



# TULSA PRESERVATION COMMISSION

## STAFF REPORT

Thursday, June 13, 2019

HP-0109-2019

HP PERMIT NUMBER: HP-0109-2019

PROPERTY ADDRESS: 1602 SOUTH TRENTON AVENUE

DISTRICT: SWAN LAKE HISTORIC DISTRICT

APPLICANT: SHAUN SCHAEFER

REPRESENTATIVE: NONE

### A. CASE ITEMS FOR CONSIDERATION

1. Construction of driveway

### B. BACKGROUND

DATE OF CONSTRUCTION: CA. 1918

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: SWAN LAKE HISTORIC DISTRICT, 1998

CONTRIBUTING STRUCTURE: YES

PREVIOUS ACTIONS:

HP-17-095 – SEPTEMBER 14, 2017 – TPC APPROVAL

1. Replacement of fifteen windows
2. Construction of fence in street yard

HP-17-095 – SEPTEMBER 14, 2017 – TPC DENIAL

1. Installation of two skylights on north side of roof

HP-17-110 – NOVEMBER 28, 2017 – TPC APPROVAL

1. Removal of two chimneys

HP-0060-2019 – FEBRUARY 14, 2019 – TPC APPROVAL

1. Replacement of doors

### C. ISSUES AND CONSIDERATIONS

1. Construction of driveway
  - i. Proposed is the construction of a driveway. The driveway would be ten feet (10'-0") in width and forty feet (40'-0") in length and would be inserted between the rear of the yard of the residence located at 1602 South Trenton Avenue and the east facade of the apartments located at 1540 East 16<sup>th</sup> Street.

During the review by the Historic Preservation Permit Subcommittee on June 6, discussion focused on compliance with the allowance for pavement. The application has been forwarded with a recommendation for approval with the condition that the amount of pavement not exceed the limit on pavement in the street yard.

ii. Reference: *Unified Design Guidelines - Residential Structures*

**SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES**

**A.1 General Requirements**

- 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 B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES**

**B.2 Building Site**

- B.2.3 Limit paving within the street yard to primary driveways and sidewalks. Curb cuts and new driveways through the street yard are strongly discouraged for properties with alley access.
- B.2.4 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.
  - .1 Elmwood – no more than 25% of street yard lot area

**SECTION G – GUIDELINES FOR LANDSCAPE FEATURES, PAVING, AND SIGNAGE**

**G.2 Paving**

- G.2.2 Ensure that the design of new paving is consistent with historic elements found along the same street and within the same neighborhood.
- G.2.3 Use paving materials that are consistent with the historic paving found along the same street and within the same neighborhood. Asphalt and stained concrete are not allowed.



1602 South Trenton Avenue



1540 East 16<sup>th</sup> Street



# TULSA PRESERVATION COMMISSION

HISTORIC PRESERVATION PERMIT SUBCOMMITTEE  
Thursday, June 6, 2019, 11:00 A.M.

## A. Opening Matters

1. Call to Order and Verification of Quorum  
Commissioner Grant called the Regular Meeting to order at 11:05 A.M.

### Members Present

Peter Grant  
Ted Reeds  
Chip Atkins  
Sally Davies

### Staff Present

Jed Porter  
Amber Wagoner

### Others Present

James Haver, Ben Welch

2. Historic Preservation Permit Subcommittee Review
  - a. Disclosure of Conflicts of Interest  
No Conflicts of Interest were disclosed.

b. Applications for Historic Preservation Permits

**1602 S. Trenton Ave.** (Swan Lake)

Applicant: Shaun Schaefer

Proposal:

1. Construction of driveway

Discussion:

- Staff presented its report, and afterwards the applicant's representative, Mr. Haver, commented that parking was limited and so a driveway was needed. Neighborhood Representative Atkins inquired about the newly constructed sidewalk and newly installed doors and was informed that the sidewalk was the replacement of the former sidewalk and that the installation of the doors had already been approved. Mr. Atkins noted that the presence of multiple residences, garage, and driveway on a single lot in this neighborhood was not unusual. Commissioner Grant inquired about the treatment of the end of the driveway and was informed that a curb would be created. Staff requested confirmation that the amount of coverage would not exceed the allowance in the Unified Design Guidelines.

As there was no further discussion, Commissioner Reeds made a motion to recommend approval of the application with the condition that the amount of pavement does not exceed the limit stipulated in the Zoning Code. The motion was seconded by Neighborhood Representative Atkins and approved unanimously.

