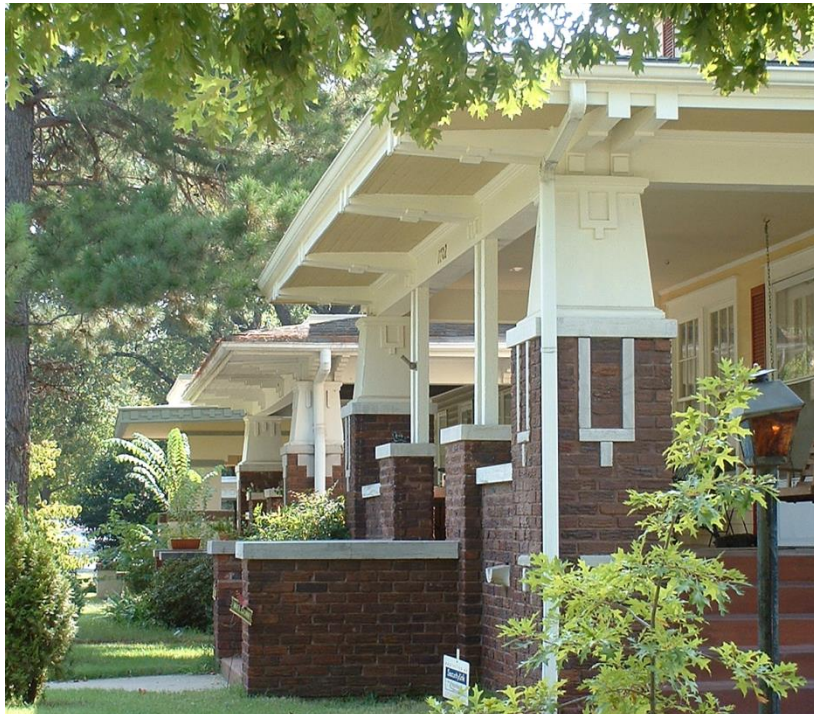




TULSA PRESERVATION COMMISSION



Unified Design Guidelines

RESIDENTIAL STRUCTURES

within

Historic Preservation Overlay Zoning Districts

ADOPTED: February 22, 2017

Tulsa Preservation Commission, 2017

Mike Craddock, Chair
Ted Reeds, II, TMAPC, Vice-Chair
David Schoell, Secretary
Peter Grant
David Pounds
Robert Shears
John Snyder
Mary Lee Townsend
Jim Turner
Chris Bumgarner
Michael Birkes, Arts Commission

Tulsa Metropolitan Area Planning Commission, 2017

Michael Covey, Chairman
John Dix, 1st Vice Chair
John Shivel, 2nd Vice Chair
Margaret Millikin, Secretary
Ryon Stirling
Gail Carnes
Ted Reeds, II
Joshua Walker
Mike Fretz
Mark Willis, ex-officio
Dwain Midget, ex-officio

Tulsa City Council, 2017

Anna America, Chair
David Patrick, Vice-Chair
Vanessa Hall-Harper
Jeannie Cue
Blake Ewing
Karen Gilbert
Connie Dodson
Phil Lakin, Jr.
Ben Kimbro

Mayor of the City of Tulsa

G.T. Bynum

This publication was printed with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to Chief-Office of Equal Opportunity, U.S. Department of the Interior, National Park Service, 1201 Eye St., NW (2740), Washington, D.C. 20005.

TABLE OF CONTENTS

Historic Preservation Zoning Overview 4

Historic Preservation (HP) Permit Process Overview 5

Section A – Guidelines for Rehabilitation of Existing Structures..... 7

Section B – Guidelines for Additions to Existing Structures..... 15

Section C – Guidelines for New Construction 23

Section D – Guidelines for Relocated Structures 28

Section E – Guidelines for Non-Contributing Structures 31

Section F – Guidelines for Demolition of Structures..... 32

Section G – Guidelines for Landscape Features, Paving and Signage 33

HISTORIC PRESERVATION ZONING OVERVIEW

Historic neighborhoods seek out historic preservation (HP) zoning to provide extra protection from inappropriate alterations and unsympathetic new construction. Generally, the neighborhoods that would qualify for HP zoning are those that would be eligible for the National Register of Historic Places. For example, all of Tulsa's HP-zoned districts are also listed in the National Register. However, inclusion in the National Register does not require that the neighborhood pursue HP zoning.

HP zoning requires that any exterior alterations or repairs (in some cases) are subject to review by the Tulsa Preservation Commission (TPC) before work can be done.

Historic preservation zoning helps to:

1. Preserve and protect the distinctive characteristics and the context of the district, protecting property owners' investments.
2. Maintain and improve the streetscapes of those buildings and places.
3. Ensure that new construction and additions to existing homes are architecturally compatible with existing buildings in the district.

Historic preservation zoning is technically referred to by city planners as "overlay" zoning. The historic preservation zoning is "overlaid" on top of the existing zoning. The existing zoning restrictions are unchanged. Instead they are supplemented by the conditions of historic preservation zoning. The existing zoning requirements control such issues as land use, building setbacks, parking requirements, lot coverage by structures, and building heights. Historic preservation overlay zoning does not prevent lot splits.

HP Zoning and the Tulsa Preservation Commission are governed by the City of Tulsa's Zoning Code. Download the Zoning Code at www.tulsapreservationcommission.org/zoning.



Before and after photos of a success story in the Brady Heights Historic District.

HISTORIC PRESERVATION PERMIT PROCESS OVERVIEW

The Historic Preservation (HP) Permit is the official document issued by the Tulsa Preservation Commission to approve proposed work to historic properties.

The TPC reviews the proposed work to make sure it complies with the design guidelines, in consideration of the needs and desires of the property owner. Once the TPC finds that the proposed work meets the design guidelines, a Historic Preservation Permit is issued, and the property owner may begin the work or may apply for a building permit if one is required.

Any exterior alterations or repair, new construction, or demolition within a historic preservation zoned neighborhood must be approved first by the Tulsa Preservation Commission or TPC Staff.

Under certain conditions, TPC Staff can issue a Historic Preservation Permit without review by the Commission. There are also some exemptions to the HP Permit process, which TPC Staff would be happy to discuss with you. To begin the process to obtain a permit, contact TPC Staff at (918) 576-5669 or preservationcommission@cityoftulsa.org.

Going Through the HP Permit Process

The process of applying for and receiving a Historic Preservation Permit is very simple and straightforward with just a little advanced preparation. Consult TPC Staff early to ensure a smooth, successful process. They are here to help!

Applicants complete a simple Application Form and provide documentation, such as photographs, brochures, and drawings as necessary. There is no fee for a HP Permit application.

