



TULSA PRESERVATION COMMISSION

STAFF REPORT

Thursday, July 11, 2019

HP-0114-2019

HP PERMIT NUMBER: HP-0114-2019

PROPERTY ADDRESS: 319 EAST 18TH STREET

DISTRICT: NORTH MAPLE RIDGE HISTORIC DISTRICT

APPLICANT: KATHLEEN G. WALLACE-HELM

REPRESENTATIVE: NONE

1. CASE ITEMS FOR CONSIDERATION

1. Replacement of sidewalk with pavers
2. Construction of walkway

2. BACKGROUND

DATE OF CONSTRUCTION: 1927

ZONED HISTORIC PRESERVATION: 1993: ORDINANCE AMENDMENT 2005

NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC DISTRICT: 1983

CONTRIBUTING STRUCTURE: NO

PREVIOUS ACTIONS:

COA - JULY 27, 1994 - TPC APPROVAL

Installation of awnings

COA - FEBRUARY 8, 2007 - TPC APPROVAL

Construction of addition on east facade

Construction of addition on north facade

COA - DECEMBER 13, 2007 - TPC APPROVAL

Construction of two-story addition with the conditions that a hipped roof be constructed above the flat roof and that the window near the northeast corner be filled to match the adjacent wall

3. ISSUES AND CONSIDERATIONS

1. Replacement of sidewalk with pavers
2. Construction of walkway
 - i. Proposed is the replacement of the sidewalk between the steps and the driveway with pavers. Pavers would also be installed to create a walkway from the steps to the public sidewalk.

During the review by the Historic Preservation Permit Subcommittee on July 2, a Site Plan and the specification of the material and its finish were requested. The application has been forwarded with a recommendation for approval with the condition that the additional documentation be provided.

ii. References: *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 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.

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

G.1 Landscape Features

- G.1.1 Retain and preserve original historic walls, fencing, lighting, planters, and other landscape features through repair.
- G.1.2 Removal of historic landscape features will be considered on a case-by-case basis. Removal of non-historic landscape features can be staff-approved.
- 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.



CURRENTLY NO ACCESS TO FRONT DOOR FROM SIDEWALK



VIEW BEYOND SHRUBS, WHERE PROPOSED PAVERS WILL BE



VIEW FROM FRONT DOOR



CURRENT VIEW FROM DRIVEWAY



CURRENT VIEW FROM DRIVEWAY



CURRENTLY NO ACCESS TO FRONT DOOR FROM SIDEWALK



Examples of Precedents





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. 18th 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. 18th St. (Swan Lake)

In Favor

Grant
Schoell

Opposed

Abstaining

Not Present

319 E. 18th 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. 18th St. (North Maple Ridge)

In Favor

Grant
Schoell

Opposed

Abstaining

Not Present

1228 E. 20th 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. 20th 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.