

**STATEMENT OF THE RELATED SIGNIFICANT CHARACTERISTICS
OF THE
YORKTOWN
HISTORICAL DISTRICT**

AND

**GUIDELINES FOR HISTORIC PRESERVATION
ZONING OF THE YORKTOWN HISTORICAL DISTRICT**

VII: STATEMENT OF SIGNIFICANT CHARACTERISTICS OF THE YORKTOWN HISTORICAL DISTRICT

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 Yorktown historical district 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 393 residential lots/structures, Barnard Elementary School, and the commercially zoned Y.W.C.A. located within the district and considered as part of the "HP" overlay zone.

SETTING

The Yorktown historical district is composed of Nine (9) subdivisions: Bell McNeal Addition, Bungalo Court Addition, Edgewood Place Addition, Hopping Addition, Maywood Addition, Weaver Addition, Orcutt Addition, Reddin 3rd Addition and Woodward Park Addition.

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, and a small number of duplexes. The materials of construction vary. There are homes with exteriors of clapboard, stone, brick and stucco.

Roofs are predominately shingle in the area. Windows are predominately double or single hung style with divided light.

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 VIIIA, IXA, and XA) will allow the Tulsa Preservation Commission to review proposed work for a specific building in the appropriate context.

ADDITIONS

Here again, application of the Design Guidelines (Section VIIIB, IXB, and XB) 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 VIIC, IXC, and XC).

DEMOLITION

It is not anticipated that demolition will be a major concern within the immediate future, however, fire and natural disasters cannot be foretold. Any requests for demolition should be discouraged. Every attempt made to find alternatives should such requests be received. (See Design Guidelines Section VIII F, IXF, and XF).

SECTION VIIIA

GUIDELINES FOR REHABILITATION OF EXISTING RESIDENTIAL

BUILDINGS FOR THE YORKTOWN DISTRICT

A.1.0 GENERAL REQUIREMENTS

- A.1.0.1 Rehabilitation work should maintain and be consistent with the historic architectural style, date/period, and detailing of the structure.
- A.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.
- A.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.

A.1.1 BUILDING WALL MATERIALS

- A.1.1.1 Existing wall materials and details should be retained through repair and maintenance, unless deteriorated beyond reasonable repair.
- A.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.
- A.1.1.3 Brick or stone walls should maintain their present or original appearance. Paint may be removed from brick or stone surfaces to return the original appearance. The painting of these surfaces should be done only if necessary to preserve deteriorating brick or stone surfaces and the historic integrity of the structure.
- A.1.1.4 The use of steel, aluminum, hardboard (Masonite), 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.

A.1.2 WINDOWS AND DOORS

- A.1.2.1 Existing windows and doors, their glazing, trim, and the character defining elements should be retained through repair when reasonably possible.
- A.1.2.2 Existing window and door locations should be retained, not removed and covered or filled in.
- A.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.
- A.1.2.4 Replacement windows and doors having thermal and maintenance reducing qualities may be used, but should maintain those appearance and character defining elements described in A1.2.3.
- A.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.
- A.1.2.6 Replacement trim materials should be similar in appearance, maintaining the original materials size, shape, pattern, texture, and detailing.
- A.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.
- A.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, rhythms and colors. Painting of storm windows and screen frames to match existing color scheme is encouraged.

A.1.3 ROOFS

- A.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.
- A.1.3.2 Replacement materials that maintain the original materials size, shape, pattern texture and directional orientation of installation are encouraged.
- A.1.3.3 Metal, rolled, built-up or single-ply roofing materials should not be used.

A.1.4 PORCHES, DECKS and PATIOS

A.1.4.1 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.

A.1.4.2 Replacement materials should maintain the original materials size, shape, pattern, texture and directional orientation of installation when possible.

A.1.5 ENGINEERING SYSTEMS - MECHANICAL, ELECTRICAL AND PLUMBING

A.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, ventilators, and louvers, should be placed on the side or rear facades of the structure.

A.1.5.2 Utility meters should be placed on the side or rear facades of the structure or buried in a subterranean vault.