**Vote:** 1602 S. Trenton Ave. (Swan Lake)

**In Favor**

**Opposed**

**Abstaining**

**Not Present**

Grant

Reeds

Atkins

Davies

**2305 E. 17<sup>th</sup> Pl.** (Yorktown)

Applicant: DMG Master Builders

Proposal:

1. Construction of residence

Discussion:

- Staff presented its report, and afterwards the discussion focused on the selection of the materials. Neighborhood Representative Atkins inquired about the material around the entry and the sills of the windows and was informed that the materials would be masonry and

precast concrete with a two-inch (0'-2") extension, respectively. Commissioner Reeds inquired about the treatment of the frames of the windows and was informed that precast concrete would be used for the frames. Mr. Atkins complimented the placement of the windows in the garage. In response to requests for information about materials from Commissioner Reeds, the applicant indicated that the masonry would be similar in appearance to masonry popular in the 1930s, the appearance of stucco would be created with stucco board, and the trim would be painted brown. Commissioner Grant inquired about the level of the finished floor elevation and was informed that the elevation would be eighteen inches (18"). Product Data for the two sconces by the doorway was requested.

As there was no further discussion, Commissioner Reeds made a motion to recommend approval of the application with the condition that the sconces and material around the doorway be indicated on the elevation. The motion was seconded by Commissioner Grant and approved unanimously.

**Vote: 2305 E. 17<sup>th</sup> Pl. (Yorktown)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
Grant			
Reeds			
Atkins			
Davies			

**B. New Business**

Neighborhood Representative Atkins noted that occasionally owners presented proposals purportedly for rehabilitation of their residences, when the objective was actually preparation for sale of the property. Commissioners Grant and Reeds commented that the Unified Design Guidelines should always be applied consistently regardless of speculation about motives.

**C. Adjournment**

Commissioner Grant adjourned the Regular Meeting at 11:41 A.M.



PROFESSIONAL LAND SURVEYOR'S INSPECTION PLAT  
FOR MORTGAGE LOAN PURPOSE

**AMERICAN EAGLE  
LAND SURVEYING, LLC**

2023 West 111th Street Jenks, OK. 74037  
OFFICE (918)640-4162 FAX (918)894-5248  
darrellbible@gmail.com

Order No. 1704235  
Client: Executives' Title & Escrow Company, LLC  
Borrower: James M.C. Haver  
File Number: 17040369

Legal Description

Lot One (1), Block Thirteen (13), ORCUTT ADDITION  
to the City of Tulsa, Tulsa County, State of Oklahoma,  
according to the recorded Plat thereof.

$10.5 \times 27 = 283$   
 $11 \times 24 = 264$   
 $5 \times 27 = 135$   
 $6 \times 27 = 162$   
 $12 \times 27 = 324$   
 $18 \times 23 = 414$   
 $12 \times 23 = 276$   
 $15 \times 16 = 240$   
 $10 \times 15 = 150$   
 $16 \times 16 = 256$   
 $25.5 \times 17 = 433$   
2,937  
2,889

Total 2889  
Sidewalk 2 x 24 = 48  
10 x 25 = 250 Single Drive  
20 x 25 = 500 Double Drive  
Sector B = 1120  
Sector 22.4%

SCALE  
1" = 30'  
PLAT NO. 83

E. 16th ST.

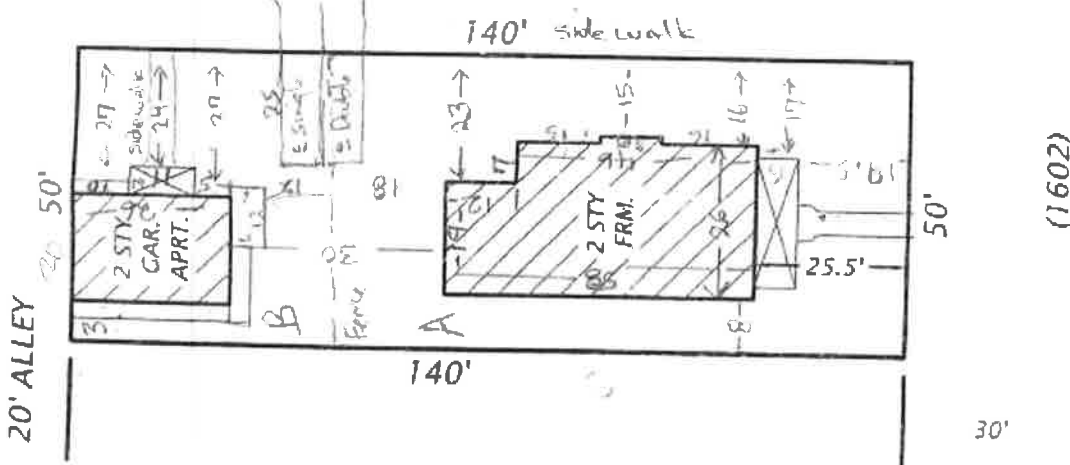
(1540)