Steps for Property Owners

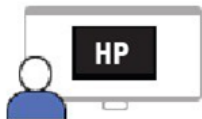
1. Decide on what work you want to do on your property.
2. Refer to the district maps and confirm that your property is located in a historic preservation zoned district.
3. If your property is located in a HP-zoned district, review the design guidelines to determine the appropriate design and materials for the work you want to do. This is an ideal time to **contact TPC Staff**, who would be happy to assist you.
4. Develop a plan to carry out your work, including drawings of what you want your property to look like upon completion of the project.
5. At this point, you are ready to submit a simple Application Form.
6. Your application will be reviewed as explained on Page 6.

The Historic Preservation Permit process is administered through public meetings. The TPC Meeting Schedule is available from TPC Staff or at www.tulsapreservationcommission.org/meetings. All meetings are held at City Hall. Applicants and interested parties are encouraged to attend.

A typical HP Permit application is presented at one TPC Regular Meeting. However, applications for new construction, additions, and complex projects are reviewed at two or more meetings because of the nature of those projects. Those applications are first presented to the HP Permit Subcommittee one week prior to the TPC Meeting. New construction projects (brand new buildings on cleared land) are reviewed twice by the HP Permit Subcommittee due to the complexity of the projects. After the HP Permit Subcommittee makes a recommendation on the application, it is reviewed by the Tulsa Preservation Commission, and a decision to approve or deny the application is made.



TPC Staff receives HP Permit Application Form and plans, photographs, and brochures from applicant.



(New construction, additions, and complex projects) At the HP Permit Subcommittee Meeting, TPC Staff presents the application to the Subcommittee.



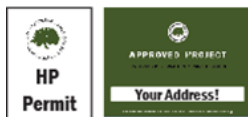
(New construction, additions, and complex projects) HP Permit Subcommittee votes on a recommendation to the full Commission.



TPC Staff presents the application to the full Tulsa Preservation Commission *(in the case of new construction, additions, and complex projects, the HP Permit Subcommittee Chair explains the subcommittee's recommendation)*.



The Tulsa Preservation Commission votes whether to approve or deny the application for a Historic Preservation Permit.



If approved, a Historic Preservation Permit is issued to the applicant within a few days of business. Applicants whose applications are denied can submit an application with a revised proposal.

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.



A.1.1 Examples of “historic architectural elements” to retain and preserve

Where to Find Physical Evidence

Look closely the next time you are painting, removing artificial siding, or making repairs to the exterior of your home. If the historic fabric has been modified over the years, you can often find clues to what was there originally. Look for subtle changes in texture or material or evidence of patching.

For example, many homes lost trim details when vinyl siding was added. After removing siding, you may notice areas of bare wood because a trim board, drip edge, or bracket was removed prior to installation of siding. Do your soffits have unpainted stripes? You might be missing some eave brackets. On your porch, are there indentations on the piers or columns that tell you where a railing used to be attached?

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.2 Exterior Walls

- A.2.1 Retain and preserve the original historic wall materials and character-defining details, including, but not limited to, window and door trim, eave brackets, and embedded porch columns.
- A.2.2 To return the home to its original historic appearance, remove non-historic siding and trim. Repair and restore the underlying historic siding, trim, and details. Removal of non-historic siding is encouraged (and may be staff approved).
- A.2.3 If replacement of deteriorated wall materials is necessary, use matching materials (wood, brick, etc.) that maintain the size, shape, pattern, texture, and directional orientation of the original historic material.
- A.2.4 When proposing to use materials different from the original historic wall materials, replacement materials that maintain the character of the structure and the size, shape, pattern, texture, and directional orientation of the original historic siding will be considered on a case-by-case basis.
- A.2.5 In order to maintain the historic appearance of the structure, do not apply paint to unpainted brick or stone walls. Staff can approve the removal of paint from brick or stone surfaces to return the structure to its original historic appearance. Repainting previously painted surfaces does not require HP Permit review.

Common Types of Siding



4" Lap Siding



2" Novelty Lap Siding



Shake Shingles

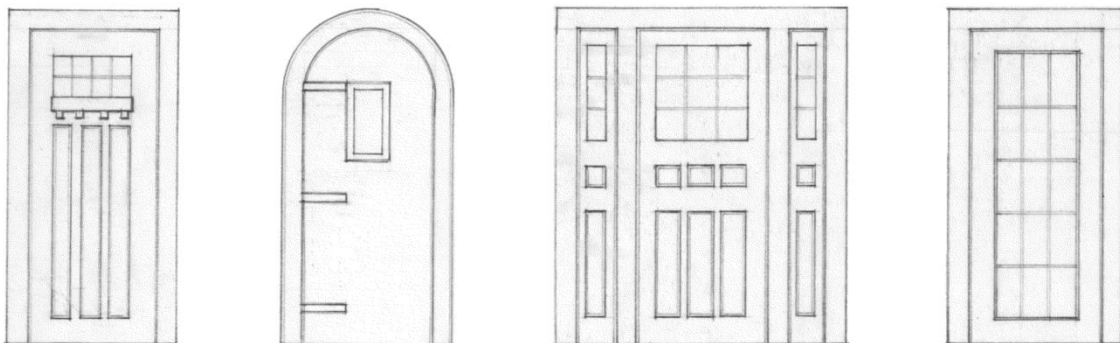
How to Gently Remove Paint from Brick or Stone

NEVER sandblast or power-wash masonry! Firing heavy artillery at an old building usually has disastrous results. Abrasive and acidic methods will remove the protective outer layer, causing brick to fail rapidly. Some chemicals can change the color of your masonry or allow harmful water infiltration. *Gel* and *paste* methods that gently dissolve paint are least likely to cause damage to your brick or the environment. These systems often involve applying paper to the paste and peeling it off.

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.3 Doors and Door Surrounds

- A.3.1 Retain and preserve original historic doors and door surrounds, including frames, glazing, panels, sidelights, fanlights, and transoms.
- A.3.2 Do not remove, cover, or move existing door, sidelight, fanlight, and transom openings.
- A.3.3 To return the home to its original historic appearance, remove non-historic doors and replace them using physical or pictorial evidence of the originals. If no evidence exists, select doors and surrounds which are consistent with the architectural style of your home.
- A.3.4 To gain thermal efficiency, storm doors which maintain the appearance and allow maximum visibility of the original historic doors may be installed. Unfinished or clear-finished metals are not allowed. (Storm doors can be staff approved.)
- A.3.5 If replacement of deteriorated doors is necessary, select doors and surrounds which are consistent with the architectural style of your home.
- A.3.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.
- A.3.7 When adding new door openings, maintain the proportions of the façade. Match the dimensions and trim details of other doors and surrounds on your home. Select doors and surrounds which are consistent with the architectural style of your home.
- A.3.8 Use clear glass in new or replacement doors and sidelights.
- A.3.9 Exterior security bars and grilles are discouraged.

