



# TULSA PRESERVATION COMMISSION

## STAFF REPORT

Thursday, July 11, 2019

HP-0110-2019

**HP PERMIT NUMBER:** HP-0110-2019

**PROPERTY ADDRESS:** 1325 EAST 18<sup>TH</sup> STREET

**DISTRICT:** SWAN LAKE HISTORIC DISTRICT

**APPLICANT:** TOM NEAL DESIGN

**REPRESENTATIVE:** JEFFREY S. ROBINSON

### A. CASE ITEMS FOR CONSIDERATION

1. Construction of enclosed patio
2. Construction of fence

*Application to amend previous approval of an application by Tulsa Preservation Commission on February 14, 2019*

### B. BACKGROUND

**DATE OF CONSTRUCTION:** CA. 1922

**ZONED HISTORIC PRESERVATION:** 1994

**NATIONAL REGISTER LISTING:** SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009

**CONTRIBUTING STRUCTURE:** YES

**PREVIOUS ACTIONS:**

**HP-0070-2019 – FEBRUARY 14, 2019 – TPC APPROVAL**

1. Construction of addition
2. Construction of pergola
3. Replacement of non-historical windows
4. Restoration of historic siding
5. Installation of lantern on porch

**HP-0081-2019 – MARCH 14, 2019 – TPC APPROVAL**

1. Increase size of the addition
- Application to amend previous approval of an application by Tulsa Preservation Commission on February 14, 2019*

### C. ISSUES AND CONSIDERATIONS

1. Construction of enclosed patio
2. Construction of fence

*Application to amend previous approval of an application by Tulsa Preservation Commission on February 14, 2019*

- i. Proposed are two modifications of the Approved Proposal—the construction of an enclosed patio and the construction of a fence. The enclosed patio would replace the wooden pergola previously approved, and the fence would be an addition to the site.

During the review by the Historic Preservation Permit Subcommittee on July 2, additional documentation was requested, including the specification of the dimensions of the pickets on the fence, the dimensions of the materials of the gates on the patio, an example of a precedent for the enclosed patio, the dimensions and materials of the gate at the entry from the sidewalk, Product Data for the hardware on the gates, and an indication of the finish on the stucco. The application has been forwarded with a recommendation for approval with the condition that these requests for documentation be addressed.

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

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

**A.1 General Requirements**

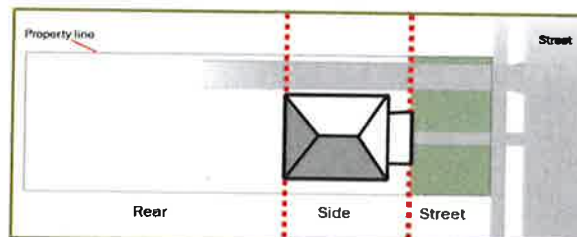
Use the following guidelines as the basis for all exterior work:

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

**G.1 Landscape Features**

- G.1.3 Ensure that new landscape features are appropriate to the style of your home and consistent with the historic elements found along the same street and within the district.
- G.1.4 Use fencing materials that are consistent with the historic fencing found along the same street and within the district. Chain-link fencing, wire fencing (12 gauge or less), vinyl fencing, or any fencing that blocks the view of structures is not allowed.



Landscape features are reviewed only in the street yard.



# TULSA PRESERVATION COMMISSION

HISTORIC PRESERVATION PERMIT SUBCOMMITTEE  
Tuesday, July 2, 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 11:00 A.M.

Members Present

Peter Grant, CGR, CAPS  
David W. Schoell, P.E.

