



## TULSA PRESERVATION COMMISSION



# Unified Design Guidelines

## NON-RESIDENTIAL AND MIXED-USE STRUCTURES

within

Historic Preservation Overlay Zoning Districts

ADOPTED: February 22, 2017

AMENDED: ((INSERT DATE))

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## **SECTION H – GUIDELINES FOR CITY OF TULSA PARKS**

Use the following guidelines as the basis for work within City of Tulsa parks:

### **H.1 General Requirements**

H.1.1 Retain and preserve original historic park features through repair.

.1 Swan Lake – The historic park feature in Swan Lake Park is the concrete fountain in the center of Swan Lake.

.2 Tracy Park – The historic park features in Tracy Park are the stone retaining walls along 11<sup>th</sup> Street and Norfolk Avenue, the concrete fountain basin, and the circular walkway.

H.1.2 Removal of original historic park features will be considered by the Tulsa Preservation Commission on a case-by-case basis. Removal of non-historic features can be staff approved.

H.1.3 Ensure that new park features are consistent with the scale and massing of other such historic elements typically found within the district. New park features should not duplicate existing park features to create a false historical appearance.

H.1.4 The construction of new buildings shall be reviewed subject to Section C – Guidelines for New Construction.

## **SECTION H – GUIDELINES FOR CITY OF TULSA PARKS**

### **H.2 Furnishings, Playgrounds, and Recreational Equipment**

H.2.1 Benches, tables, bicycle racks, planters, statues, lighting, trash receptacles, and drinking fountains are examples of appropriate park furnishings and will be selected by the City of Tulsa Parks, Culture and Recreation Department. Installation, removal, or alteration of park furnishings is exempt from HP Permit review, unless they have been identified as historic features under guideline H.1.1.

H.2.2 Shade canopies and similar open-air shade structures may be maintained, replaced, removed, and installed by the City of Tulsa Parks, Culture, and Recreation Department. Installation, removal, or alteration of shade canopies or similar open-air shade structures no more than 10 feet in height is exempt from HP Permit review, unless they have been identified as historic features under guideline H.1.1.

H.2.3 Playground equipment and other recreational equipment may be maintained, replaced, removed, and installed by the City of Tulsa Parks, Culture, and Recreation Department. Installation, removal, or alteration of playground equipment and other recreational equipment no more than 16 feet in height is exempt from HP Permit review.

## **SECTION H – GUIDELINES FOR CITY OF TULSA PARKS**

### **H.3 Paving, Fencing, and Walls**

- H.3.1 Retain and preserve original historic paving, steps, bulkheads, walls, and fencing through repair.
- H.3.2 Ensure that the design of new paving is consistent with historic elements found along the same street and within the same neighborhood. This guideline is not intended to prevent alterations, such as widening of pathways or adjustment of slopes, necessary to meet the requirements of the Americans with Disabilities Act (ADA).
- H.3.3 Use paving materials that are consistent with the historic paving found along the same street and within the same neighborhood. Stone, concrete, masonry, chat, and decomposed granite are acceptable materials for walkways and trails within parks. Asphalt and stained concrete are not allowed. Replacement of existing trails or walkways in the same size and location can be staff approved.
- H.3.4 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 will be considered by the Tulsa Preservation Commission on a case-by-case basis. Installation, removal, or alteration of fencing that abuts a sport field or sport court is exempt from HP Permit review. Removal or replacement of existing fencing with the same material is exempt from HP Permit review.
- H.3.5 Use wall materials that are consistent with the historic walls found along the same street and within the district. Cinder block, corrugated metal, and railroad ties are not allowed. Historically styled cast concrete block and segmental retaining wall systems will be considered by the Tulsa Preservation Commission on a case-by-case basis.
- H.3.6 Existing sport fields and sport courts may be maintained and replaced by the City of Tulsa Parks, Culture, and Recreation Department. Installation, removal, or alteration of sport courts and sport fields is exempt from HP Permit review.
- H.3.7 Surface parking lots do not support the historic character of the district. Construction of new parking lots is strongly discouraged but will be considered by the Tulsa Preservation Commission on a case-by-case basis provided that the following guidelines are met:
- .1 Match the front setback pattern of the historic structures on the same side of the street. On corner lots, match the setback pattern of the historic structures on all adjoining streets. When the setback pattern of the historic structures on the same side of the street varies, locate the parking lot between the minimum and maximum of the prevailing setbacks.
  - .2 The screening that is required by the Zoning Code shall meet the conditions of H.3.4 and H.3.5. Ensure that screening is of sufficient height and density to obscure the view of the parking lot from the street and adjacent historic structures.
  - .3 When possible, provide vehicular access to the parking lot from an alley or arterial street to minimize the traffic impact on residential streets.