SECTION VIII B
GUIDELINES FOR ADDITIONS TO EXISTING RESIDENTIAL
STRUCTURES FOR THE YORKTOWN DISTRICT

B.1.0 GENERAL REQUIREMENTS

- B.1.01 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.
- B.1.02 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.
- B.1.03 Additions should provide consistency and continuity through the use of similar forms, massing, rhythms, details, height, directional orientation of building element lines and materials.
- B.1.04 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.
- B.1.05 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 RESIDENTIAL BUILDINGS.**

B.1.1 BUILDING SITE

- B.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.
- B.1.1.2 Paving in front of the front building line 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.

B.1.1.3 Landscaping features such as, but not limited to, walls, fencing, retaining walls, lighting, planters, etc. should be consistent with the general character of those same elements that exist along the same street and approximate neighborhood. Fencing in front of the front building line should not be installed.

B.1.2 BUILDING MATERIALS AND ELEMENTS

B.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.

B.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.

B.1.3 ROOFS

B.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.

B.1.3.2 Roof forms on additions should maintain the existing structures appearance and character through similar roof forms, slope, detailing, and roofing materials.

B.1.3.3 Metal, rolled, built-up or single-ply roofing materials should not be used.

B.1.4 PORCHES, DECKS and PATIOS

B.1.4.1 It is strongly recommended that enclosure of porches, decks and patios and entries should maintain the structures existing rhythms, scale, proportions, appearance and character.

B.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 VIIC
GUIDELINES FOR NEW RESIDENTIAL CONSTRUCTION
FOR THE YORKTOWN DISTRICT

C.1.0 GENERAL REQUIREMENTS

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

C.1.1 BUILDING SITE

- C.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.
- C.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.
- C.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.
- C.1.1.4 Paving in front of the front building line 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.
- C.1.1.5 Landscaping features such as, but not limited to, walls, fencing, retaining walls, lighting, planters, etc. should be consistent with the general character of those same elements that exist along the same street and approximate neighborhood. Fencing in front of the front building line should not be installed.

C.1.2 BUILDING MATERIALS

C.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 district's overall appearance and character.

C.1.3 ENGINEERING SYSTEMS - MECHANICAL, ELECTRICAL AND PLUMBING

C.1.3.1 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 of the structure.

C.1.3.2 Utility meters should be placed on the side or rear facades of the structure or buried in a subterranean vault.

SECTION VIID
GUIDELINES FOR RELOCATED RESIDENTIAL STRUCTURES
FOR THE YORKTOWN DISTRICT

D.1.0 GENERAL REQUIREMENTS

- D.1.0.1 Relocation of structures into the district should maintain the architectural integrity of the district for the period of time when each addition was originally platted.
- D.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 RESIDENTIAL BUILDINGS, SECTION VIII B, GUIDELINES FOR ADDITIONS TO EXISTING RESIDENTIAL STRUCTURES, or SECTION VIII C, GUIDELINES FOR NEW RESIDENTIAL CONSTRUCTION** as may be applicable.

D.1.1 PLACEMENT

- D.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.
- D.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
GUIDELINES FOR NON-CONTRIBUTING RESIDENTIAL
STRUCTURES FOR THE YORKTOWN DISTRICT

E.1.0 GENERAL REQUIREMENTS

- E.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 addition and surrounding additions.
- E.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 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.
- E.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.
- E.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, paving in front of the front building line, height, landscaping features, roof forms, and general scale, proportions and rhythms.

SECTION VIII
GUIDELINES FOR DEMOLITION OF RESIDENTIAL
STRUCTURES FOR THE YORKTOWN DISTRICT

F.1.0 GENERAL REQUIREMENTS

- F.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.
- F.1.0.2 Demolition may be approved upon determining that the structure is a non-contributing structure to the district's historical character.
- F.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 the City-County Health Department.

SECTION IXA
GUIDELINES FOR REHABILITATION OF EXISTING
NON-RESIDENTIAL BUILDINGS FOR YORKTOWN DISTRICT

A.1.0 GENERAL REQUIREMENTS

- A.1.0.1 Rehabilitation work should maintain and be consistent with the historic architectural style, date/period, and detailing of the structure.
- A.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.
- A.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.