Staff Present

Roy M. (Jed) Porter, Jr.  
Felicity O. Good

Others Present

Jeffrey S. Robinson, Kathleen G. Wallace-Helm, Chris W. Fisher

2. Historic Preservation Permit Subcommittee Review

a. Disclosure of Conflicts of Interest

No Conflicts of Interest were disclosed.

b. Applications for Historic Preservation Permits

**1325 E. 18<sup>th</sup> St.** (Swan Lake)

Applicant: Tom Neal Design

Proposals:

1. Construction of enclosed patio
2. Construction of fence

*Application to amend previous approval of an application by Tulsa Preservation Commission on February 14, 2019*

Discussion:

- Staff presented its report, and afterwards the discussion focused on the materials proposed for the project. The Applicant's Representative, Mr. Robinson, outlined the proposal for the fence, noting the desire for simplicity in its design, and the proposal for the enclosed patio, commenting on the similarity in the treatment of its stucco to the treatment of the stucco on the water table of the residence. Commissioner Schoell inquired about the dimensions of the pickets on the fence, and Mr. Robinson indicated that the pickets would probably be slats. Commissioner Grant inquired about the connections for the fence and was informed that the fence would be attached to the Privacy Fence at the rear of the property.

As discussion continued, additional documentation was requested, including the specification of the dimensions of the pickets on the fence, the dimensions of the materials of the gates on the enclosed patio, an example of a precedent for the enclosed patio, the dimensions and materials of the gate at the entry from the sidewalk, Product Data for the hardware on the gates, and an indication of the finish on the stucco. Commissioner Schoell made a motion to recommend the approval of the application with the condition that these requests be addressed. The motion was seconded by Commissioner Grant and approved unanimously.

**Vote:** 1325 E. 18<sup>th</sup> St. (Swan Lake)

**In Favor**

Grant  
Schoell

**Opposed**

**Abstaining**

**Not Present**

**319 E. 18<sup>th</sup> St. (North Maple Ridge)**

Applicant: Kathleen G. Wallace-Helm

Proposal:

1. Replacement of sidewalk with pavers

Discussion:

- Staff presented its report, and afterwards the applicant commented that presently no access to the public sidewalk from the entry to the residence existed. A new walkway to the public sidewalk and the replacement of the sidewalk from the driveway to the entry would be constructed with concrete which would be broom-finished. Commissioner Schoell inquired about the width of the pavers and was informed that they would be as wide as the steps. Commissioner Grant noted that a Site Plan which depicted the residence and the public sidewalk would be useful. Commissioner Schoell inquired about the distance between the pavers and was informed that the distance would be four inches (0'-4"). Commissioner Schoell then commented that the width of the pavers seemed too wide for the scale of the residence, and the applicant proposed a width of five feet (5'-0").

As there was no further discussion, Commissioner Schoell made a motion to recommend approval of the application with the condition that a Site Plan with additional dimensions and the specification of the material and its finish be provided. The motion was seconded by Commissioner Grant and approved unanimously.

**Vote: 319 E. 18<sup>th</sup> St. (North Maple Ridge)**

**In Favor**

Grant  
Schoell

**Opposed**

**Abstaining**

**Not Present**

**1228 E. 20<sup>th</sup> St. (North Maple Ridge)**

Applicant: Chris W. Fisher

Proposal:

1. Construction of addition

Discussion:

- Staff presented its report, and afterwards the applicant noted the objective to create the addition as simply as possible. The applicant will serve as the General Contractor for the project and will supervise the removal of the windows from the residence for their

installation on the addition but will hire a carpenter for the construction of the cornice and other elements. Commissioner Schoell recommended that the elements to be matched be identified and inquired about the exposure of the stem wall. The applicant responded that the grade would be adjusted to improve the visibility of the stem wall. Commissioner Grant inquired about the reveal of the siding on the addition and was informed that the siding on the residence would be salvaged and that any additional siding would be produced to match the original siding.

