

**STATEMENT OF THE RELATED SIGNIFICANT CHARACTERISTICS
OF THE
GILLETTE HISTORIC DISTRICT
AND
RESIDENTIAL DESIGN GUIDELINES**

VII: STATEMENT OF SIGNIFICANT CHARACTERISTICS OF THE GILLETTE NEIGHBORHOOD

The following review of the significant characteristics relate to the original structures, unless otherwise noted. The characteristics stated herein provide a general review of those characteristics that are present within the Gillette Neighborhood at the time of this report. They should be viewed as providing the Tulsa Preservation Commission initial insight as to those elements that should be given careful consideration when reviewing Certificate of Appropriateness applications. However, the degree to which the proposed work is to be found appropriate or inappropriate and consistent with the Design Guidelines will best be found in the review of the proposed work and their relationship to the related physical characteristics existing at time of COA application review.

There are thirty-six (36) original structures within the district - thirty one (31) single family residences and five (5) duplex residences. Five (5) new single family structures have been built within the district since its original development and shall be deemed non-contributing structures.

SETTING

The Gillette Neighborhood is composed of two (2) subdivisions: Seven Acres Addition containing large traditional style structures on large lots along Yorktown Place; and Hopping Addition containing smaller cottage and bungalow style structures on smaller lots. Structures along each street generally set a uniform distance back from the street, with the primary residence the dominant structure on the lot and the garage being a secondary detached structure located in the rear, except for 1551 So. Yorktown which contains an attached carport appropriate for that structures style.

The dominant element of the streetscape along South Yorktown Place is the boulevard along the southern half of the block.

Sidewalks exist on each side of South Gillette Avenue and along the west side of South Yorktown Place.

Front yard retaining walls exist at some structures along the west side of South Gillette Avenue and are generally composed of materials found on the exterior of the structure, brick or stone, however, some have been replaced with railroad ties.

MATERIALS

The style of each structure will determine the appropriate materials and details that should be considered in a COA review. Brick is the dominant wall material within the district followed by stone, with stucco, wood siding and shingles being evident on one to two structures within the district. Brick veneers have been painted at 1565 South Gillette Avenue and 1551 South Yorktown Place.

Roofs are predominately shingle, except for the Gillette Mansion which has a slate roof and a green tile roof at 1530 South Yorktown Place.

Windows are predominately double or single hung style with divided light, although steel casement style windows are present on 1551 South Yorktown Place, and diamond pattern divided light windows may be found on some structures throughout the district.

Drives, sidewalks and porch slabs are generally concrete, although some entry steps are of the material found on the exterior of the structure - brick or stone.

REHABILITATION

The strongest evidence in determining the appropriateness of rehabilitation work will be the existing physical facts that are present at the time work is proposed, therefore, no significant characteristics are stated here. The Design Guidelines will draw clear meaning upon review of the specific structure and work proposed in a COA application.

ADDITIONS

Here again, clear meaning of the Design Guidelines and the strongest evidence of appropriateness for additions will be drawn from the characteristics by the specific structure and the proposed work. It is noted, however that additions have occurred within the district and porches have been enclosed. These have generally occurred on the rear or side of the structures.

NEW CONSTRUCTION

Three lots within the district are potential new development sites, lot to the north of 1526 South Yorktown, 1523 and 1540 South Gillette Avenue. These two lots on South Gillette would require demolition of existing structures which are minor contributing structures. In each case the structures to each side should provide the pallet of materials, scale, and design format that should be appropriate . Scale and height should be maintained at a single storey style on South Gillette and a two storey style would be appropriate for the South Yorktown Place lot. Setbacks from the street should not extend beyond the fronts of each structure directly adjacent these lots and garage structures should be located to the rear of the lots.

NON-CONTRIBUTING STRUCTURES

The structures located at 1523, 1525, 1527 and 1529 South Yorktown Place and 1543 South Gillette Avenue shall be considered non-contributing structures due to their construction occurring after the primary period of development of the district.

DEMOLITION

It is not anticipated that demolition will be a major concern within the immediate future, however, fire and natural disasters cannot be foretold. The district is a very stable area and any requests for demolition should be discouraged along with every attempt made to find alternatives should such requests be received.

SECTION I

GUIDELINES FOR REHABILITATION OF EXISTING BUILDINGS

1.0 GENERAL REQUIREMENTS

- 1.0.1 Rehabilitation work should maintain and be consistent with the historic architectural styles, date/period and detailing of the structure.
- 1.0.2 Rehabilitation work which is intended to enhance or return the structure to its original historic appearance should be based upon historic, physical, or pictorial evidence, rather than on conjectural designs. Work that has no historical basis and which seeks to create a different appearance is discouraged.
- 1.0.3 Work should first attempt to repair and maintain the existing elements of the structure, whenever reasonably possible. In the event replacement of details and materials is necessary, these elements should match the elements being replaced in size, shape, pattern, texture and directional orientation of installation.

