HP PERMIT NUMBER: HP-0417-2023

PROPERTY ADDRESS: 1701 SOUTH NEWPORT AVENUE

DISTRICT: NORTH MAPLE RIDGE

APPLICANT: CONNOR AND MADELEINE HASBROOK

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION
   1. Construction of retaining wall
   2. Construction of fence and gates

   Historic Preservation Permit Subcommittee Review Dates: January 17, 2023, & February 21, 2023

B. BACKGROUND
   DATE OF CONSTRUCTION: 1925
   ZONED HISTORIC PRESERVATION: 1993; ORDINANCE AMENDMENT 2005
   NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT: 1983
   CONTRIBUTING STRUCTURE: No, but identified as contributing structure in 2021 survey of the Morningside Addition

   PREVIOUS ACTIONS:
   COA – JULY 9, 2009 – TPC APPROVAL
   Construction of addition

   HP-0341-2022 – MARCH 22, 2022 – TPC APPROVAL
   Removal of the windows on the porch with the condition that the present height of the sills be retained
   Replacement of the floor on the porch
   Installation of windows on the west façade of the residence
   Installation of siding on the west façade of the residence

C. ISSUES AND CONSIDERATIONS
   1. Construction of retaining wall
   2. Construction of fence and gates
      i. Proposed is the construction of a fence, gate, and a retaining wall along the sidewalk. The yard will be regraded to a lower slope in order to achieve additional useable outdoor space. According to the applicants, the maximum height of the wall will be approximately thirty-four inches (2'-10") at its highest point. The brick and caps on the wall and piers will match those on the exterior of the house. According to the applicants, a steel
Ameristar Montage fence in the Majestic Style with Double Rings between the top rails is proposed. The fence will be between two feet and eight inches (2'-8") and three feet (3'-0") tall.

During the review on January 17, the Historic Preservation Permit Subcommittee forwarded the application to the Tulsa Preservation Commission with a recommendation of approval and a request for additional information. The applicants then submitted two potential versions of the proposed fence—one with the fence running with the curve of the driveway and a pedestrian gate, and another with the fence running straight across the entire north property line and a driveway gate. Because of the multiple options proposed and several remaining questions, during the review on February 9 the Tulsa Preservation Commission deemed the application incomplete and referred it back to the Historic Preservation Permit Subcommittee.

The applicant has revised the application to propose only the version in which the fence runs along the curve of the driveway, which was reviewed by the Historic Preservation Permit Subcommittee on February 21. The Historic Preservation Permit Subcommittee recommended approval of the application with the conditions that the wall have a cap, that information on the cap be provided, and that either a pier be added to the northwest corner or an explanation be provided as to why it is not present.

ii. Reference:  *Tulsa Zoning Code*

**SECTION 70.070-F Standards and Review Criteria**

In its review of HP permit applications, the preservation commission must use the adopted design guidelines to evaluate the proposed work and must, to the greatest extent possible, strive to affect a fair balance between the purposes and intent of HP district regulations and the desires and need of the property owner. In addition, the preservation commission must consider the following specific factors:

1. The degree to which the proposed work is consistent with the applicable design guidelines;
2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
5. The purposes and intent of the HP district regulations and this zoning code.

Reference:  *Unified Design Guidelines - Residential Structures*

**SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES**

**A.1 General Requirements**

Use the following guidelines as the basis for all exterior work:

A.1.1 Retain and preserve the existing historic architectural elements of your home.

A.1.2 If replacement of historic architectural elements is necessary, match the size, shape, pattern, texture, and directional orientation of the original historic elements.

A.1.3 Ensure that work is consistent with the architectural style and period details of your home.
A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

SECTION E – GUIDELINES FOR NON-CONTRIBUTING STRUCTURES
E.1 General Requirements
E.1.1 For the purposes of this chapter, non-contributing structures are those listed as not contributing to the historic character of the district due to age or architectural style in the National Register Nomination for the district.
E.1.2 Non-contributing structures will be considered products of their own time. Do not attempt to create a false appearance of the predominant character and architectural style of the rest of the district.
E.1.3 Follow Section A (Rehabilitation) and Section B (Additions) as they relate to the character-defining elements of the non-contributing structure.
E.1.4 Ensure that work on non-contributing structures does not detract from or diminish the historic character of the overall district.