A.1.1 BUILDING WALL MATERIALS

- A.1.1.1 Existing wall materials and details should be retained through repair and maintenance, unless deteriorated beyond reasonable repair.
- A.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.
- A.1.1.3 Brick or stone walls should maintain their present or original appearance. Paint may be removed from brick or stone surfaces to return the original appearance. The painting of these surfaces should be done only if necessary to preserve deteriorating brick or stone surfaces and the historic integrity of the structure.
- A.1.1.4 The use of steel, aluminum, hardboard (Masonite), 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.

A.1.2 WINDOWS AND DOORS

- A.1.2.1 Existing windows and doors, their glazing, trim, and the character defining elements should be retained through repair when reasonably possible.
- A.1.2.2 Existing window and door locations should be retained, not removed and covered or filled in.
- A.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.
- A.1.2.4 Replacement windows and doors having thermal and maintenance reducing qualities may be used, but should maintain those appearance and character defining elements described in A1.2.3.
- A.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.
- A.1.2.6 Replacement trim materials should be similar in appearance, maintaining the original materials size, shape, pattern, texture, and detailing.
- A.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.
- A.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, rhythms and colors. Painting of storm windows and screen frames to match existing color scheme is encouraged.

A.1.3 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 reasonably possible.
- A1.3.2 Replacement materials that maintain the original materials size, shape, pattern texture and directional orientation of installation are encourages.

A.1.4 PORCHES, DECKS AND PATIOS

- A.1.4.1 Existing architectural elements such as, but not limited to, columns, brackets, and

steps should be retained through repair when reasonably possible.

A.1.4.2 Replacement materials should maintain the original materials size, shape, pattern, texture and directional orientation of installation when possible.

A.1.5 ENGINEERING SYSTEMS - MECHANICAL, ELECTRICAL AND PLUMBING

A.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, ventilators, and louvers, should be placed on the side or rear facades of the structure.

A.1.5.2 Utility meters should be placed on the side or rear facades of the structure or buried in a subterranean vault.

SECTION IXB

GUIDELINES FOR ADDITIONS TO NON-RESIDENTIAL STRUCTURES FOR THE YORKTOWN DISTRICT

B.1.0 GENERAL REQUIREMENTS

- B.1.01 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.
- B.1.02 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.
- B.1.03 Additions should provide consistency and continuity through the use of similar forms, massing, rhythms, details, height, directional orientation of building element lines and materials.
- B.1.04 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.
- B.1.05 Additions may necessitate rehabilitation to the structure as part of the work and therefore such work shall be governed by SECTION IX A, GUIDELINES FOR REHABILITATION OF EXISTING NON-RESIDENTIAL BUILDINGS.

B.1.1 BUILDING SITE

- B.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.
- B.1.1.2 Paving in front of the front building line 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.
- B.1.1.3 Landscaping features such as, but not limited to, walls, fencing, retaining walls, lighting, planters, etc. should be consistent with the general character of those

same elements that exist along the same street and approximate neighborhood. Fencing in front of the front building line should not be installed.

B.1.2 BUILDING MATERIALS AND ELEMENTS

B.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.

B.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.

B.1.3 ROOFS

B.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.

B.1.3.2 Roof forms on additions should maintain the existing structures appearance and character through similar roof forms, slope, detailing, and roofing materials.

B.1.4 PORCHES, DECKS and PATIOS

B.1.4.1 It is strongly recommended that enclosure of porches, decks and patios and entries should maintain the structures existing rhythms, scale, proportions, appearance and character.

B.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 IXC
GUIDELINES FOR NEW NON-RESIDENTIAL CONSTRUCTION
FOR THE YORKTOWN DISTRICT

C.1.0 GENERAL REQUIREMENTS

- C.1.0.1 New non-residential construction need not replicate historic residential structures within the district, but should draw upon characteristics of similar use structures either within the district at the time of its platting, or constructed in other parts of the city within the time frame of the development of the Yorktown district. Characteristics such as, but not limited to, exterior material, window rhythm and proportions, massing, and ornamentation should suggest continuity of construction within the district.
- C.1.0.2 New construction should respect the established areas scale, proportions, rhythms, and relationships of both principal and accessory structures.
- C.1.0.3 New construction should maintain the established height of those structures along the same street.