1.1 BUILDING WALL MATERIALS

- 1.1.1 Existing wall materials and details should be retained through repair and maintenance, unless deteriorated beyond reasonable repair.
- 1.1.2 When replacement of existing materials and details is required, the new materials should be similar in appearance, maintaining the original materials in size, shape, pattern, texture and directional orientation of installation.
- 1.1.3 Masonry walls should maintain their present or original appearance. Paint may be removed from masonry surfaces to return to the original appearance. The painting of, or the removal of paint, from a masonry surface should be done only if necessary to preserve deteriorating masonry surfaces and the historic integrity of the structure.
- 1.1.4 The use of steel, aluminum, or vinyl siding as a replacement material is discouraged, but may be approved if these materials maintain the character of the structure and the original siding shape, pattern, texture and directional orientation. Character defining details and elements such as, but not limited to, window/door trim and detailing, eave brackets, porch columns and railings, and other special elements and details which give the structure its character and appearance, should be retained when applying steel, aluminum, or vinyl siding.

1.2 WINDOWS AND DOORS

- 1.2.1 Existing windows and doors, their glazing, trim, and the character defining elements should be retained through repair when reasonably possible.

- 1.2.2 Existing window and door locations should be retained, not removed and covered or filled in.
- 1.2.3 Replacement windows and doors should be similar in sash design and appearance, maintaining the original size, shape, muntin pattern, glazing area and tint, and placement location.
- 1.2.4 Replacement windows having thermal and maintenance reducing qualities may be used, but must maintain those appearance and character defining elements described above.
- 1.2.5 New window and door openings should maintain the building's facade proportions and rhythms, and should match the existing window and door design.
- 1.2.6 Replacement trim materials should be similar in appearance, maintaining the original materials' size, shape, pattern, texture and detailing.
- 1.2.7 Window features and accessories, such as storm windows, screens, awnings, and shutters should maintain the appearance of the main window and the building's facade proportions and rhythms.
- 1.2.8 Door features and accessories, such as storm doors, screens, sidelights, and transoms should maintain the appearance of the main door and the building's facade proportions and rhythms.

1.3 ROOFS

- 1.3.1 Roof form, materials, and architectural features such as, but not limited to, dormers, chimneys, overhangs, eaves, eave brackets or lookouts, fascia and cupolas, which give the roof its essential character should be retained through repair when reasonably possible.
- 1.3.2 Replacement materials should maintain the original materials' size, shape, pattern, texture and directional orientation of installation.

1.4 PORCHES

- 1.4.1 Existing porches and their architectural elements such as, but not limited to, railings, columns, brackets and steps should be retained through repair when reasonably possible.
- 1.4.2 Replacement materials should maintain the original materials' size, shape, pattern, texture and directional orientation of installation.

1.5 ENGINEERING SYSTEMS: MECHANICAL, ELECTRICAL AND PLUMBING

1.5.1 Engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical boxes, meters, ventilators, and louvers, should be placed on the side or rear facades of the structure.

SECTION II

GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES

2.0 GENERAL REQUIREMENTS

- 2.0.1 Additions should be located on side or rear facades where the character defining elements and visual appearance of the front facade of the structure will not be obscured, damaged or destroyed, when reasonably possible.
- 2.0.2 Additions to existing structures that are visible from the street should maintain and not detract from the appearance and character defining elements of the existing structure, their scale and proportions.
- 2.0.3 Additions should provide consistency and continuity through the use of similar forms, massing, rhythms, details, height, directional orientation of building, element lines and materials.
- 2.0.4 Vertical additions should maintain the established height of the structures along the same street. These additions should maintain the established rhythms and proportions that are established by the lower portions of the structure and should maintain the structure's architectural integrity.
- 2.0.5 Additions may necessitate rehabilitation to the structure as part of the work and therefore, such work shall be governed by *Section I, Guidelines for Rehabilitation of Existing Buildings*.

2.1 BUILDING SITE

- 2.1.1 Additions should maintain the building setbacks from the street and for the side yards as defined by the other buildings along the same streets. When the setback pattern varies, the addition should be maintained between the minimum and maximum setbacks that are defined by the other buildings along the same side of the street.
- 2.1.2 Paving within the front yards should be limited to primary driveways and sidewalks. The surface area of driveways and sidewalks should not exceed 50% of the front yard lot area on interior lots or 30% of the front and side yard lot area on corner lots.
- 2.1.3 Addition of landscaping features such as, but not limited to, walls, fencing, lighting and planters should be consistent with the appearance and general character of those same elements that exist along the same street and neighborhood.

2.2 BUILDING MATERIALS AND ELEMENTS

- 2.2.1 Building materials should create a visual consistency and continuity between the existing structure and the addition. This may be achieved, first, through the continued use of materials that are present on the existing structure or, secondly, through the use of different materials that maintain the same scale, proportions, rhythms, and directional orientation as those present on the existing structure.
- 2.2.2 Building elements, their location, and the sight lines that they establish should be continued to the addition to create a visual consistency and continuity. This may be achieved through maintaining such elements, details and building lines as the established height of windows and doors, the repetition of window glazing patterns, the continuance of the roof forms, eave lines and overhangs, the continuance of special detailing present on the existing structure.