SECTION G – GUIDELINES FOR LANDSCAPE FEATURES, PAVING, AND SIGNAGE
G.1 Landscape Features
G.1.1 Retain and preserve original historic walls, fencing, lighting, planters, and other landscape features through repair.
G.1.2 Removal of historic landscape features will be considered on a case-by-case basis. Removal of non-historic landscape features can be staff-approved.
G.1.3 Ensure that new landscape features are appropriate to the style of your home and consistent with the historic elements found along the same street and within the district.
G.1.4 Use fencing materials that are consistent with the historic fencing found along the same street and within the district. Chain-link fencing, wire fencing (12 gauge or less), vinyl fencing, or any fencing that blocks the view of structures is not allowed.
G.1.5 Use wall materials that are consistent with the historic walls found along the same street and within the district. Cinder block, segmental retaining wall systems, corrugated metal, and railroad ties are not allowed. Historically styled cast concrete block will be considered on a case-by-case basis.

1701 S. Newport Ave. – Present
FLOOD PLAIN STATEMENT:
THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED AREAS) PER FLOOD INSURANCE RATE MAP 4014302240L EFFECTIVE OCTOBER 16, 2012. ZONE X (UNSHADED) DEFINED AS AREA OF MINIMAL CHANCE OF FLOOD HAZARD.

SURVEYOR'S NOTE:
THE FOLLOWING FOUND IN TITLE COMMITMENT #599860, DATED 07/01/2021: DOES AFFECT THE PROPERTY:
• #10 ITEMS CONTAINED IN THE PLAT AND DEED OF DEDICATION/COVENANTS AND RESTRICTIONS, OF AMENDED PLAT OF MORNINGSIDE ADDITION, BK 20 PG 364, BK 20 PG 365 (AS SHOWN)
• #11 ITEMS CONTAINED IN THE PLAT AND DEED OF DEDICATION/COVENANTS AND RESTRICTIONS, OF MORNINGSIDE ADDITION, DOC. #147-732
• #12 DOC. #2006114784 (HISTORIC PRESERVATION ZONING)
• #13 DOC. #2012041992 (HISTORIC PRESERVATION ZONING) DOES NOT AFFECT THE PROPERTY.
• #14 DOC. #2015010258, DOC. #2015061404

DATE OF FIELD INSPECTION:
JULY 27TH, 2021

LEGAL DESCRIPTION:
LOTS TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24), BLOCK ELEVEN (11), AMENDED PLAT OF MORNINGSIDE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 108. ALSO KNOWN AS:
1701 SOUTH NEWPORT AVENUE EAST, TULSA, OK 74120

CERTIFICATION:
THIS MORTGAGE INSPECTION REPORT WAS PREPARED FOR FIRSTTITLE/WESTCOR LAND TITLE INSURANCE COMPANY. IT IS NOT A LAND OR BOUNDARY SURVEY PLAT, AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREOF AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN ARE TO BE SUBSISTED UPON THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. THE ACCOMPANYING SKETCH IS A TRUE REPRESENTATION OF OR HERETOBY TO THE PRESENT OR FUTURE LANDOWNER OR OCCUPANT, THE ACCOMPANYING SKETCH IS A TRUE REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF THE INSPECTION, AND THE LINEAR AND ANGULAR VALUES SHOWN ON THE SKETCH, IF ANY, ARE BASED ON RECORD OR DEED INFORMATION AND HAVE NOT BEEN VERIFIED UNLESS NOTED. THE DWELLING LIES SKETCH. IF ANY, ARE BASED ON RECORD OR DEED INFORMATION AND HAVE NOT BEEN VERIFIED UNLESS NOTED. THE DWELLING LIES WHOLLY WITHIN THE BOUNDARIES OF THE DESCRIBED LOT UNLESS OTHERWISE NOTED, NO PROPERTY CORNERS WERE SET BY BAKER. UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE.