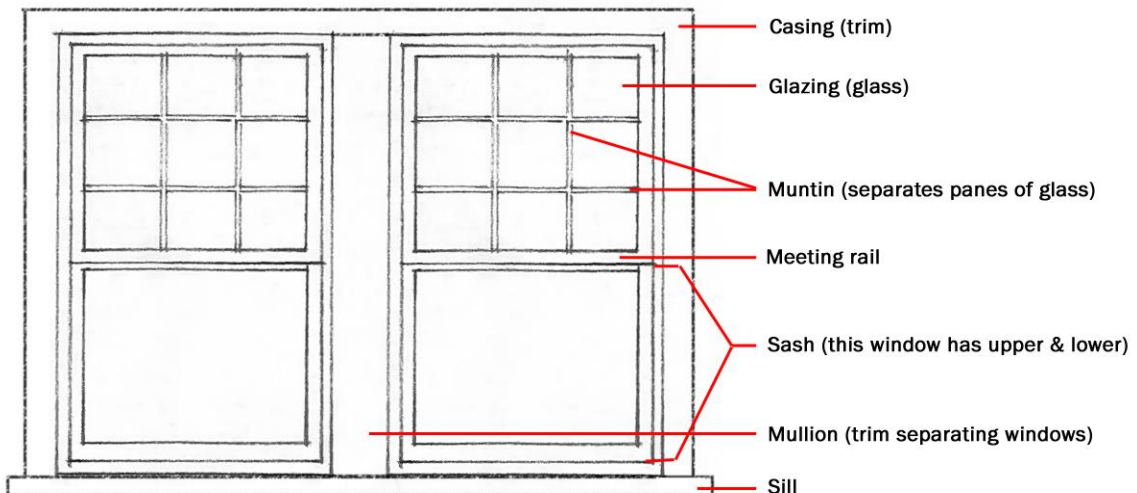


A.3.3 / A.3.5 Examples of door styles common to historic homes in Tulsa. From left to right, Craftsman door with dentil shelf, Tudor arched door, Colonial door with sidelights, 15-light French door appropriate for a variety of architectural styles.

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.4 Windows and Window Trim

- A.4.1 Retain and preserve original historic windows, including glazing, trim, muntins, and character-defining details.
- A.4.2 Do not remove, cover, or move existing window openings.
- A.4.3 To return the home to its original historic appearance, remove non-historic windows and trim. When selecting replacements, use physical or pictorial evidence. If no evidence exists, select windows which are consistent with the architectural style of your home.
- A.4.4 To gain thermal efficiency, storm windows which maintain the appearance and allow maximum visibility of the original historic windows may be installed. Unfinished and clear-finished metals are not allowed. (Storm windows can be staff approved.)
- A.4.5 If replacement of deteriorated windows is necessary, match the original historic windows in sash design, size, shape, muntin pattern, location, glazing area, and tint. Insulated glass (double-pane) windows may be used. Exterior muntins are required on simulated-divided-light windows.
 - .1 Brady Heights – Match the original historic window material.
 - .2 Elmwood – Match the original historic window material
- A.4.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.
- A.4.7 When adding new window openings, maintain the proportions of the façade. Match the size, design, and pattern of the existing windows. Align the headers of new windows with the existing windows.
- A.4.8 Exterior security bars and grilles are discouraged.

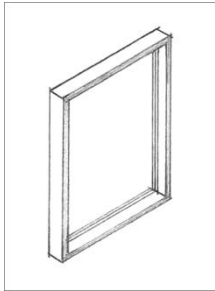


A.4.1 Parts of the window. With nine panes of glass in the upper sash and one pane in the lower sash, these windows are referred to as “nine over one”.

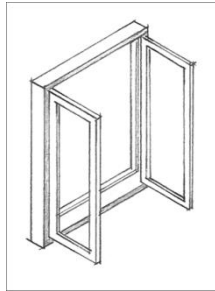
SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.4 Windows and Window Trim

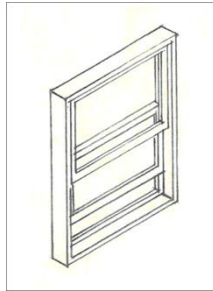
Types of Window Designs



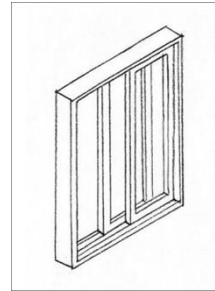
Fixed



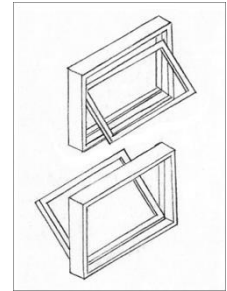
Casement



Double Hung



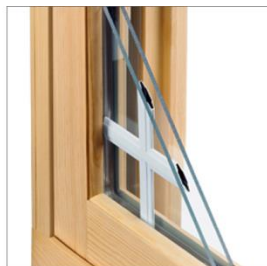
Sliding



Awning & Hopper



A.4.5 Inappropriate resizing (left window)



A.4.5 Exterior muntins (left)—“simulated divided lights” or SDLs—create a profile that more closely resembles historic windows than grids between the panes of glass (right). True divided light windows are available, and their installation is encouraged.

Be Green: Restore Your Original Windows!

Restoration of your original windows not only costs less than replacing them, but it’s also much more environmentally friendly.

If you’re concerned about sustainability, don’t throw your old-growth wood windows in the landfill before you explore restoration. Restoring your original windows not only maintains the architectural integrity and the curb appeal of your historic home, it’s also **the best choice for the environment.**

Did you know that properly repaired historic windows have an R-value* that’s nearly indistinguishable from high-end replacement windows? Repair your original windows, install proper weatherstripping, add a good storm window system, and watch your utility bills go down!

Contact Tulsa Preservation Commission Staff for information on how to make your historic windows look and function as good as new. We offer inexpensive, hands-on Wooden Window Repair Workshops for DIY homeowners and contractors about once a year, and we can also refer you to other sources to help you treat your windows right!