2.3 ROOFS

- 2.3.1 New roof features, such as dormers or cupolas, may be added to the existing roof, if such elements maintain the structure's established rhythms, scale, proportions, and architectural appearance and character.
- 2.3.2 Roof forms on additions should maintain the existing structure's appearance and character through similar roof forms, slope and detailing.

2.4 PORCHES

- 2.4.1 Enclosure of porches and entries should maintain the structure's existing rhythms, scale, proportions, appearance and character.
- 2.4.2 When required to achieve access to the first floor level, handicapped ramps may be installed and should be constructed so that in the future, the ramp may be removed without significantly altering the original structure.

SECTION III

GUIDELINES FOR NEW CONSTRUCTION

3.0 GENERAL REQUIREMENTS

- 3.0.1 Designs for new construction need not duplicate existing styles within a district, but should draw upon common characteristics of structures in the approximate neighborhood to provide a continuity and consistency. Characteristics, such as, but not limited to, porches, entries, roof slope and form, and window/door styles, maintain the continuity and consistency of new construction within the district.
- 3.0.2 New construction should respect the established area's scale, proportions, rhythms, and relationships of both principal and accessory structures.
- 3.0.3 New construction should maintain the established height of those structures along the same street.

3.1 BUILDING SITE

- 3.1.1 New construction maintain the setbacks for the front and side yards as established by the other buildings along the same street.
- 3.1.2 New construction should maintain the structure's orientation of placement on the site that is present among the other structures along the same street.
- 3.1.3 In districts where secondary structures, such as garages, exist, new construction should maintain the dominant relationship of the primary to secondary structure.
- 3.1.4 Paving within the front yards should be limited to primary driveways and sidewalks. The surface area of driveways and sidewalks should not exceed 50% of the front yard lot area on interior lots and 30% of the front and side yard lot area on corner lots.
- 3.1.5 Landscaping features such as, but not limited to, walls, fencing, lighting, and planters, should be consistent with the general character of those same elements that exist along the same street and approximate neighborhood.

3.2 BUILDING MATERIALS

- 3.2.1 Materials and elements should maintain the visual characteristics, scale, proportions, directional orientation and rhythms that are created by the materials on existing structures, and should always maintain the district's overall appearance and character.

SECTION IV

GUIDELINES FOR RELOCATED STRUCTURES

4.0 GENERAL REQUIREMENTS

- 4.0.1 Relocation of structures into a district should maintain the architectural integrity of the district.
- 4.0.2 Upon placement of the structure on the new site, materials and elements removed to facilitate relocation should be replaced in accordance with Section I, Guidelines For Rehabilitation of Existing Buildings; Section II, Guidelines For Additions To Existing Structures; or Section III, Guidelines For New Construction, as may be applicable.

4.1 PLACEMENT

- 4.1.1 The placement of the structure should maintain the setback for front and side yards that are established by the existing structures of the same street.
- 4.1.2 The placement of the structure should maintain the same orientation to the street as established by the existing structures on the same street.

SECTION V

GUIDELINES FOR NON-CONTRIBUTING STRUCTURES

5.0 GENERAL REQUIREMENTS

- 5.0.1 Non-contributing structures are defined as those structures which have been built after and reflect an architectural appearance different than those buildings and structures that are predominant of the neighborhood.
- 5.0.2 Non-contributing structures should be viewed as products of their own time and reflections of past development since the origination of the neighborhood. It is not required that rehabilitation, additions or new construction on non-contributing structures attempt to create a false appearance of the predominant neighborhood character and architectural style.
- 5.0.3 Rehabilitation, additions and new construction on non-contributing structures or buildings should follow the preceding guidelines as they relate to the contributing elements of its particular style and character.
- 5.0.4 Rehabilitation, additions and new construction on non-contributing structures or buildings should, however, not detract or diminish those character-defining and appearance elements of the overall neighborhood such as, but not limited to, established setbacks, front yard paving, height, landscaping features, roof forms, general scale, proportions and rhythms.

SECTION VI

GUIDELINES FOR DEMOLITION OF STRUCTURES

6.0 GENERAL REQUIREMENTS

- 6.0.1 Structures should first be rehabilitated, modified, or altered to achieve a continued useful state, when reasonably possible. Demolition should be utilized only upon determining that the use of the property cannot be achieved through the above methods.
- 6.0.2 Demolition may be approved upon determining that the structure is a non-contributing structure to the district's historic character.
- 6.0.3 Demolition may be approved to remedy an emergency condition determined to be dangerous to life, health, or property, and/or has been condemned by the City of Tulsa or City-County Health Department.