1120

A

1761

30'



(1602)

S. TRENTON AVE.

Single 250 = 8.7%  
Double 500 = 17.4%

X *[Signature]*

X *[Signature]*

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP#405381 0240L, DATED 10/16/12

Property address: 1602 South Trenton Avenue, & 1540 East 16th Street, Tulsa, Oklahoma

SURVEYORS STATEMENT

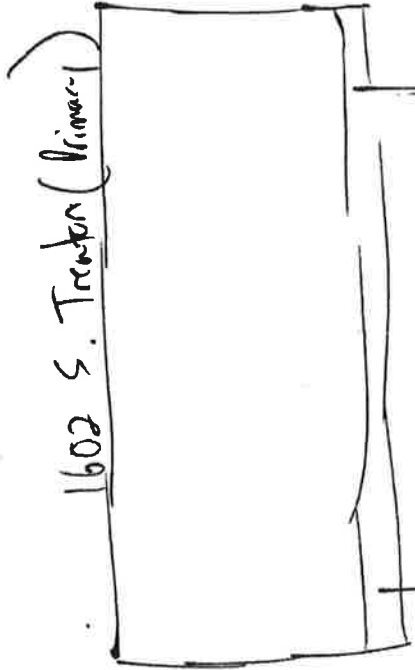
I DARRELL BIBLE PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN MY PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED. THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS EXCEPT AS INDICATED, FENCING NOT SHOWN; THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR THE



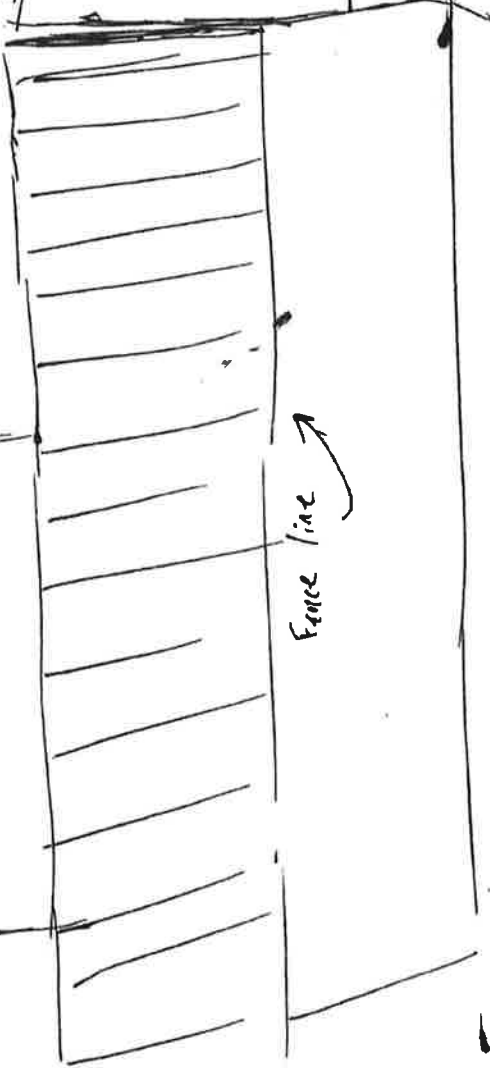
E <sup>N</sup> + W  
S

1602 S. Trenton Ave.

[Primary Residence]