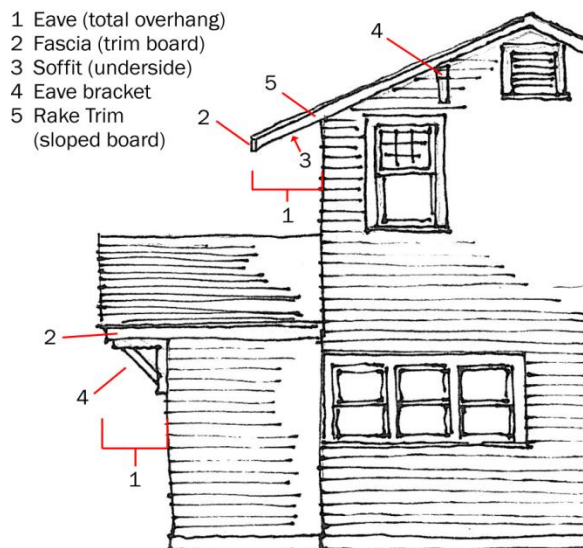
*R-value is the measure of resistance to heat gain/loss

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.5 Roofs

- A.5.1 Retain and preserve the original historic roof form (hipped, gabled, etc.) and pitch.
- A.5.2 Do not remove character-defining architectural features of your roof, including, but not limited to, dormers, chimneys, cupolas, eaves, soffits, fascia boards, and decorative details, such as eave brackets, exposed rafter tails, or corbels.
- A.5.3 If replacement of deteriorated architectural roof features is necessary, use materials that maintain the character of the structure and the size, shape, pattern, texture, dimensions, and directional orientation of the original historic roof features.
 - .1 Elmwood – Match the original historic roof material
- A.5.4 To return the home to its original historic appearance, use physical or pictorial evidence. If no evidence exists, select architectural roof features which are consistent with the architectural style of your home.
- A.5.5 Replacement of existing roof covering—wood shingles, asphalt shingles, clay tile, etc.—with the same material does not require HP Permit review (for example, replacing an asphalt-shingled roof with asphalt shingles). Architectural shingles are encouraged.
- A.5.6 When proposing to change the materials of your roof covering, replacement materials that maintain the character of the structure and the size, shape, pattern, texture, and directional orientation of the original historic roof covering will be considered on a case-by-case basis.
 - .1 Yorktown – Metal roofing is not allowed.
- A.5.7 When replacing your roof covering, replace an entire roof section if it is visible from the street.

Parts of the Roofline



Architectural Shingles

Architectural shingles, also referred to as dimensional or laminated shingles, are manufactured from fiberglass and asphalt and then laminated or textured.

This process gives the shingles a more dimensional appearance than standard “three-tab” asphalt shingles.

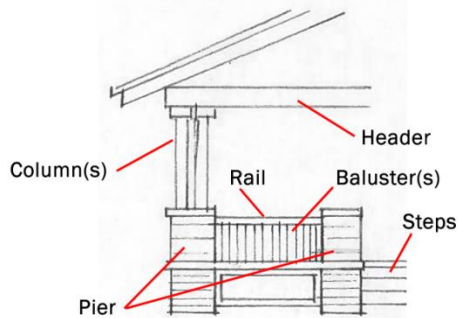
The term “architectural shingles” also refers to shingles that simulate shake, slate, or other historic roof materials.

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.6 Porches

- A.6.1 Retain and preserve the original historic porch and its character-defining architectural features through repair.
- A.6.2 Do not remove character-defining architectural features of your porch, including, but not limited to, ceiling, floor, piers, columns, railings, handrails, steps, bulkheads, skirt/stem wall, and decorative details, such as crown molding, trim, eave brackets, and exposed rafter tails.
- A.6.3 If replacement of deteriorated porch elements is necessary, use materials that maintain the character of the structure and the size, shape, pattern, texture, dimensions, and directional orientation of the original historic features.
- A.6.4 To return the home to its original historic appearance, use physical or pictorial evidence. If no evidence exists, select porch features which are consistent with the architectural style of your home. Return enclosed porches to original historic open design (which can be staff approved).
- A.6.5 If adding a railing or other porch elements where none exists, select porch elements (columns, railing design, trim, etc.) which are consistent with the architectural style of your home.

Parts of the Porch and Railing



Good / Bad Examples of Railing Design



Traditional design with railing lower than piers



Decorative railing



Inappropriate design! Balusters too far apart!

Code Requirements

Traditionally, historic railings in Tulsa were between 26 and 28 inches in height. The character of your home is affected when porch elements are altered from their historic proportions. When adding missing railings, be aware that porch elements must comply with building codes. TPC Staff can help you navigate the code, such as determining whether historic building code provisions for existing structures apply.

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.7 Awnings, Shutters, Mailboxes, Mechanical Systems, Etc.

- A.7.1 Select awnings that are consistent with the architectural style of your home.
- A.7.2 Select window shutters that are consistent with the architectural style of your home. Plastic shutters and door shutters are not historically accurate and are not allowed.
- A.7.3 Attach mailboxes to the front of the porch or house.
- A.7.4 Install engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, package units, flues, conduits, cables, electrical boxes, ventilators, and louvers, on the side or rear façade of the structure.
- A.7.5 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault.
- A.7.6 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building's historic character and is reversible. These considerations will be made on a case-by-case basis.
- A.7.7 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.



A.7.2 This house style would not have originally had shutters. The shutters are inappropriate since they are less than half the width of the window and do not appear operable. Door shutters are also inappropriate for this house.



Getting Shutters Right

Colonial Revival homes often have paneled or louvered shutters. Board-and-batten shutters are common on Tudor Revival homes and on some Minimal Traditional and Folk Vernacular Style homes. The addition of shutters to Craftsman, Prairie, or Four-Square Style homes is usually inappropriate as these styles rarely had shutters. Wooden shutters are widely available. Vinyl shutters are inappropriate.

Even if your shutters are strictly decorative, they should appear operable. Mount your shutters with hinges directly on the window casing, never on the siding next to the window. Each shutter should be half the width of the window it surrounds.

SECTION B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES

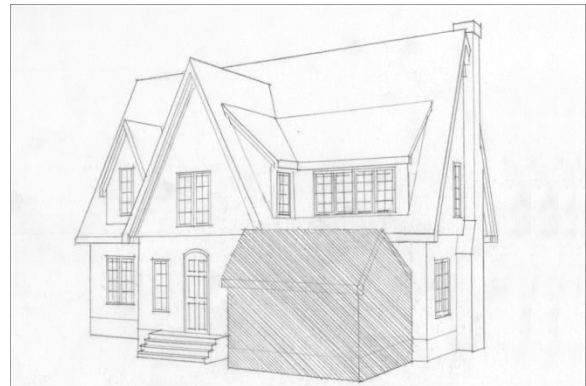
B.1 General Requirements

Use the following guidelines as the basis for all additions:

- B.1.1 Locate additions on the side or rear of your home where the character-defining elements and visual appearance of the front façade will not be obscured, damaged, or destroyed.
- B.1.2 Ensure that additions do not detract from the historic appearance, character-defining elements, historic patterns, scale and proportions of the existing structure.
- B.1.3 Provide consistency and continuity between the addition and the historic portions of your home by using similar materials, style, forms, massing and scale.
- B.1.4 Do not exceed the established height of structures along the same street.