## **SECTION H – GUIDELINES FOR CITY OF TULSA PARKS**

### **H.4 Signage and Art**

H.4.1 Installation, removal, or alteration of signs that are erected and maintained pursuant to the discharge of governmental functions, or that are required by law, ordinance, or government regulation, or that are required to be posted in order to effectuate a legal right is exempt from HP Permit review.

H.4.2 Thoughtful signage, art, and other forms of interpretation are encouraged to enhance park users' awareness of the history of the park, district, or city.

H.4.3 Ensure that signage is consistent in design with the historic character of the neighborhood. Construct signs of materials similar to those used for existing historic structures in the neighborhood, such as wood, stone, or brick.

H.4.4 Install signage and art so that historic park features are not damaged.

## Tulsa Zoning Code

### Chapter 20 Overlay Districts

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#### Section 20.020 HP, Historic Preservation Overlays

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##### 20.020-D Design Guidelines

Design guidelines governing the applicable HP zoning district must be adopted before or concurrent with any HP zoning map amendments. When the boundaries of an HP zoning map amendment include a City of Tulsa park, design guidelines governing the applicable HP zoning district must identify the historic resources within the park.

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### Chapter 70 Review and Approval Procedures

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#### Section 70.070 HP Permits

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##### 70.070-B Exemptions

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

1. Ordinary maintenance and repair including the removal, installation, or replacement of guttering; the removal or replacement of roof covering with like material; and the application of any paint color to non-masonry surfaces;
2. The interior of buildings or structures;
3. Portions of buildings, structures, or sites not visible from adjoining streets;
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.
5. Installation of radio or television antennas that are not visible from abutting streets;
6. General landscape maintenance and planting of new organic materials; ~~and~~
7. Work required for temporary stabilization of a building or structure due to damage; ~~;~~
8. Installation, removal, or alteration of park furnishings within City of Tulsa parks, such as benches, tables, bicycle racks, planters, statues, lighting, trash receptacles, and drinking fountains, provided they have not been identified as historic resources within the design guidelines governing the applicable HP zoning district;
9. Installation, removal, or alteration of shade canopies or similar open-air shade structures within City of Tulsa parks, provided they are no more than 10 feet in height, and provided they have not been identified as historic resources within the design guidelines governing the applicable HP zoning district;

**Tulsa Preservation Commission – Attachment II**  
September 14, 2023  
Proposed Zoning Code Amendments

- 10. Removal or replacement of existing fencing with equivalent materials within City of Tulsa parks;
- 11. Installation, removal, or alteration of sport courts and sport fields within City of Tulsa parks, inclusive of any fencing and lighting abutting the court or field;
- 12. Installation, removal, or alteration of playground equipment and other recreational equipment within City of Tulsa parks, provided they are no more than 16 feet in height; and
- 13. Installation, removal, or alteration of signs within City of Tulsa parks that are erected and maintained pursuant to the discharge of governmental functions, or that are required by law, ordinance, or government regulation, or that are required to be posted in order to effectuate a legal right.

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70.070-K Action by Preservation Officer

- 1. The preservation officer is authorized to approve HP permit applications for proposed work on existing structures involving the replacement of existing materials with equivalent materials if the work complies with the design guidelines of the subject HP district.
  
- 2. The preservation officer is also authorized to approve HP permit applications for the following minor exterior alterations if the work complies with design guidelines of the subject HP district:
  - a. Installation of storm windows and doors;
  - b. Removal of non-historic materials, including but not limited to siding, storm windows and doors, awnings, shutters, retaining walls and fences; and
  - c. Removal of paint from historic masonry surfaces.
  
- 3. The preservation officer is authorized to approve HP permit applications for the replacement of trails or walkways within City of Tulsa parks with an alternative material if the work complies with the design guidelines of the subject HP district, provided that the location and size of the trail or walkway remain the same.