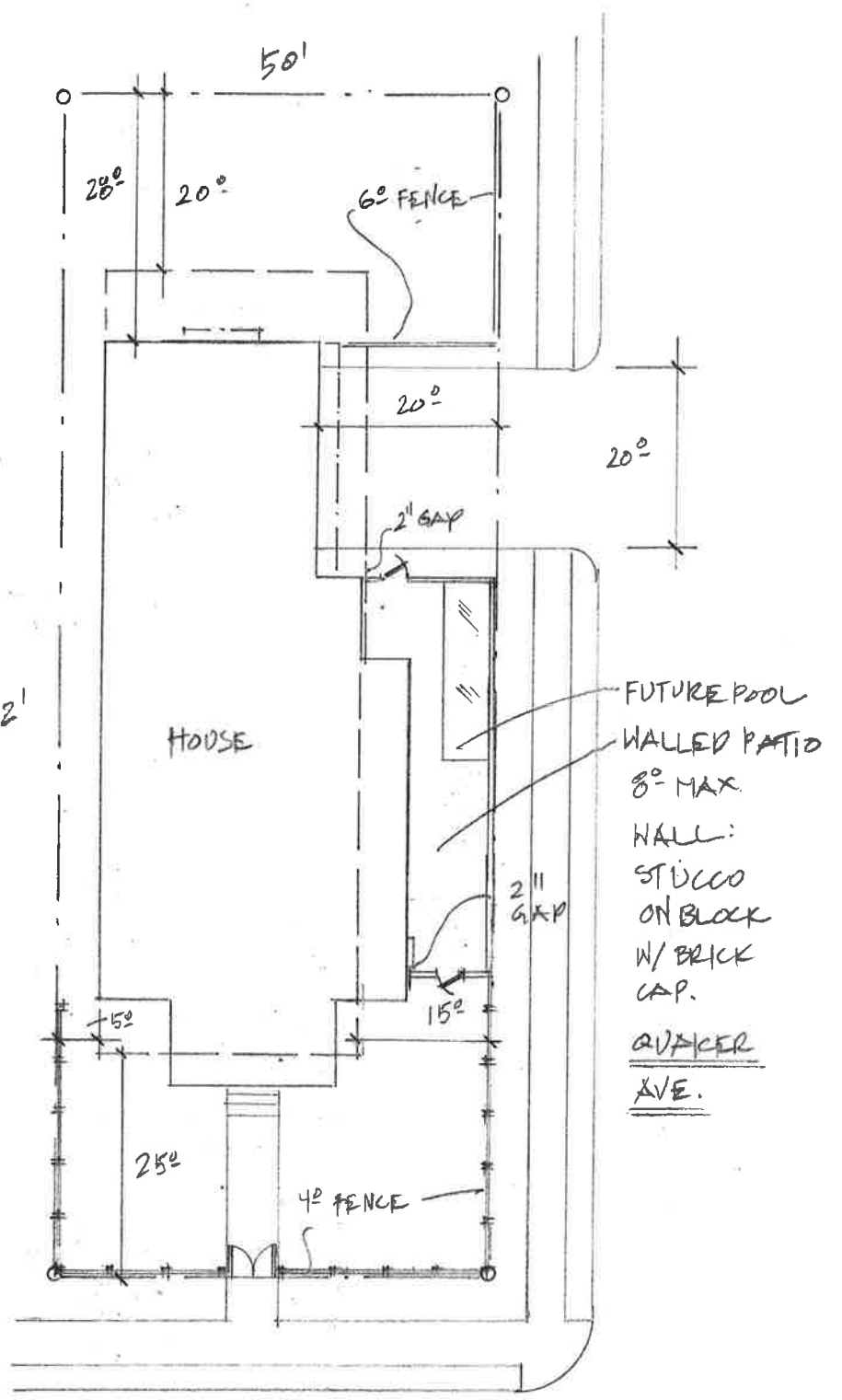
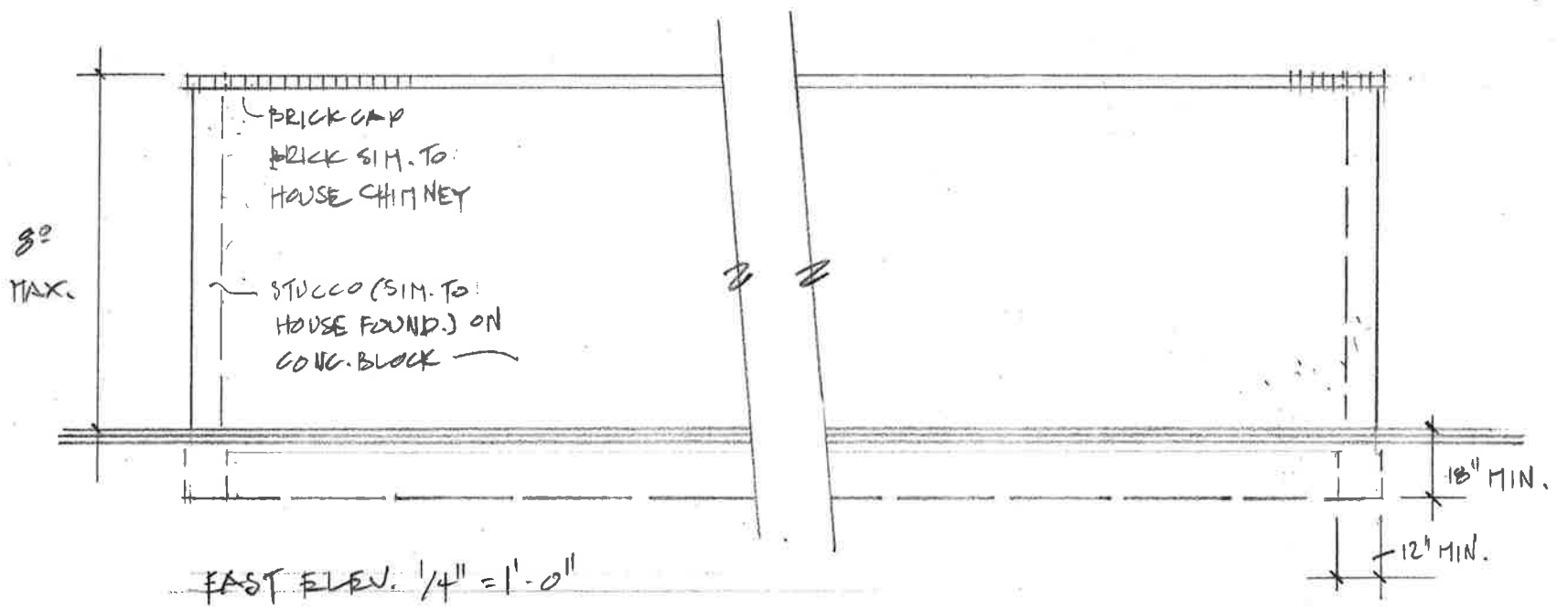
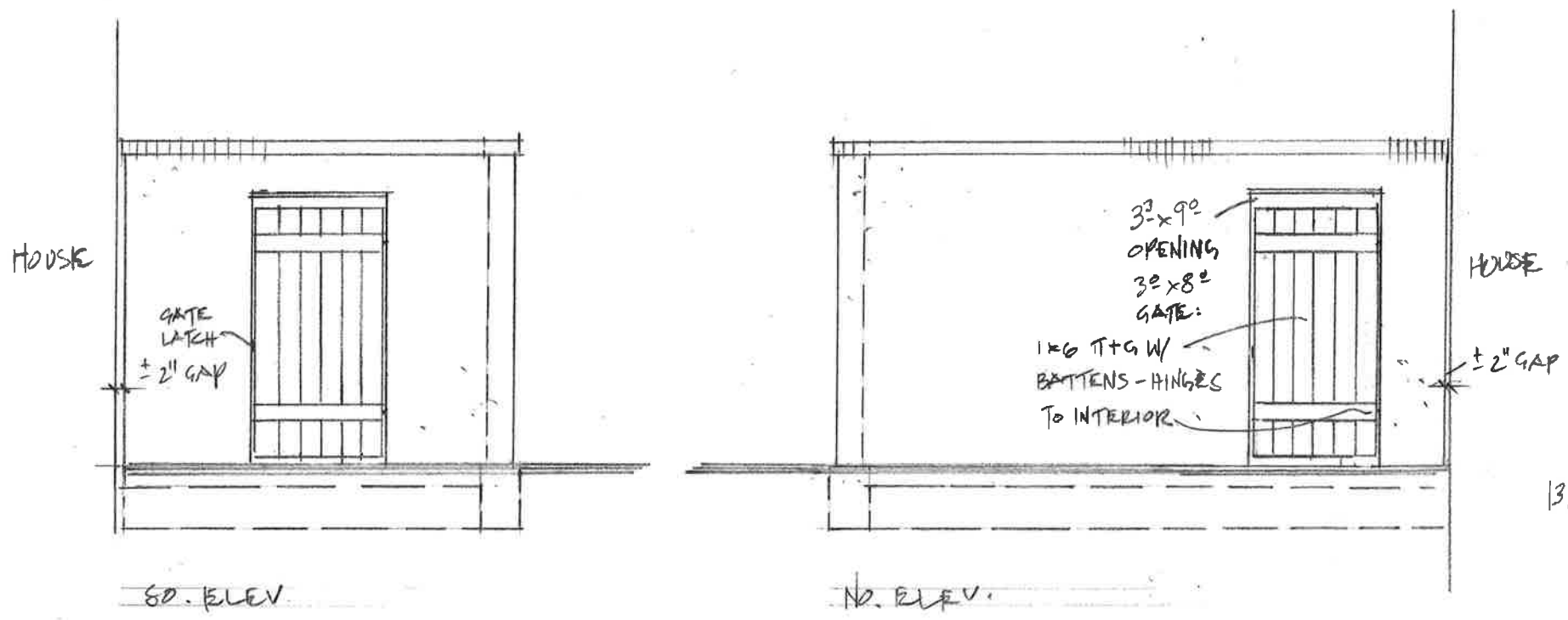
As there was no further discussion, Commissioner Grant made a motion to recommend approval of the application with the condition that a section of the wall of the addition with indications of materials and their dimensions and an elevation with dimensions of materials be provided. The motion was seconded by Commissioner Schoell and approved unanimously.