B.1.1 Locate additions on side or rear



B.1.1 Where NOT to locate an addition

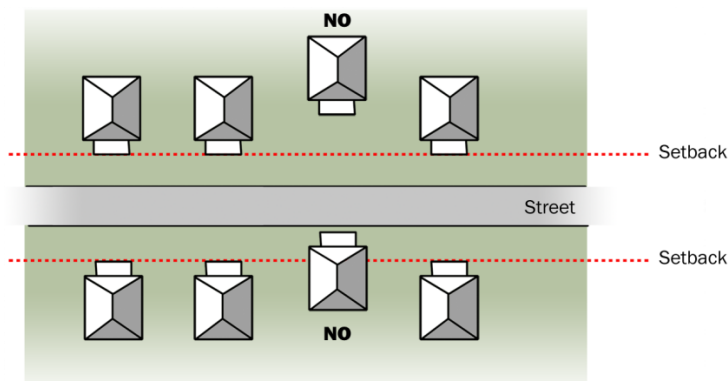


B.1.4 On the left, an example of an addition that doesn't respect the height of structures on the same street. On the right, an example of an addition that matches the rhythm and character-defining features of the original structure. Offsetting or recessing additions behind the original building show the addition is newer than the original structure.

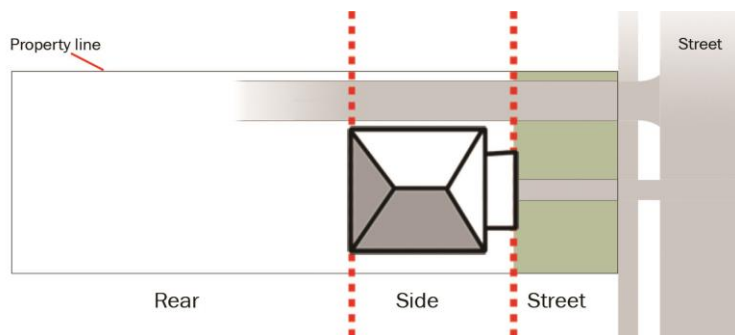
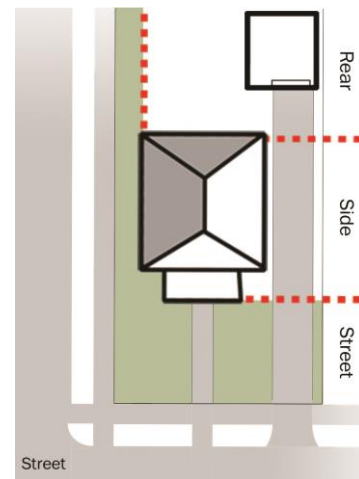
SECTION B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES

B.2 Building Site

- B.2.1 Match the front setback of the historic buildings along the same side of the street. When the front setback pattern of the historic structures on the same side of the street varies, locate the addition between the minimum and maximum of the prevailing front setbacks.
- B.2.2 Maintain the pattern and rhythm of the side yard setbacks of the other historic structures on the same side of the street.
- 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
- B.2.5 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.



B.2.1 Match the front setback of the historic buildings along the same side of the street.



B.2.3 – B.2.5 On the left, defining the street yard lot area (green) on interior lots. Above, defining the street yard lot area (green) on corner lots. The surface area of paving within these defined areas must not exceed the percentages listed above.

SECTION B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES

B.3 Building Materials and Elements

- B.3.1 Use building materials that are consistent with the historic materials found on the existing structure.
- B.3.2 The use of building materials different from historic materials will be considered on a case-by-case basis, if the proposed materials maintain the character of the structure and the historic size, shape, pattern, texture and directional orientation. Unfinished or clear-finished metals are not allowed.
- B.3.3 Create a visual consistency and continuity with the building elements of the existing structure by replicating the height of windows and doors, window glazing patterns, roof forms, eave lines and overhangs, and special detailing present on the existing structure.

SECTION B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES

B.4 Roofs

- B.4.1 New roof features, such as dormers or cupolas, may be added to the existing roof, if the proposed elements maintain the scale, proportions, rhythms, and architectural character of the structure.
- B.4.2 On additions, use roof forms, slope, detailing, and roofing materials that are consistent with the historic portions of the existing structure. Installation of metal roofs will be considered on a case-by-case basis.
 - .1 Yorktown – Metal roofing is not allowed.



B.4.2 On the left is a house before an addition to the side elevation. On the right is the same house with an addition to the side elevation matching the proportions and rhythm of the existing roof line.

SECTION B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES

B.5 Porches

- B.5.1 When adding a porch or expanding an existing porch, maintain the character, detailing, scale, rhythm, and proportions of the existing historic structure.
- B.5.2 When enclosing porches with glass or screens, maintain the existing rhythms, scale, proportions, appearance, and character of the structure. Hard wall enclosure of porches is strongly discouraged but will be considered on a case-by-case basis.
- B.5.3 Ramps may be installed when required to achieve access to the first-floor level. Construct the ramp so that, in the future, it can be removed without significantly altering the original historic structure. Designing ramps to access porches from the side, so the front elevation is not obscured, is encouraged.



B.5.1 On the left is a house before a porch was added. On the right is an example of an addition to an existing porch. This addition maintains the character by recessing the new additions on either side of the original porch while matching the scale, rhythm, and detailing of the original porch.

SECTION B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES

B.5 Porches



B.5.2 Example of enclosing a front porch with screens that maintain the character of the Prairie-Style house and can be removed in the future without damaging the historic brick columns



B.5.3 Example of a ramp for accessibility that enters the front porch from the side. The ramp can be easily removed in the future without needing to repair the historic materials on the front elevation.