WITNESS MY HAND AND SEAL THIS DATE: JULY 28TH, 2021

Robert T.
Baker Surveying, LLC
4547 SOUTH 83RD EAST AVENUE
TULSA, OKLAHOMA 74145
OKLAHOMA CA #5816 EXPIRES 6/30/2022
(918) 671-5793
Masonry and cap to be matched
Example 1

Example 2
Landscaper – plant design plan
Examples of vegetation to be used
Hasbrook residence - alternate fencing

February 21, 2023

1701 S Newport Avenue

2'-6" to 2'-10"

2'-8" to 3'-0"

3'-6" approx

1'-4" to 1'-8" approx

stone or cast stone cap

Per reference photo

Existing
MONTAGE®
Residential Ornamental Steel Fence

AMERISTARPERIMETER.COM  |  888-333-3422
Experience a safer and more open world
Surround yourself with beauty & protection.

The Montage ornamental steel fence is strong, terrain-adaptable and climate-tough, yet remains elegant and untouched by time.
The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. We are so confident in this product, it comes with a lifetime warranty.

E-COAT VS. PAINTED STEEL

Major corrosion problems start from the inside. That’s why Ameristar Montage products are coated inside and outside. Our multi-stage pretreatment wash, duplex cathodic electrocoat system and acrylic topcoat provide superior corrosion protection to withstand adverse weathering effects.

The E-Coat process results in years of maintenance-free ownership.
PROFUSION WELDED STEEL VS. ALUMINUM

All Montage fence panels are fabricated using our ProFusion welding process. This technique creates a virtually invisible structural connection at every picket to rail intersection, producing sleek lines.

HELPFUL TIP

Standard or flush bottom rail available for most styles.

STYLES

CLASSIC™ MAJESTIC™ GENESIS™ WARRIOR™ CRESCEnt™ STANDARD BOTTOM RAIL FLUSH BOTTOM RAIL
RAKEABLE PANELS VS. STAIR-STEP

ProFusion welded panel designs enable maximum bias for virtually all terrains. As the only welded steel fence capable of following steep grade changes, Montage eliminates stair-stepping panels.

ENVIRONMENTALLY RESPONSIBLE

We lead the way in manufacturing programs and practices that reduce our carbon footprint — monitoring air emissions, stormwater runoff and waste water discharge and recycling all scrap steel, wood, cardboard, plastics, paper and oil products, giving our products the opportunity to earn project LEED points.
Enjoy sleek modernism.

Majestic’s flush top rail has a clean, streamlined look, making it one of the most popular styles in the Montage family. Single, double and arched walk gates are also available to match this style.
### Heights

- **3’**
- **3½’**
- **4’**
- **4½’**
- **5’**
- **6’**

4½’ panels available with flush bottom rail only.

### Panels

**3-Rail Panels**
- Available in 3’ to 6’ heights

**2-Rail Panels**
- Available in 3’ to 5’ heights

### Bottom Option

- **Standard Bottom Rail**
- **Flush Bottom Rail**

### Picket Spacing

- **4” Gap**
  - Standard
- **3” Gap**
Make a grand entrance.

Montage’s arched single swing, single swing and double swing gates are crafted with fully welded construction for years of durability. Fabricated with the same components as the fence panels, these gates provide a seamless transition from fence to gate. A variety of steel Estate® Entry Gates are also available.
GATE TYPES

ARCHED SINGLE SWING
SINGLE SWING
DOUBLE SWING

STYLES
CLASSIC™ MAJESTIC™ GENESIS™ WARRIOR™ CRESCENT™
TULSA PRESERVATION COMMISSION

STAFF REPORT
Tuesday, February 28, 2023
HP-0427-2023

HP PERMIT NUMBER: HP-0427-2022

PROPERTY ADDRESS: 1508 EAST 20TH STREET

DISTRICT: SWAN LAKE

APPLICANT: CHRISTIAN VAUGHAN

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION
   1. Construction of carport on east side of residence

B. BACKGROUND
   DATE OF CONSTRUCTION: CA. 1930
   ZONED HISTORIC PRESERVATION: 1994
   NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS:
   HP-0154-2020 – JANUARY 1, 2020 – STAFF APPROVAL
   Repair and replacement in-kind of shingles

   HP-0411-2022 – DECEMBER 8, 2022 – TPC APPROVAL
   Construction of addition on southwest side of residence
   Construction of addition on south and east sides of residence without carport included

