

**STATEMENT OF THE RELATED SIGNIFICANT CHARACTERISTICS  
OF THE  
"NORTH" MAPLE RIDGE  
HISTORIC DISTRICT  
AND  
RESIDENTIAL DESIGN GUIDELINES**

## **VII: STATEMENT OF SIGNIFICANT CHARACTERISTICS OF THE "NORTH" MAPLE RIDGE 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 North Maple Ridge Neighborhood at the time of this report. They should provide the Tulsa Preservation Commission initial insight into the elements that should be given careful consideration when reviewing Certificate of Appropriateness (COA) applications. However, the degree to which the proposed work is appropriate and consistent with the Design Guidelines will best be determined through review of the proposed work's relationship to the existing physical characteristics at time of COA application review.

There are 347 structures within the district to be considered as part of the "HP" overlay zone.

### **SETTING**

The North Maple Ridge Neighborhood is composed of six (6) subdivisions: Southside Addition, Southside 2nd, Morningside, Maple Ridge, Maple Park and Maple Heights.

One of the largest historic areas, Maple Ridge (As it exists in the National Register of Historic Places) encompasses many residential subdivisions beginning with the Southside Addition, platted in 1908. It was the first Tulsa area to be listed on the Oklahoma Landmarks Inventory. "North" Maple Ridge is located in Tulsa Planning District 6. Although residential construction spans nearly thirty years, Maple Ridge's north, central, south and southwest sectors are contiguous and similar in style and scale. Large lots and homes were governed by the state's first subdivision regulations. However, nearly every combination of architectural styles imaginable is represented.

The north sector (North Maple Ridge) is the oldest and is comprised largely of two-story brick and clapboarded mansions dating from 1915. The central sector is a later and larger version of the northern mansions. The south and southwest sectors date from the late 1920's through the early 1930's with smaller two-story brick bungalows, Spanish stuccos and adaptations of classical styles.

Once referred to as "Black Gold Row", Maple Ridge's homes have been well maintained and are sought after by Tulsa's upper-middle income families. The Maple Ridge Association has been active since 1964.

### **MATERIALS**

The style of each structure will determine the appropriate materials and details that should be considered in a COA review. The area is primarily comprised of two-story brick and clapboarded mansions dating from 1915.

Roofs are predominately shingle in the area. Windows are predominately double or single hung style with divided light may be found on some of the houses 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 (Section VIII A) will allow the Tulsa Preservation Commission to review a specific house in the appropriate context and work proposed in a COA application.

## **ADDITIONS**

Here again, application of the Design Guidelines (Section VIIIB) and the strongest evidence of appropriateness of additions will be determined by the characteristics of the specific structure and the proposed work. It is noted, however that additions have occurred within the district and porches have been enclosed.

## **NEW CONSTRUCTION**

There are numerous lots within the area that have potential for new development sites. In each case the houses located within the same block should provide the pallet of materials, scale and design that should be appropriate according to the following Design Guidelines (Section VIII C).

## **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. Every attempt made to find alternatives should such requests be received. (See Design Guidelines Section VIII F).

## **SECTION VIII A**

### **GUIDELINES FOR REHABILITATION OF EXISTING BUILDINGS**

#### **FOR THE "NORTH" MAPLE RIDGE DISTRICT**

##### **1.0 GENERAL REQUIREMENTS**

- 1.0.1 Rehabilitation work should maintain and be consistent with the historic architectural style, 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 are required, the new materials should be similar in appearance, maintaining the original materials 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 sidings shape, pattern, texture, and directional orientation. Character defining details and elements such as, but not limited to, window/door trim and detailing, eave brackets, and porch columns and tailings, 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 locations.
- 1.2.4 Replacement windows having thermal and maintenance reducing qualities may be used, but must maintain those appearance and character defining elements described in 1.2.3.
- 1.2.5 New window and door openings should maintain the buildings 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 buildings' 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 buildings' 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 reasonable 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, meter, ventilators, and louvers, should be placed on the side or rear facades of the structure.