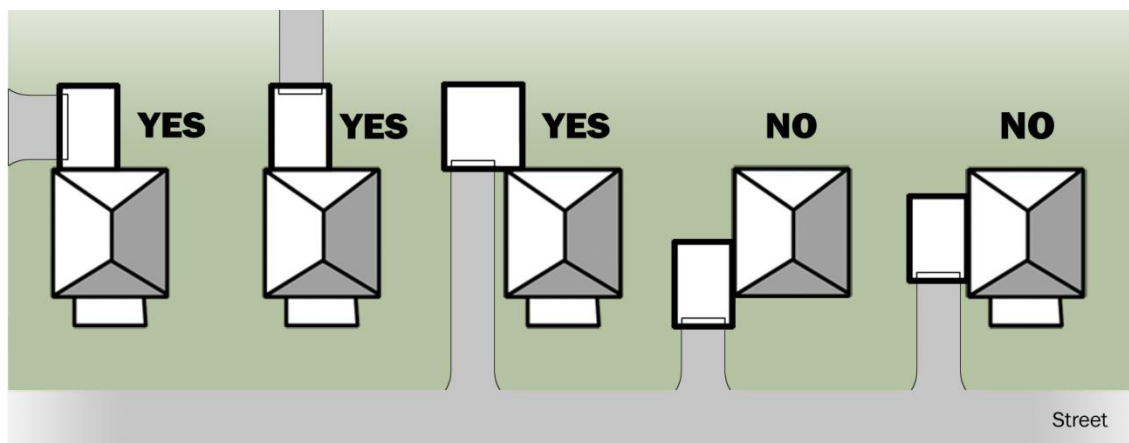
Enclosing Front Porches

Enclosing the front porch is discouraged because it usually compromises the architectural integrity of the home. This is especially true of hard-wall enclosures. If you wish to enclose your front porch, it's important that you do so in a way that doesn't detract from the historic appearance of the home and so the enclosure can be easily removed without damaging the historic porch materials. Screens and clear glass with minimal framing are the best options.

SECTION B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES

B.6 Garages

- B.6.1 Locate garages within the rear yard and detached from the primary residential structure. Detached buildings or structures, such as garages and sheds, not located in the street yard, as defined in the Zoning Code, are exempt from HP Permit review.
- B.6.2 Adding a garage attached to the rear elevation of the primary residential structure will be considered on a case-by-case basis. Locate attached garages so that the front façade of the garage is not located forward of the rear wall of the primary structure.
- B.6.3 Historically appropriate garage doors, such as carriage house doors, are encouraged.



B.6.2 Illustration of where an attached garage may be located (reviewed on a case-by-case basis)

SECTION B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES

B.7 Mechanical Systems, Etc.

- B.7.1 Install engineering systems and their associated elements, such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical boxes, ventilators, and louvers, on the side or rear façade of the structure.
- B.7.2 Install utility meters on the side or rear façade of the house or underground in a subterranean vault.
- B.7.3 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building's historic character and is reversible. These considerations will be made on a case-by-case basis.
- B.7.4 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.

SECTION C – GUIDELINES FOR NEW CONSTRUCTION

C.1 General Requirements

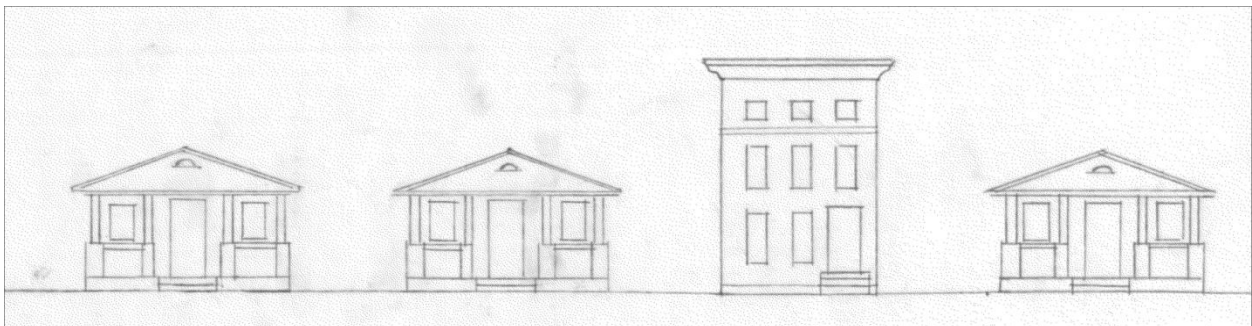
- C.1.1 Designs for new construction shall not duplicate existing structures within the district. Ensure that each new structure is unique within the district.
- C.1.2 When designing new structures, provide consistency and continuity by drawing upon common characteristics of historic structures in the district, placing particular emphasis on the historic structures on the same street. These include but are not limited to porches, entries, roof pitch and form, and window and door styles.
- C.1.3 Avoid mixing incongruous architectural styles: for example, Prairie-style windows on a Colonial Revival-inspired house.
- C.1.4 Respect the scale, proportions, historic patterns, and relationships of both principal and accessory structures along the same street and within the district.
- C.1.5 Maintain the established height of those structures along the same side of the street.
- C.1.6 Establish the height of the floor (finished floor elevation) between the minimum and maximum finished floor elevation of those structures along the same side of the street.



C.1.1 / C.1.2 While not a duplicate of existing houses, this house draws upon common characteristics of the district—raised crawl space, front porch, multiple front gables, siding patterns, and groups of windows.



C.1.4 The detached garage (accessory structure) at right relates to the house (principal structure) in scale and pattern in similar fashion to the historic houses in the district.

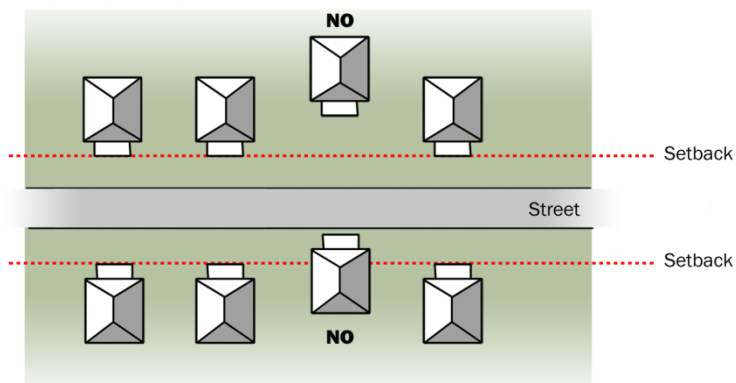


C.1.5 Example of infill that doesn't respect the height of structures on the same street

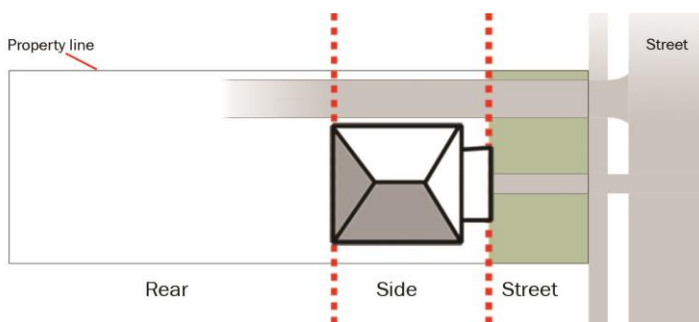
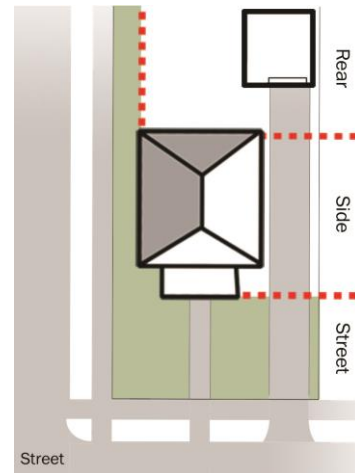
SECTION C – GUIDELINES FOR NEW CONSTRUCTION