**Vote: 1228 E. 20<sup>th</sup> St. (North Maple Ridge)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
Grant			
Schoell			

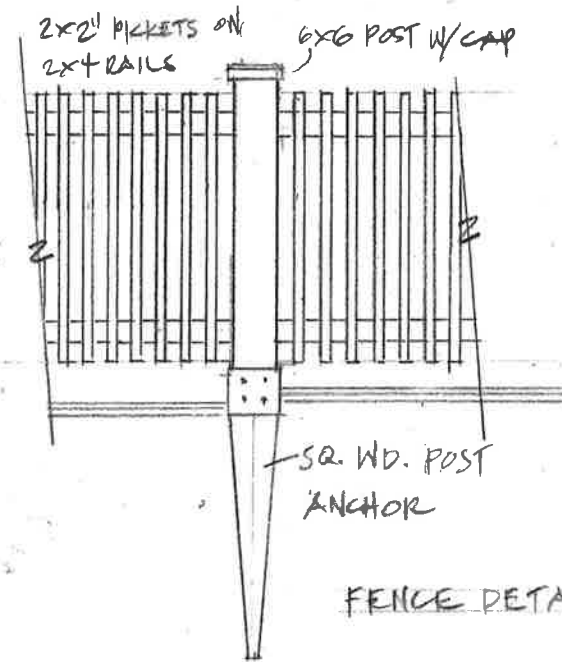
B. New Business  
None

C. Adjournment  
Commissioner Grant adjourned the Regular Meeting at 12:15 P.M.

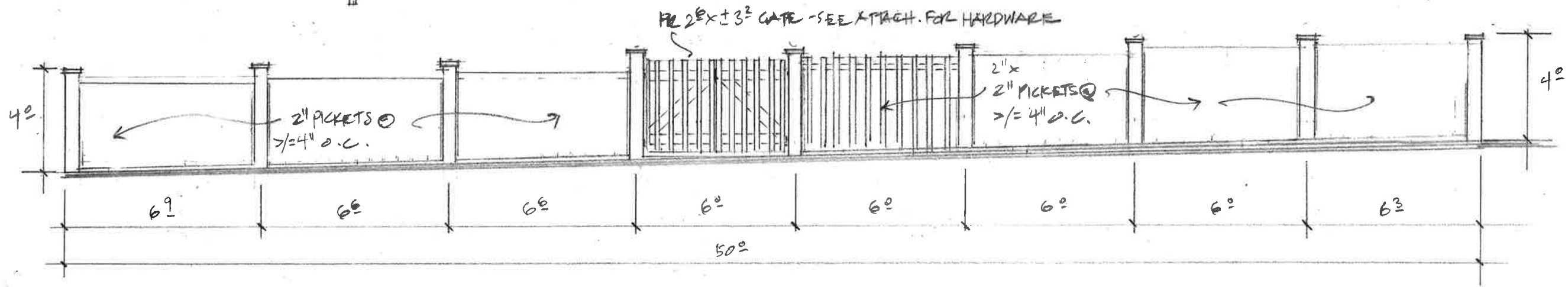
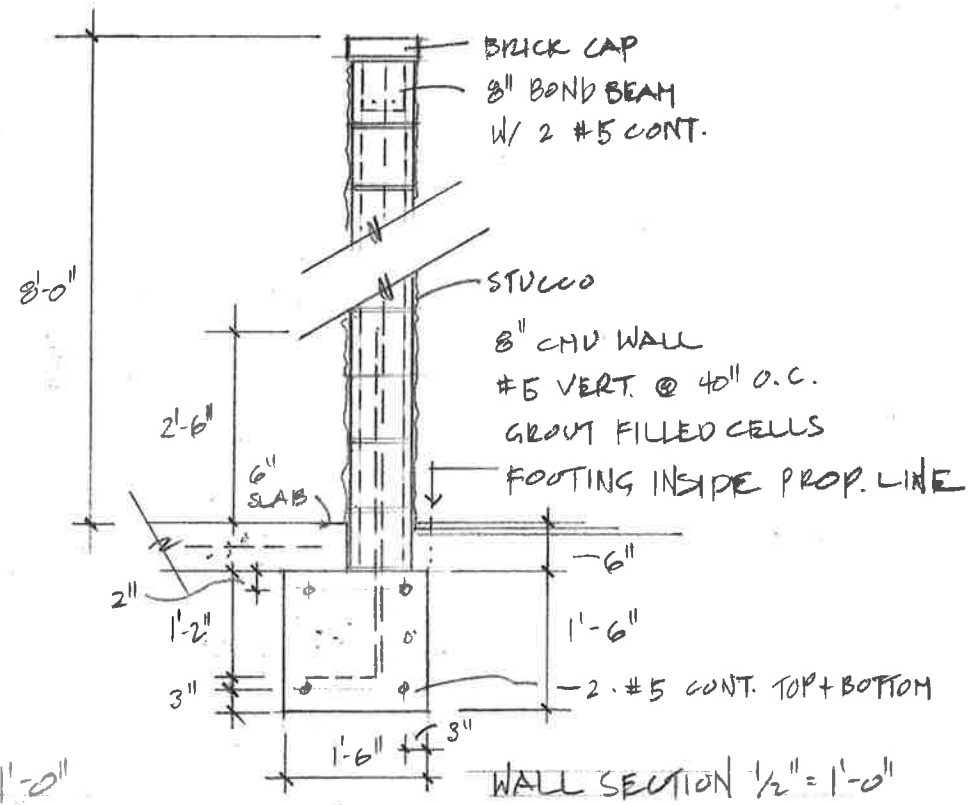


ROBINSON PROJECT  
 1325 EAST 18<sup>TH</sup> STREET  
 TULSA - OKLA 5-2019 6-2019 7-2019  
 SITE PLAN 1" = 20'

**TOM NEAL DESIGN**  
 Associate member, American Institute of Architects  
 918.231.7372



FENCE DETAIL 1/2" = 1'-0"