C.1.1 BUILDING SITE

- C.1.1.1 When non-residential properties are adjacent to residential properties front yard setbacks should maintain the continuity of the established setbacks along the residential street.
- C.1.1.2 Paving should be minimized along residential street frontages, with the exception of the continuation of existing sidewalks. Required parking should be located as remotely as possible from residential properties.
- C.1.1.3 Landscaping features such as, but not limited to, walls, fencing, retaining walls, lighting, planters, etc. should be consistent with the general character of the structure when originally built.

C.1.2 BUILDING MATERIALS

- C.1.2.1 Materials should maintain visual characteristics, scale, proportions, directional orientation, and rhythms that are created by materials on non-residential structures of a time period similar to the development of the district.

C.1.3 ENGINEERING SYSTEMS - MECHANICAL, ELECTRICAL AND PLUMBING

C.1.3.1 Engineering systems and their associated elements such as, but not limited to air conditioning and heating units, flues, elevator penthouses, conduits, cables, electrical boxes, utility meters, ventilators, and louvers must be visually as concealed as possible and located as remotely as possible from adjacent residential properties.

SECTION IXD
GUIDELINES FOR RELOCATED NON-RESIDENTIAL
STRUCTURES FOR THE YORKTOWN DISTRICT

D.1.0 GENERAL REQUIREMENTS

- D.1.0.1 Relocation of structures into the district should maintain the architectural integrity of the district for the period of time when each addition was originally platted.
- D.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 IX A, GUIDELINES FOR REHABILITATION OF NON-RESIDENTIAL BUILDINGS, SECTION IX B, GUIDELINES FOR ADDITIONS TO EXISTING NON-RESIDENTIAL STRUCTURES, SECTION IX C, GUIDELINES FOR NEW NON-RESIDENTIAL CONSTRUCTION as may be applicable.

D.1.1 PLACEMENT

- D.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.
- D.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 IXE
GUIDELINES FOR NON-CONTRIBUTING NON-RESIDENTIAL
STRUCTURES FOR THE YORKTOWN DISTRICT

E.1.0 GENERAL REQUIREMENTS

- E.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 addition and surrounding additions.
- E.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 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.
- E.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.
- E.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, paving in front of the front building line, height, landscaping features, and general scale, proportions and rhythms.

SECTION IXF
GUIDELINES FOR DEMOLITION OF NON-RESIDENTIAL
STRUCTURES FOR THE YORKTOWN DISTRICT

F.1.0 GENERAL REQUIREMENTS

- F.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.
- F.1.0.2 Demolition may be approved upon determining that the structure is a non-contributing structure to the district's historical character.
- F.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 the City-County Health Department.

SECTION XA

GUIDELINES FOR REHABILITATION OF EXISTING BUILDINGS

OWNED BY TULSA PUBLIC SCHOOLS WHICH ARE LOCATED

WITHIN THE YORKTOWN HISTORICAL DISTRICT

A.1.0 APPLICABILITY PROVISIONS

- A1.0.1 The rehabilitation of existing buildings owned by Tulsa Public Schools shall be subject to Certificate of Appropriateness Review only if the proposed rehabilitation work requires a City of Tulsa building permit.
- A1.0.2 While the Tulsa Public Schools will make a good faith effort to comply with these guidelines, it is recognized that the ultimate decision concerning Tulsa Public School property must rest with Tulsa Public Schools as an independent political subdivision of the State of Oklahoma. Therefore, the approval of plans by the Tulsa Preservation Commission on the issuance of a Certificate of Appropriateness shall not be required as a condition to the issuance of a building permit.
- A1.0.3 This section is only applicable to property while it is owned by or used for public school purposes by Tulsa Public Schools. Property which was initially subject to this section but which is no longer owned by or used for public school purposes by Tulsa Public Schools shall become subject to the provisions of Section XIII (guidelines for residential property) or Section IX (guidelines for non-residential property) of these guidelines whichever is applicable.