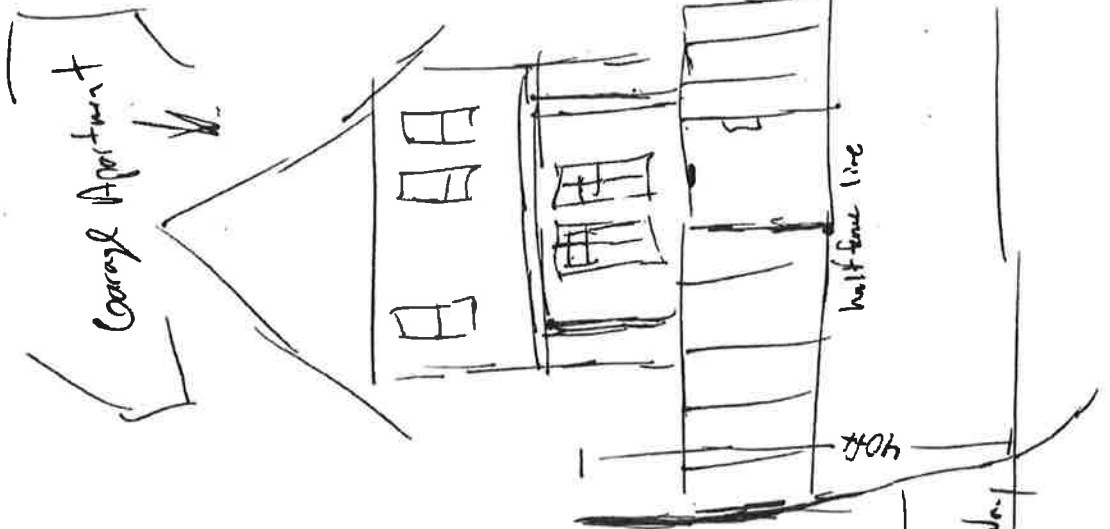


New Drive



10ft.