   HP-0415-2022 – JANUARY 24, 2023 – TPC DENIAL
   Construction of carport on east side of residence

C. ISSUES AND CONSIDERATIONS
   1. Construction of carport on east side of residence

   The applicant has requested that this item be postponed to a future date.
TULSA PRESERVATION COMMISSION

STAFF REPORT
Tuesday, February 28, 2023
HP-0428-2023

HP PERMIT NUMBER: HP-0428-2023

PROPERTY ADDRESS: 1117 SOUTH NORFOLK AVENUE

DISTRICT: TRACY PARK

APPLICANT: JASON GOLTRY

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Demolition of residence

B. BACKGROUND
   DATE OF CONSTRUCTION: 1948
   ZONED HISTORIC PRESERVATION: 2023
   NATIONAL REGISTER LISTING: TRACY PARK HISTORIC DISTRICT: 1982
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   1. Demolition of residence
      i. Proposed is the demolition of the residence, which is a noncontributing resource in the
         Tracy Park Historic District. The nomination of the Tracy Park Historic District to the
         National Register of Historic Places describes the residence as a “conforming intrusion”
         and includes the following information:

         2 1/2 story brick Federal. Although this house was not completed until 1948, it was
         contructed [sic] in a style and with materials compatible with those used in the
         1920's. It has a detached garage with quarters located at the rear of the lot, in
         keeping with the other homes in the district. The porch and entry at the front of the
         house are almost identical to those on the 2-story brick Federal house located at
         1148 So. Owasso, which was built in 1926, as shown on the accompanying
         pictures.

         The owners intend to construct a new Tudor style residence in its place and have
         provided a conceptual front elevation for reference. A separate application for
         construction of the new residence has been submitted for review at the next Historic
         Preservation Permit Subcommittee meeting. The applicants have also provided a
         justification for demolition along with several images showing existing conditions. During
         the review of the application on February 21, the Historic Preservation Permit
Subcommittee discussed the justification presented by the owners and plans for the new construction and heard from interested parties. The subcommittee forwarded the application to the Tulsa Preservation Commission without a recommendation.

ii. Reference: *Tulsa Zoning Code*

**SECTION 70.070-F Standards and Review Criteria**

In its review of HP permit applications, the preservation commission must use the adopted design guidelines to evaluate the proposed work and must, to the greatest extent possible, strive to affect a fair balance between the purposes and intent of HP district regulations and the desires and need of the property owner. In addition, the preservation commission must consider the following specific factors:

1. The degree to which the proposed work is consistent with the applicable design guidelines;
2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
5. The purposes and intent of the HP district regulations and this zoning code.

Reference: *Unified Design Guidelines - Residential Structures*

**SECTION F – GUIDELINES FOR DEMOLITION OF STRUCTURES**

**F.1 General Requirements**

F.1.1 Demolition of historic structures does not support the character of the district.

Demolitions are strongly discouraged, but will be considered on a case-by-case basis provided that one or more of the following guidelines are met:

.1 The continued use of the property cannot be achieved through rehabilitation, modification, or alteration, according to documented evidence.
.2 The structure is listed as non-contributing to the historic character of the district in the National Register Nomination for the district.
.3 To remedy an emergency condition determined to be dangerous to life, health, or property, or if the structure has been condemned by the City of Tulsa or City-County Health Department.

**SECTION E – GUIDELINES FOR NON-CONTRIBUTING STRUCTURES**

**E.1 General Requirements**

E.1.1 For the purposes of this chapter, non-contributing structures are those listed as not contributing to the historic character of the district due to age or architectural style in the National Register Nomination for the district.

E.1.2 Non-contributing structures will be considered products of their own time. Do not attempt to create a false appearance of the predominant character and architectural style of the rest of the district.

E.1.3 Follow Section A (Rehabilitation) and Section B (Additions) as they relate to the character-defining elements of the non-contributing structure.