C.2 Building Site

- C.2.1 Match the front setback of the historic buildings along the same side of the street. When the front setback pattern of the historic structures on the same side of the street varies, locate the new structure between the minimum and maximum of the prevailing front setbacks.
- C.2.2 Maintain the pattern and rhythm of the side yard setbacks of the other historic structures on the same side of the street.
- C.2.3 Maintain the same orientation to the street as established by the historic structures on the same street.
- C.2.4 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.
- C.2.5 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.
- C.2.6 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.



C.2.1 Match the front setback of the historic buildings along the same side of the street.



C.2.4 – C.2.6 On the left, defining the street yard lot area (green) on interior lots. Above, defining the street yard lot area (green) on corner lots. The surface area of paving within these defined areas must not exceed the percentages listed above.

SECTION C – GUIDELINES FOR NEW CONSTRUCTION

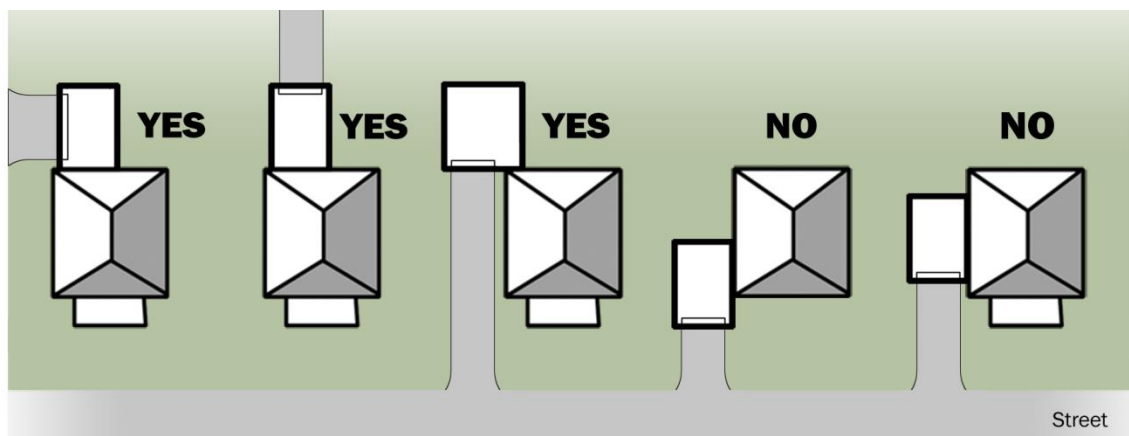
C.3 Building Materials

- C.3.1 Maintain the visual characteristics, scale, proportions, directional orientation, and rhythms that are created by the materials on existing historic structures in the district, in order to maintain the overall appearance and character of the district. Deviation from the materials on existing historic structures in the district will be considered on a case-by-case basis. The use of unfinished or clear-finished metals will be considered on a case-by-case basis.

SECTION C – GUIDELINES FOR NEW CONSTRUCTION

C.4 Garages

- C.4.1 Locate garages within the rear yard and detached from the primary residential structure. Detached buildings or structures, such as garages and sheds, not located in the street yard as defined in the Zoning Code are exempt from HP Permit review.
- C.4.2 Adding a garage attached to the rear elevation of the primary residential structure will be considered on a case-by-case basis.
- C.4.3 Permitted attached garages shall be located so that the front façade of the garage is not located forward of the rear wall of the primary structure.
- C.4.4 Historically appropriate garage doors, such as carriage house doors, are encouraged.



C.4.2 Illustration of where an attached garage may be located (reviewed on a case-by-case basis)

SECTION C – GUIDELINES FOR NEW CONSTRUCTION

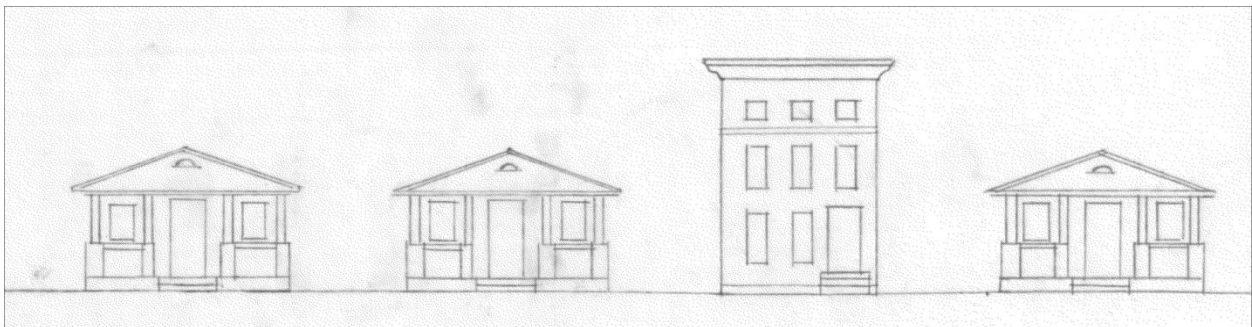
C.5 Mechanical Systems, Etc.

- C.5.1 Install engineering systems and their associated elements, such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical equipment, ventilators, and louvers, on the side or rear façade of the structure.
- C.5.2 Install utility meters on the side or rear façade of the house or underground in a subterranean vault. Above-ground installation of utility systems, such as pedestals and transformers, is prohibited in the street yard unless approved on a case-by-case basis.
- C.5.3 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building's historic character and is reversible. These considerations will be made on a case-by-case basis.
- C.5.4 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.

SECTION D – GUIDELINES FOR RELOCATED STRUCTURES

D.1 General Requirements

- D.1.1 Maintain the architectural integrity of the district for the period of time when each addition was originally platted when relocating a structure.
- D.1.2 Respect the scale, proportions, historic patterns, and relationships of primary to accessory structures within the district when relocating a structure.
- D.1.3 Maintain the established height of structures along the same street when relocating a structure into the district.
- D.1.4 Maintain the established height of the exposed foundation system as structures along the same street. Establish the height of the floor (finished floor elevation) between the minimum and maximum finished floor elevation of those structures along the same side of the street.
- D.1.5 Upon placement of the structure on the new site, follow Section A (Rehabilitation) and Section B (Additions) when replacing materials and elements that were removed to facilitate relocation.