A.1.1 GENERAL REQUIREMENTS

- A.1.1.1 Rehabilitation work should maintain and be consistent with the historic architectural style, date/period, and detailing of the structure.
- A.1.1.2 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.
- A.1.1.3 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.

A.1.2 BUILDING WALL MATERIALS

- A.1.2.1 Existing wall materials and details should be retained through repair and maintenance, unless deteriorated beyond reasonable repair.
- A.1.2.2 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.
- A.1.2.3 Brick or stone walls should maintain their present or original appearance. Paint may be removed from brick or stone surfaces to return the original appearance. The painting of these surfaces should be done only if necessary to preserve deteriorating brick or stone surfaces and the historic integrity of the structure.
- A.1.2.4 The use of steel, aluminum, hardboard (Masonite), 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.

A.1.3 WINDOWS AND DOORS

- A.1.3.1 Existing windows and doors, their glazing, trim, and the character defining elements should be retained through repair when reasonably possible.
- A.1.3.2 Existing window and door locations should be retained, not removed and covered or filled in.
- A.1.3.3 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.
- A.1.3.4 Replacement windows and doors having thermal and maintenance reducing qualities may be used, but should maintain those appearance and character defining elements described in A1.3.3.
- A.1.3.5 New window and door openings should maintain the buildings facade proportions and rhythms, and should match the existing window and door design.

A.1.3.6 Replacement trim materials should be similar in appearance, maintaining the original materials size, shape, pattern, texture, and detailing.

A.1.3.7 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.

A.1.3.8 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.

A.1.4 ROOFS

A.1.4.1 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.

A.1.4.2 Replacement materials that maintain the original materials size, shape, pattern texture and directional orientation of installation are encouraged.

A.1.5 PORCHES, DECKS and PATIOS

A.1.5.1 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.

A.1.5.2 Replacement materials should maintain the original materials size, shape, pattern, texture and directional orientation of installation when possible.

A.1.6 ENGINEERING SYSTEMS - MECHANICAL, ELECTRICAL AND PLUMBING

A.1.6.1 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.

A.1.6.2 Utility meters should be placed on the side or rear facades of the structure or buried in a subterranean vault.

SECTION XB
GUIDELINES FOR ADDITIONS TO EXISTING BUILDINGS
OWNED BY TULSA PUBLIC SCHOOLS WHICH ARE LOCATED
WITHIN THE YORKTOWN HISTORICAL DISTRICT

B.1.0 APPLICABILITY PROVISIONS

- B1.0.1 The rehabilitation of existing buildings owned by Tulsa Public Schools shall be subject to Certificate of Appropriateness Review only if the proposed addition requires a City of Tulsa building permit.
- B1.0.2 While the Tulsa Public Schools will make a good faith effort to comply with these guidelines, it is recognized that the ultimate decision concerning Tulsa Public School property must rest with Tulsa Public Schools as an independent political subdivision of the State of Oklahoma. Therefore, the approval of plans by the Tulsa Preservation Commission on the issuance of a Certificate of Appropriateness shall not be required as a condition to the issuance of a building permit.
- B1.0.3 This section is only applicable to property while it is owned by or used for public school purposes by Tulsa Public Schools. Property which was initially subject to this section but which is no longer owned by or used for public school purposes by Tulsa Public Schools shall become subject to the provisions of Section XIII (guidelines for residential property) or Section IX (guidelines for non-residential property) of these guidelines whichever is applicable.

B.1.1 GENERAL REQUIREMENTS

- B.1.1.1 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.
- B.1.1.2 Additions should provide consistency and continuity through the use of similar forms, massing, rhythms, details, height, directional orientation of building element lines and materials.
- B.1.1.3 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.

B.1.1.4 Additions may necessitate rehabilitation to the structure as part of the work and therefore such work shall be governed by **SECTION XA, GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES.**

B.1.2 BUILDING SITE

B.1.2.1 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.

B.1.2.2 Landscaping features such as, but not limited to, walls, fencing, retaining walls, lighting, planters, etc. should be consistent with the general character of the structure when originally built.

B.1.3 BUILDING MATERIALS AND ELEMENTS

B.1.3.1 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.

B.1.3.2 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.

B.1.4 ROOFS

B.1.4.1 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.

