STATEMENT OF THE RELATED SIGNIFICANT CHARACTERISTICS OF THE SWAN LAKE NEIGHBORHOOD HISTORIC DISTRICT

AND

GUIDELINES FOR HISTORIC PRESERVATION ZONING OF THE SWAN LAKE DISTRICT

VII: STATEMENT OF SIGNIFICANT CHARACTERISTICS OF THE SWAN LAKE 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 Swan Lake 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 428 structures within the district to be considered as part of the "HP" overlay zone.

SETTING

The Swan Lake Neighborhood is composed of fourteen (14) subdivisions: Orcutt Addition, Sanger-Douglass Sub-Division, Park Place Addition, Swan Park Addition, Lewkowitz Sub-Division, Biddisons Sub-Division, Houston Sub-Division, Russell and Sill's Sub-Division, Bragassa Sub-Division, Mary E. Kennedy Sub-Division, ASA Rose Sub-Division, Burns Sub-Division, Halsey's Sub-Division, Dent Sub-Division. Large lots and homes were governed by the state's first subdivision regulations.

Two-story houses built around the lake from 1918 to the present represent a variety of architectural styles including Spanish, Georgian Revival and vernacular interpretations honoring the swan. Some are now duplexes, but most sit on high ground overlooking the city-owned lake.

The remainder of the neighborhood is similar in scale with bungalows, two-story houses, quadruplexes and six-plexes of stone, clapboard and stucco. The Swan Lake Area has more two and three-story, 1920 to 1930 multi-family apartments and duplexes than any other older residential area in Tulsa.

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 bungalows, two-story houses, quadruplexes and six-plexes of stone, clapboard and stucco.

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 housed 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 characteristic are stated here. The Design Guidelines (Section VIIIA) 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 VIIIC).

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 VIIIF).

HISTORIC PRESERVATION DISTRICT EXEMPTIONS
City of Tulsa - Title 42 - Zoning and Property Restrictions

CHAPTER 10-A
HISTORIC PRESERVATION

The following items are **exempt** from H.P. Zoning and do not require a Certificate of Appropriateness:

1. Ordinary maintenance and repair including:
   a. removal, installation, or replacement of guttering.
   b. removal or replacement of roof covering with like material.
   c. application of paint color to non-masonry surfaces.
      Example: This does not force you to paint your house or select a particular color.

2. Interior of the building or structure.
   Example: This allows you to remodel the inside of your home any way you choose.

3. Portions or parts of building, structures, or sites not visible from adjoining streets.
   Example: You may add an addition, greenhouse, etc.....to your home without obtaining a Certificate of Appropriateness providing it is not visible from the street. (Alleys are not considered streets).

4. Accessory structures or buildings are not covered provided these structures are not located in the front yard.
   Includes: Detached garages but not garage apartments.
   Detached carports
   Patios
   Decks
   Storage Sheds
   Fencing
   Swimming pools
   Pool houses

5. Radio or television antenna.

6. Landscape maintenance and planting of new organic materials.

7. Work required for temporary stabilization of a building or structure due to damage, i.e.: storm damage, fire, flood.

Note: All neighborhoods which adopt H.P. Zoning for their neighborhood can not alter this ordinance without going to Tulsa Metropolitan Area Planning Commission (TMAPC) and City Council.

SECTION VIIIA

GUIDELINES FOR REHABILITATION OF EXISTING BUILDINGS

FOR THE SWAN LAKE DISTRICT

A1.0 GENERAL REQUIREMENTS

A1.0.1 Rehabilitation work should maintain and be consistent with the historic architectural style, date/period, and detailing of the structure.

A1.0.2 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.

A1.0.3 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.

A1.1 BUILDING WALL MATERIALS

A1.1.1 Existing wall materials and details should be retained through repair and maintenance, unless deteriorated beyond reasonable repair.

A1.1.2 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.

A1.1.3 Brick or stone walls should maintain their present or original appearance. Paint may be removed from brick or stone surfaces to return to the original appearance. The painting of, or the removal of paint from these surfaces should be done only if necessary to preserve deteriorating brick or stone surfaces and the historic integrity of the structure.

A1.1.4 The use of steel, aluminum, hardboard (Masonite), or vinyl siding as a replacement material, 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.

A1.2 WINDOWS AND DOORS

A1.2.1 Existing windows and doors, their glazing, trim, and the character defining elements should be retained through repair when reasonably possible.

A1.2.2 Existing window and door locations should be retained, not removed and covered or filled in.

A1.2.3 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.

A1.2.4 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.

A1.2.5 New window and door openings should maintain the buildings facade proportions and rhythms, and should match the existing window and door design.

A1.2.6 Replacement trim materials should be similar in appearance, maintaining the original materials size, shape, pattern, texture, and detailing.

A1.2.7 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.

A1.2.8 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, rhythms and colors. Painting of storm windows and screen frames to match existing color scheme is encouraged.

A1.3 ROOFS

A1.3.1 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.

A1.3.2 Replacement materials that maintain the original materials size, shape, pattern, texture and directional orientation of installation are encouraged.