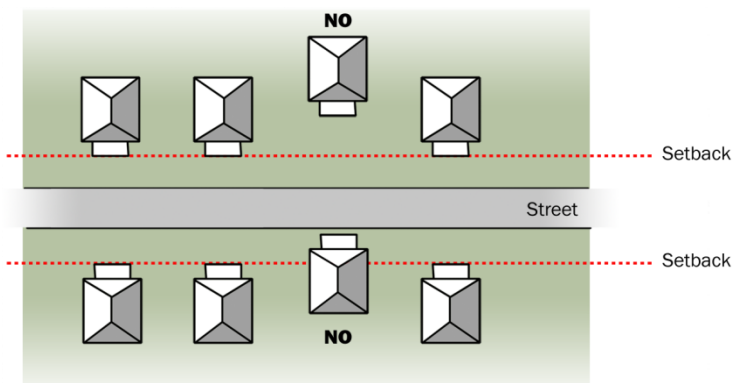


D.1.3 Example of infill that doesn't respect the height of structures on the same street

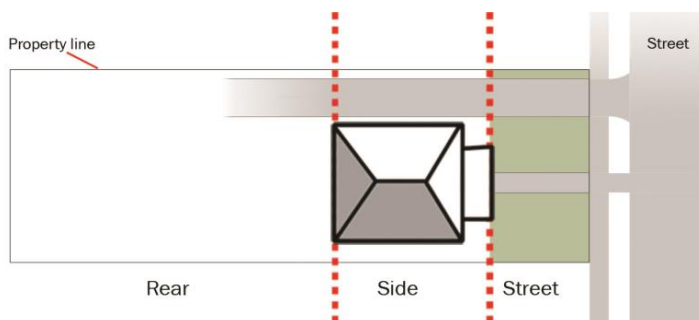
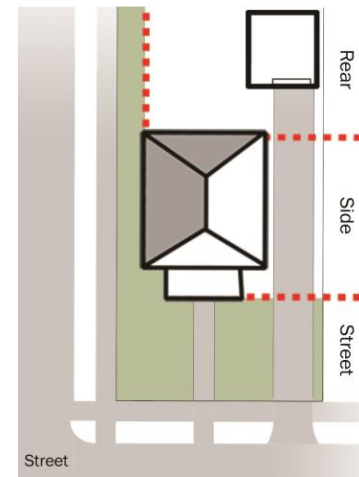
SECTION D – GUIDELINES FOR RELOCATED STRUCTURES

D.2 Building Site and Placement

- D.2.1 Match the front setback of the historic buildings along the same side of the street. When the front setback pattern of the historic structures on the same side of the street varies, locate the structure between the minimum and maximum of the prevailing front setbacks.
- D.2.2 Maintain the pattern and rhythm of the side yard setbacks of the other historic structures on the same side of the street.
- D.2.3 Maintain the same orientation to the street as established by the historic structures on the same street.
- D.2.4 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.
- D.2.5 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.
- D.2.6 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the combined street and side yard lot area.



D.2.1 Match the front setback of the historic buildings along the same side of the street.



D.2.4 – D.2.6 On the left, defining the street yard lot area (green) on interior lots. Above, defining the street yard lot area (green) of corner lots. The surface area of paving within these defined areas must not exceed the percentages listed above.

SECTION D – GUIDELINES FOR RELOCATED STRUCTURES

D.3 Mechanical Systems, Etc.

- D.3.1 Install engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical boxes, ventilators, and louvers, on the side or rear façade of the structure.
- D.3.2 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault.
- D.3.3 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building's historic character and is reversible. These considerations will be made on a case-by-case basis.
- D.3.4 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.

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 F – GUIDELINES FOR DEMOLITION OF STRUCTURES

F.1 General Requirements

- F.1.1 Demolition of historic structures does not support the character of the district. Demolitions are strongly discouraged, but will be considered on a case-by-case basis provided that one or more of the following guidelines are met:
- .1 The continued use of the property cannot be achieved through rehabilitation, modification, or alteration, according to documented evidence.
 - .2 The structure is listed as non-contributing to the historic character of the district in the National Register Nomination for the district.
 - .3 To remedy an emergency condition determined to be dangerous to life, health, or property, or if the structure has been condemned by the City of Tulsa or City-County Health Department.

Assessing Feasibility of Rehabilitation

Professionals from the Eastern Oklahoma Chapter of the American Institute of Architects can assist owners with the assessment of options for rehabilitation on a pro bono or reduced fee basis. Ask TPC Staff for more information about these services.

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

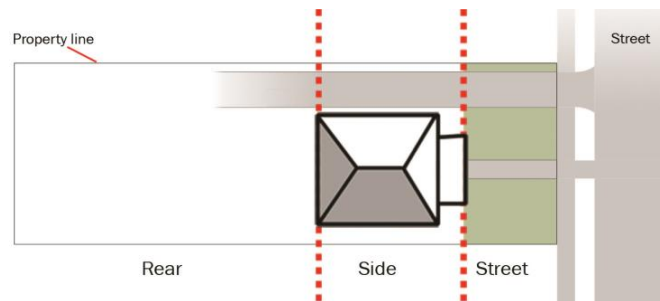
G.1 Landscape Features

- 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.
- 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.
- G.1.5 Use wall materials that are consistent with the historic walls found along the same street and within the district. Cinder block, segmental retaining wall systems, corrugated metal, and railroad ties are not allowed. Historically styled cast concrete block will be considered on a case-by-case basis.

.1 Elmwood – dry-stack retaining walls are not allowed

Trees, Shrubs, Flowers

Planting organic materials, such as trees, grasses, shrubs, and flowers, is exempt from review.



Landscape features are reviewed only in the street yard (green). Fences, walls, and paving in the side or rear yard are exempt from review.



G.1.4 Low wooden picket (and, in some instances, wrought-iron) fences are most appropriate.



G.1.5 Historically, retaining walls were constructed of native stone or brick.

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

G.2 Paving

- G.2.1 Retain and preserve original historic paving, steps, and bulkheads through repair.
- 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.
- G.2.4 Surface parking lots do not support the historic character of the district. Construction of parking lots is strongly discouraged, but will be considered 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 G.1.4 and G.1.5. 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.



G.2.1 Bulkheads are the sloped strips of paving flanking the steps above. Note the width of the paving and that it is flush with the sidewalk and not raised above it.



G.2.2 Historically, driveways in Tulsa were plain concrete slabs. A great alternative is the ribbon driveway (above), which uses less concrete, creates less runoff, and is historically appropriate.

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

G.3 Signage

- G.3.1 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.