B.1.4.2 Roof forms on additions should maintain the existing structures appearance and character through similar roof forms, slope, detailing, and roofing materials.

B.1.5 PORCHES, DECKS and PATIOS

B.1.5.1 It is strongly recommended that enclosure of porches, decks and patios and entries should maintain the structures existing rhythms, scale, proportions, appearance and character.

B.1.5.2 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 XC
GUIDELINES FOR NEW CONSTRUCTION
OWNED BY TULSA PUBLIC SCHOOLS WHICH ARE LOCATED
WITHIN THE YORKTOWN HISTORICAL DISTRICT

C.1.0 APPLICABILITY PROVISIONS

- C1.0.1 The rehabilitation of existing buildings owned by Tulsa Public Schools shall be subject to Certificate of Appropriateness Review only if the proposed construction work requires a City of Tulsa building permit.
- C1.0.2 While the Tulsa Public Schools will make a good faith effort to comply with these guidelines, it is recognized that the ultimate decision concerning Tulsa Public School property must rest with Tulsa Public Schools as an independent political subdivision of the State of Oklahoma. Therefore, the approval of plans by the Tulsa Preservation Commission on the issuance of a Certificate of Appropriateness shall not be required as a condition to the issuance of a building permit.
- C1.0.3 This section is only applicable to property while it is owned by or used for public school purposes by Tulsa Public Schools. Property which was initially subject to this section but which is no longer owned by or used for public school purposes by Tulsa Public Schools shall become subject to the provisions of Section XIII (guidelines for residential property) or Section IX (guidelines for non-residential property) of these guidelines whichever is applicable.

C.1.1 GENERAL REQUIREMENTS

- C.1.1.1 New non-residential construction need not replicate historic residential structures within the district, but should draw upon common characteristics of similar use structures either within the district at the time of its platting, or constructed in other parts of the city within the time frame of the development of the Yorktown historical district. Characteristics, such as, but not limited to, exterior material, window rhythm and proportions, massing, and ornamentation should suggest continuity of construction within the district.
- C.1.1.2 New construction should respect the established areas scale, proportions, rhythms, and relationships of both principal and accessory structures.

C.1.2 BUILDING SITE

- C.1.2.1 When non-residential properties are adjacent to residential properties front yard setbacks should maintain the continuity of the established setbacks along the residential street.
- C.1.2.2 Paving should be minimized along residential street frontages, with the exception of the continuation of existing sidewalks. Required parking should be located as remotely as possible from residential properties.
- C.1.2.3 Landscaping features such as, but not limited to, walls, retaining walls, lighting, planters, etc. should be consistent with the general character of the structure when originally built.

C.1.3 BUILDING MATERIALS

- C.1.3.1 Materials should maintain visual characteristics, scale, proportions, directional orientation, and rhythms that are created by the materials on non-residential structures of a time period similar to the development of the district.

C.1.4 ENGINEERING SYSTEMS - MECHANICAL, ELECTRICAL AND PLUMBING

- C.1.4.1 Engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, flues, elevator penthouses, conduits, cables, electrical boxes, utility meters, ventilators, and louvers, must be visually as concealed as possible and located as remotely as possible from adjacent residential properties.

SECTION XD
GUIDELINES FOR RELOCATED BUILDINGS
OWNED BY TULSA PUBLIC SCHOOLS WHICH ARE LOCATED
WITHIN THE YORKTOWN HISTORICAL DISTRICT

D.1.0 APPLICABILITY PROVISIONS

- D1.0.1 Relocation of buildings owned by Tulsa Public Schools shall be subject to Certificate of Appropriateness Review only if the proposed relocation requires a City of Tulsa building permit.
- D1.0.2 While the Tulsa Public Schools will make a good faith effort to comply with these guidelines, it is recognized that the ultimate decision concerning Tulsa Public School property must rest with Tulsa Public Schools as an independent political subdivision of the State of Oklahoma. Therefore, the approval of plans by the Tulsa Preservation Commission on the issuance of a Certificate of Appropriateness shall not be required as a condition to the issuance of a building permit.
- D1.0.3 This section is only applicable to property while it is owned by or used for public school purposes by Tulsa Public Schools. Property which was initially subject to this section but which is no longer owned by or used for public school purposes by Tulsa Public Schools shall become subject to the provisions of Section XIII (guidelines for residential property) or Section IX (guidelines for non-residential property) of these guidelines whichever is applicable.