A1.3.3 Rolled, built-up or single-ply roofing materials are strongly discouraged.

A1.4 PORCHES, DECKS and PATIOS

A1.4.1 Existing porches, decks and patios and their architectural elements such as, but not limited to, railings, columns, brackets, and steps should be retained through repair when reasonably possible.

A1.4.2 Replacement materials should maintain the original materials size, shape, pattern, texture and directional orientation of installation.

A1.5 ENGINEERING SYSTEMS - MECHANICAL, ELECTRICAL AND PLUMBING

A1.5.1 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, should be placed on the side or rear facades of the structure.

A1.5.2 Utility meters should be placed on the side or rear facades of the structure or buried in a subterranean vault.

SECTION VIIIB

GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES FOR THE SWAN LAKE DISTRICT

B1.0 GENERAL REQUIREMENTS

B1.0.1 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.

B1.0.2 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.

B1.0.3 Additions should provide consistency and continuity through the use of similar forms, massing, rhythms, details, height, directional orientation of building element lines and materials.

B1.0.4 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.

B1.0.5 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.**

B1.1 BUILDING SITE

B1.1.1 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.

B1.1.2 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.

B1.1.3 The use of wire fencing (1ga or less) in the front yard is strongly discouraged.

B1.2 BUILDING MATERIALS AND ELEMENTS

B1.2.1 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.

B1.2.2 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.

B1.3 ROOFS

B1.3.1 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.

B1.3.2 Roof forms on additions should maintain the existing structures appearance and character through similar roof forms, slope, detailing, and roofing materials.

B1.3.3 Rolled, built-up or single-ply roofing materials are strongly discouraged.

B1.4 PORCHES, DECKS and PATIOS

B1.4.1 Enclosure of porches, decks and patios and entries should maintain the structures existing rhythms, scale, proportions, appearance and character.

B1.4.2 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 VIIIC

GUIDELINES FOR NEW CONSTRUCTION

FOR THE SWAN LAKE DISTRICT

C1.0 GENERAL REQUIREMENTS

C1.0.1 Designs for new construction need not duplicate existing styles within the district, but should draw upon common characteristics of structures for the period of time when each addition was originally platted to provide continuity and consistency. Characteristics, such as, but not limited to, porches, entries, roof slope and form, and window/door styles, should maintain the continuity and consistency of new construction within the district.

C1.0.2 New construction should respect the established areas scale, proportions, rhythms, and relationships of both principal and accessory structures.

C1.0.3 New construction should maintain the established height of those structures along the same street.

C1.1 BUILDING SITE

C1.1.1 New construction should maintain the setbacks for the front and side-yards as established by the other buildings along the same street.

C1.1.2 New construction should maintain the structure orientation of placement on the site that is present among the other structures along the same street.

C1.1.3 In districts where secondary structures exist, such as garages, new construction should maintain the dominant relationship of the primary to secondary structure.

C1.1.4 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.

C1.1.5 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. Wire fencing (1ga or less) is strongly discouraged.

C1.2 BUILDING MATERIALS

C1.2.1 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.

C1.3 ENGINEERING SYSTEMS - MECHANICAL, ELECTRICAL AND PLUMBING

C1.3.1 Engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical boxes, utility meters, ventilators, and louvers, must be placed on the side or rear facades of the structure.

C1.3.2 Utility meters should be placed on the side or rear facades of the structure or buried in a subterranean vault.

SECTION VIIID

GUIDELINES FOR RELOCATED STRUCTURES

FOR THE SWAN LAKE DISTRICT

D1.0 GENERAL REQUIREMENTS

D1.0.1 Relocation of structures into a district should maintain the architectural integrity of the district for the period of time when each addition was originally platted.

D1.0.2 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, SECTION VIII C, GUIDELINES FOR NEW CONSTRUCTION** as may be applicable.

D1.1 PLACEMENT

D1.1.1 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.

D1.1.2 The placement of the structure should maintain the same orientation to the street as established by the existing structures on the same street.

SECTION VIIIE

GUIDELINES FOR NON-CONTRIBUTING STRUCTURES

FOR THE SWAN LAKE DISTRICT

E1.0 GENERAL REQUIREMENTS

E1.0.1 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 addition and surrounding additions.

E1.0.2 Non-Contributing structures should be viewed as products of their own time and reflections of past development since the origination of the addition. It is not required that rehabilitation, additions or new construction on non-contributing structures attempt to create a false appearance of the addition and surrounding additions character and architectural style.

E1.0.3 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.

E1.0.4 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 VIIIF

GUIDELINES FOR DEMOLITION OF STRUCTURES

FOR THE SWAN LAKE DISTRICT

F1.0 GENERAL REQUIREMENTS

F1.0.1 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.

F1.0.2 Demolition may be approved upon determining that the structure is a non-contributing structure to the districts' historic character.

F1.0.3 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.

F1.0.4 Demolition in conjunction with the provision to provide off street parking for multi-family housing complexes is permissible provided the structure is not historically significant to the neighborhood and there is no alternative solution.