**SECTION VIII B**  
**GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES**  
**FOR THE "NORTH" MAPLE RIDGE DISTRICT**

**1.0 GENERAL REQUIREMENTS**

- 1.0.1 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.
- 1.0.2 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.
- 1.0.3 Additions should provide consistency and continuity through the use of similar forms, massing, rhythms, details, height, directional orientation of building element lines and materials.
- 1.0.4 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 structures' architectural integrity.
- 1.0.5 Additions may necessitate rehabilitation to the structure as part of the work and therefore such work shall be governed by **SECTION VIII A, GUIDELINES FOR REHABILITATION OF EXISTING BUILDINGS.**

**1.1 BUILDING SITE**

- 1.1.1 Additions should maintain the building setbacks from the street and for the side-yards as defined by the other buildings along the same street. 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.
- 1.1.2 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.

- 1.1.3 Addition of landscaping features such as, but not limited to, walls, fencing, lighting, planters, should be consistent with the appearance and general character of those same elements that exist along the same street and neighborhood.

## **1.2 BUILDING MATERIALS AND ELEMENTS**

- 1.2.1 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 to secondly, through the use of different materials that maintain the same scale, proportions, rhythms, and directional orientation as those present on the existing structure.
- 1.2.2 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, and the continuance of special detailing present on the existing structure.

## **1.3 ROOFS**

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

## **1.4 PORCHES**

- 1.4.1 Enclosure of porches and entries should maintain the structures existing rhythms, scale, proportions, appearance and character.
- 1.4.2 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 VIII C**  
**GUIDELINES FOR NEW CONSTRUCTION**  
**FOR THE "NORTH" MAPLE RIDGE DISTRICT**

**1.0 GENERAL REQUIREMENTS**

- 1.0.1 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.
- 1.0.2 New construction should respect the established areas scale, proportions, rhythms, and relationships of both principal and accessory structures.
- 1.0.3 New construction should maintain the established height of those structures along the same street.

**1.1 BUILDING SITE**

- 1.1.1 New construction should maintain the setbacks for the front and side-yards as established by the other buildings along the same street.
- 1.1.2 New construction should maintain the structure orientation of placement on the site that is present among the other structures along the same street.
- 1.1.3 In districts where secondary structures exist, such as garages, new construction should maintain the dominant relationship of the primary to secondary structure.
- 1.1.4 Paving within the front yards should be limited to primary driveways and sidewalks. The surface area of the 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.
- 1.1.5 Landscaping features such as, but not limited to, walls, fencing, lighting, planters, should be consistent with the general character of those same elements that exist along the same street and approximate neighborhood.

## **1.2 BUILDING MATERIALS**

- 1.2.1 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 districts overall appearance and character.

**SECTION VIII D**  
**GUIDELINES FOR RELOCATED STRUCTURES**  
**FOR THE "NORTH" MAPLE RIDGE DISTRICT**

**1.0 GENERAL REQUIREMENTS**

- 1.0.1 Relocation of structures into a district should maintain the architectural integrity of the district.
- 1.0.2 Upon placement of the structure on the new site, materials and elements removed to facilitate relocation should be replaced in accordance with **SECTION VIII A, GUIDELINES FOR REHABILITATION OF EXISTING BUILDINGS, SECTION VIII B, GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES, or SECTION VIII C, GUIDELINES FOR NEW CONSTRUCTION** as may be applicable.

**1.1 PLACEMENT**

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

## **SECTION VIII E**

### **GUIDELINES FOR NON-CONTRIBUTING STRUCTURES**

#### **FOR THE "NORTH" MAPLE RIDGE DISTRICT**

##### **1.0 GENERAL REQUIREMENTS**

- 1.0.1 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.
- 1.0.2 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.
- 1.0.3 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.
- 1.0.4 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, and general scale, proportions and rhythms.

**SECTION VIII F**  
**GUIDELINES FOR DEMOLITION OF STRUCTURES**  
**FOR THE "NORTH" MAPLE RIDGE DISTRICT**

**1.0 GENERAL REQUIREMENTS**

- 1.0.1 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.
- 1.0.2 Demolition may be approved upon determining that the structure is a non-contributing structure to the districts' historic character.
- 1.0.3 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.