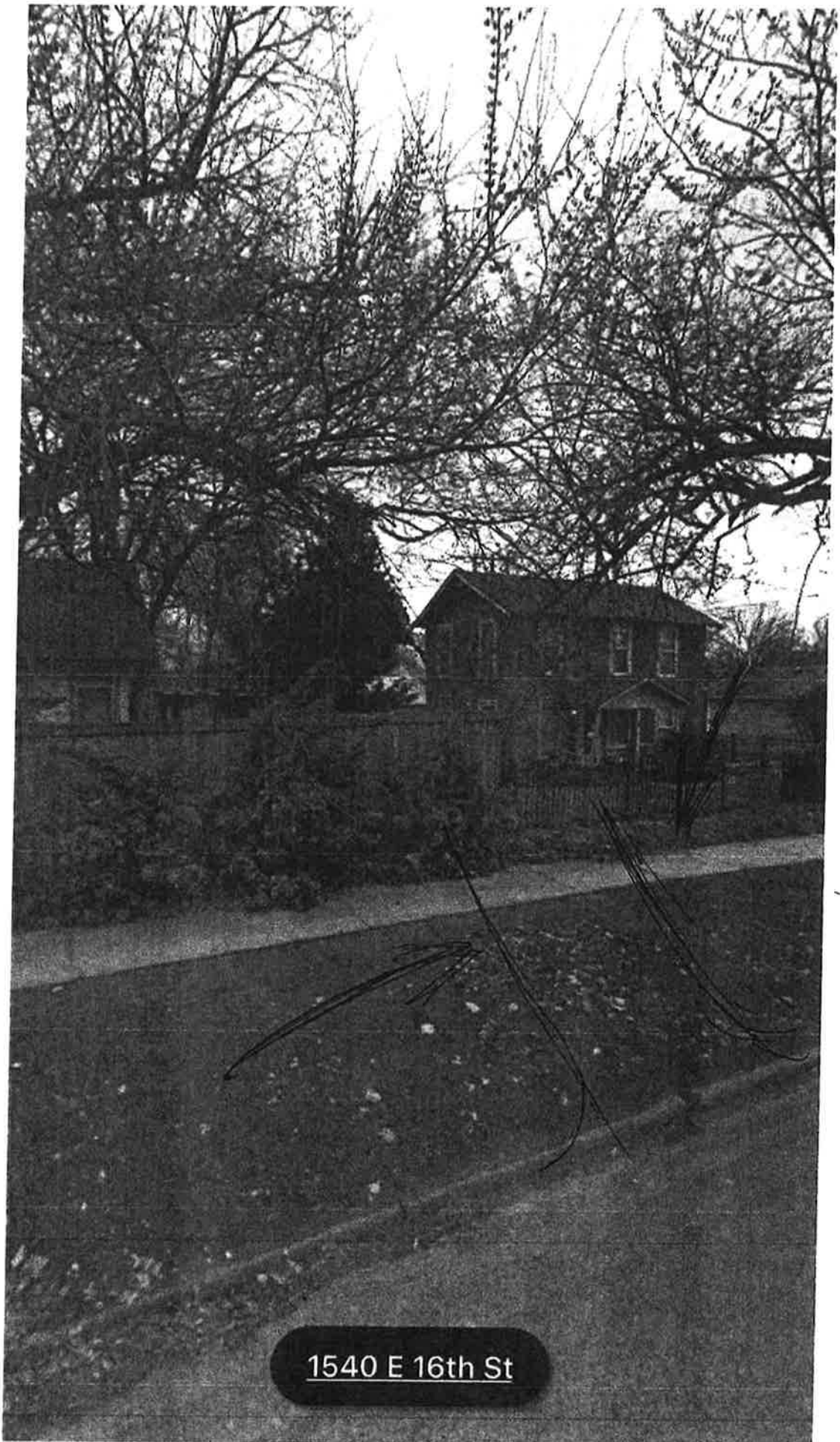
New Drive Way



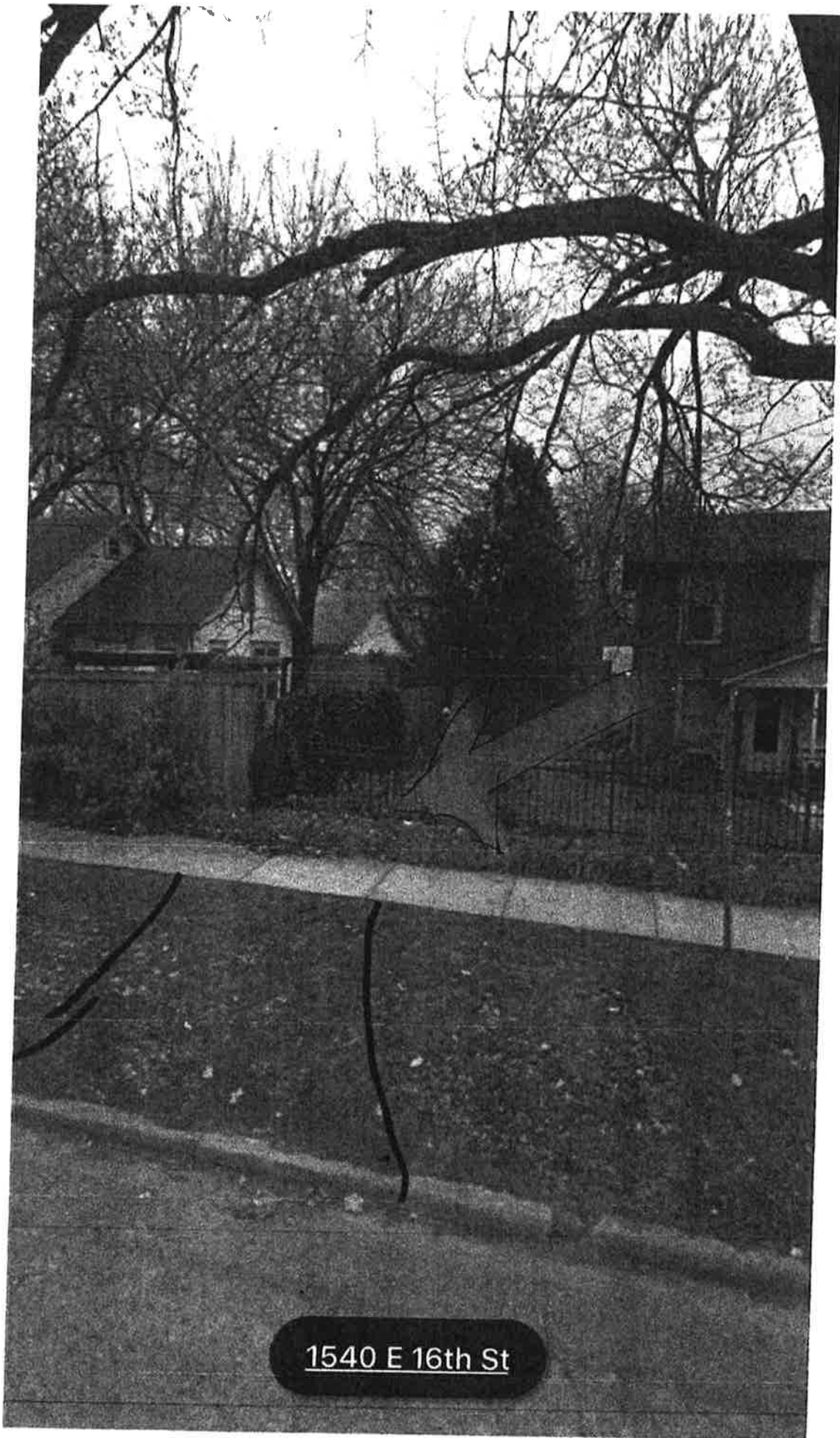
half fence line

70h





1540 E 16th St



1540 E 16th St