D.1.1 GENERAL REQUIREMENTS

- D.1.1.1 Relocation of structures into the district should maintain the architectural integrity of the district for the period of time when each addition was originally platted.
- D.1.1.2 Upon placement of the structure on the new site, materials and elements removed to facilitate relocation should be replaced in accordance with SECTION IX A, GUIDELINES FOR REHABILITATION OF NON-RESIDENTIAL BUILDINGS, SECTION IX B, GUIDELINES FOR ADDITIONS TO EXISTING NON-RESIDENTIAL STRUCTURES, SECTION IX C, GUIDELINES FOR NEW NON-RESIDENTIAL CONSTRUCTION as may be applicable.

D.1.2 PLACEMENT

D.1.2.1 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.

D.1.2.2 The placement of the structure should maintain the same orientation to the street as established by the existing structures on the same street.

SECTION XE
GUIDELINES FOR NON-CONTRIBUTING BUILDINGS
OWNED BY TULSA PUBLIC SCHOOLS WHICH ARE LOCATED
WITHIN THE YORKTOWN HISTORICAL DISTRICT

E.1.0 APPLICABILITY PROVISIONS

- E1.0.1 Non-contributing buildings owned by Tulsa Public Schools shall be subject to Certificate of Appropriateness Review only if the proposed relocation requires a City of Tulsa building permit.
- E1.0.2 While the Tulsa Public Schools will make a good faith effort to comply with these guidelines, it is recognized that the ultimate decision concerning Tulsa Public School property must rest with Tulsa Public Schools as an independent political subdivision of the State of Oklahoma. Therefore, the approval of plans by the Tulsa Preservation Commission on the issuance of a Certificate of Appropriateness shall not be required as a condition to the issuance of a building permit.
- E1.0.3 This section is only applicable to property while it is owned by or used for public school purposes by Tulsa Public Schools. Property which was initially subject to this section but which is no longer owned by or used for public school purposes by Tulsa Public Schools shall become subject to the provisions of Section XIII (guidelines for residential property) or Section IX (guidelines for non-residential property) of these guidelines whichever is applicable.

E.1.1 GENERAL REQUIREMENTS

- E.1.1.1 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.
- E.1.1.2 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.
- E.1.1.3 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.

E.1.1.4 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, paving in front of the front building line, height, landscaping features, and general scale, proportions and rhythms.

SECTION XF
GUIDELINES FOR DEMOLITION OF BUILDINGS
OWNED BY TULSA PUBLIC SCHOOLS WHICH ARE LOCATED
WITHIN THE YORKTOWN HISTORICAL DISTRICT

F.1.0 APPLICABILITY PROVISIONS

- F1.0.1 Non-contributing buildings owned by Tulsa Public Schools shall be subject to Certificate of Appropriateness Review only if the proposed demolition requires a City of Tulsa building permit.
- F1.0.2 While the Tulsa Public Schools will make a good faith effort to comply with these guidelines, it is recognized that the ultimate decision concerning Tulsa Public School property must rest with Tulsa Public Schools as an independent political subdivision of the State of Oklahoma. Therefore, the approval of plans by the Tulsa Preservation Commission on the issuance of a Certificate of Appropriateness shall not be required as a condition to the issuance of a building permit.
- F1.0.3 This section is only applicable to property while it is owned by or used for public school purposes by Tulsa Public Schools. Property which was initially subject to this section but which is no longer owned by or used for public school purposes by Tulsa Public Schools shall become subject to the provisions of Section XIII (guidelines for residential property) or Section IX (guidelines for non-residential property) of these guidelines whichever is applicable.

F.1.1 GENERAL REQUIREMENTS

- F.1.1.1 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 or is determined to be economically impractical.
- F.1.1.2 Demolition may be approved upon determining that the structure is a non-contributing structure to the district's historical character.
- F.1.1.3 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 the City-County Health Department.