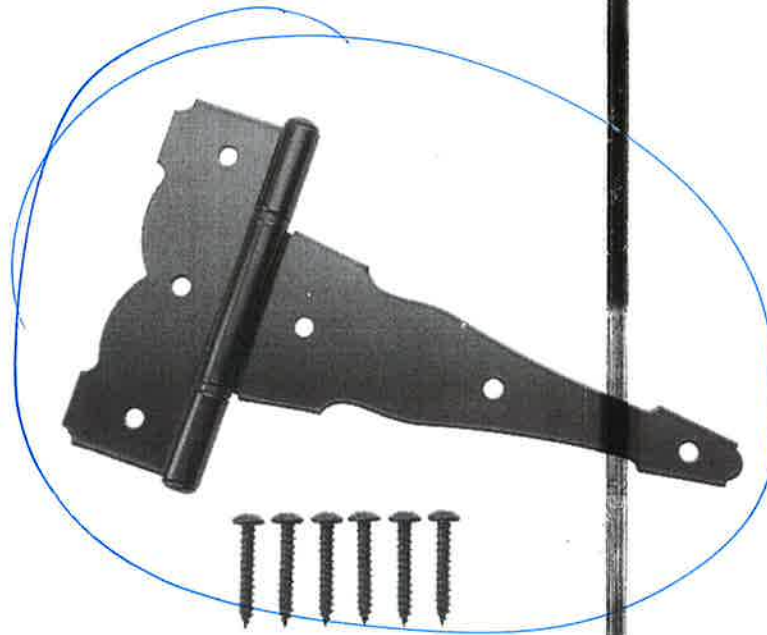
SO. ELEV. 1/4" = 1'-0"

ROBINSON PROJECT  
1325 EAST 18<sup>TH</sup> STREET  
TULSA, OKLA 5-2019-6-2019-7-2019

**TOM NEAL  
DESIGN**  
Associate member, American Institute of Architects

918.231.7372





Save to Favorites

Exclusive

### Everbilt

8 in. x 5.5 in. Black Heavy Duty Decorative Tee Hinge

★★★★★ (35) Write a Review

**\$7<sup>98</sup>**

Save up to \$100<sup>◇</sup> on your qualifying purchase.  
Apply for a Home Depot Consumer Card

Finish: **Black**



**GET IN-HOME INSTALLATION**

Powered by Pro Referral  
What to Expect



Similar Options to Consider

See All



**Alta Forest Products** 5/8 in. x 3-1/2 in. x 6 ft. (126)

\$1<sup>80</sup>/piece



**Boerboel Heavy-Duty Zinc Floating Bar Gravity Latch** (0)

\$8<sup>97</sup>



**Everbilt Zinc Plated Top Mount Gate Latch** (6)

\$6<sup>78</sup>



**Everbilt 4 in. Stainless Steel Barrel Bolt** (18)

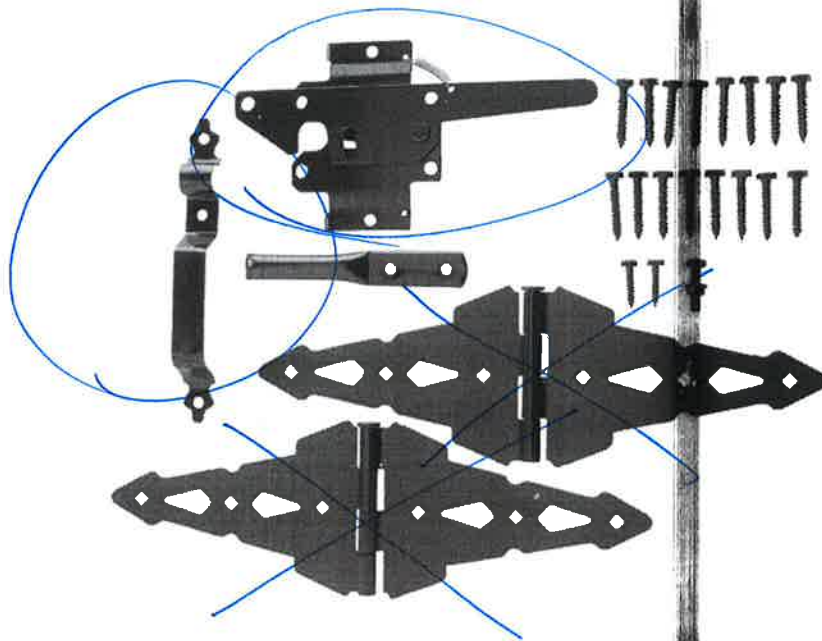
\$5<sup>87</sup>



**Natio Hardw... Stainl...**

\$15<sup>...</sup>

Internet #301015552 Model # 18101 Store SKU #1002316523



Save to Favorites

Exclusive

**Everbilt**  
Black Post Latch Gate Set

★★★★★ (53) Write a Review