RIDGE HISTORIC DISTRICT

APPLICANT: KEITH DALESSANDRO

REPRESENTATIVES: NONE

A. CASE ITEMS FOR CONSIDERATION

1. Construct pool in street yard according to documents submitted

B. BACKGROUND

DATE OF CONSTRUCTION: 1912

ZONED HISTORIC PRESERVATION: 1993: ORDINANCE AMENDMENT 2005

NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC DISTRICT: 1983

CONTRIBUTING STRUCTURE: NO

PREVIOUS ACTIONS:

HP-17-002 – FEBRUARY 2, 2017 – TPC APPROVAL

1. Remove driveway and construct new driveway according to documents submitted
2. Repurpose gate at entry to driveway and relocate at entry to new driveway
3. Remove columns at entry to driveway and reconstruct at entry to new driveway
4. Repurpose gate at porte-cochère and relocate at new entry to lawn

C. ISSUES AND CONSIDERATIONS

1. Construct pool in street yard according to documents submitted
 - i. The applicant proposes construction of a pool near the rear of the residence. Although part of the pool would extend into the street yard, the pool would be shielded from view by a screen of vegetation.
 - ii. Reference: *Unified Design Guidelines for Residential Structures*

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.1 General Requirements

Use the following guidelines as the basis for all exterior work:

- A.1.1 Retain and preserve the existing historic architectural elements of your home.

- A.1.2 If replacement of historic architectural elements is necessary, match the size, shape, pattern, texture, and directional orientation of the original historic elements.
- A.1.3 Ensure that work is consistent with the architectural style and period details of your home.
- A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

SECTION E – GUIDELINES FOR NON-CONTRIBUTING STRUCTURES

E.1 General Requirements

- E.1.1 For the purposes of this chapter, non-contributing structures are those listed as not contributing to the historic character of the district due to age or architectural style in the National Register Nomination for the district.
- E.1.2 Non-contributing structures will be considered products of their own time. Do not attempt to create a false appearance of the predominant character and architectural style of the rest of the district.
- E.1.3 Follow Section A (Rehabilitation) and Section B (Additions) as they relate to the character-defining elements of the non-contributing structure.
- E.1.4 Ensure that work on non-contributing structures does not detract from or diminish the historic character of the overall district.

Reference: *Tulsa Zoning Code*
Chapter 70 – Review and Approval Procedures
Section 70.070-B Exemptions

The applicability provisions of §70.070-A notwithstanding, none of the following changes or work require an HP permit:

- 4. Accessory structures or buildings, such as storage sheds, garages, decks, patios, fencing, swimming pools and pool houses that are not part of the primary structure, provided that the structures or buildings are not located in street yards.