E.1.4 Ensure that work on non-contributing structures does not detract from or diminish the historic character of the overall district.
The following images and labels were provided by the applicant.
ATTACHMENT A: SUBMITTAL MATERIALS

PROJECT DESCRIPTION
Give a detailed description and justification for each repair, alteration, new construction, or demolition planned. Include description and condition of affected existing materials. Attach additional pages as needed. Application to demolish existing home. Plan to build a 2 story brick Tudor in roughly the same footprint (same height and width). Building plans are underway and will be submitted under separate application. Home is irreparable due to cinderblock and rebar construction on exterior and interior walls and floors. Home has no historic features to be saved after it was remodeled by flippers in 2009. Please see attached documentation and photos.

PROJECT CHECKLIST
____ Digital color photographs of each elevation of the site, building(s), and project area(s) provided by email or memory device only. No external storage account invitations.
____ Product brochures, color photographs, and/or material samples when new or replacement materials are proposed.
____ Site plan, no larger than 11x17, to scale with dimensions and north arrow showing location of structures and project area or landscape features in respect to building line, property line, and adjacent structures on all sides.
____ Elevation sketches or renderings to scale with dimensions showing location of work required for changes on exterior walls, additions, and new construction
____ Window Survey Form for proposed window repair or replacement (see Attachment B)

FOR ADDITIONS AND NEW CONSTRUCTION, THE FOLLOWING ARE REQUIRED IN ADDITION TO THE ABOVE:
____ Site Plan, Floor Plans, and Elevations should be at a scale of 1 inch = 20 feet, or greater
____ Architectural rendering (optional)
____ Legal description of the property as recorded on the deed
____ Location of all existing and proposed structure(s), with front and side setback distances indicated
____ Percentage of slope on lot
____ Location of existing and proposed retaining walls, sidewalks, and driveways with front and side setbacks indicated
____ An additional site plan showing approximate height, width and front setback of proposed project and all adjacent structures to show relationship to neighborhood
____ Floor plan to scale with dimensions required for additions and new construction

ATTACHMENT B: WINDOW SURVEY FORM (if applicable- see Window Repair and Replacement Guide)
Picture – driveway comparison

Front elevation of new residence (conceptual; for reference only)
Information in support of demolition of Goltry/Warden residence at 1117 S Norfolk Ave

- Home currently has zero historical features. It was flipped in 2009 using modern materials. There are no crown moldings, glass door knobs, original tile, etc… (pictures 1 & 2 and included listing photos).
- The exterior and interior walls are made from cinderblock and are nearly 1 foot wide (picture 3). The construction limits the improvements that can be made.
- There is only 1 full bathroom. A powder bath was added in the living room so it’s basically unusable for guests (picture 4).
- The living room and primary bedroom have just 2 power outlets each and additional electrical lines cannot be added due to the cinderblock walls, so multiple power strips and extension cords are used (picture 5).
- The waste line regularly backs up into the basement. The first time this happened, we replaced a collapsed section of the clay line with PVC. However, this has not prevented the line from backing up. Most recently it backed up in December 2022 and again in January 2023. This prevents us from using the basement area for recreation or storage, since we never know when sewage will flood it.
- Foundation problems are evident on both the west and south sides of the house (pictures 6-8).
- Home is on a corner lot but the driveway is along the long side of the property rather than the short side like the other corner lot homes in Tracy Park. Our plan is to relocate the garage to the side street which will increase the space dedicated to the yard (picture 9).

In early 2020 we began meeting with architects, designers, and contractors to find a solution to improve the livability of the house. Due to the construction and the necessary support of the concrete, the options were limited. After spending over $6300 for an architect to draw up a modest expansion, the two bids we received were $185,000 and $215,000 to add 96 square feet to each level which would expand the kitchen and add a second full bath upstairs in the primary suite. This works out to about $1000/square foot. It’s more cost effective to tear it down and build a new house.

While we have been working on this long before the overlay went into effect, we always planned to build a house that looked like it had been there 100 years. We love the neighborhood and the area and we want to stay here; however, we need a house that fits our lifestyle. We don’t want to have to move to the suburbs or the country to get that.

We want to build a 2-story brick Tudor-style home in basically the same footprint as our existing 2-story brick Colonial-style home. Tracy Park is currently home to 2 other 2-story Tudors so it will not be out of place. Please see the attached preliminary drawing of the front elevation.

We understand that your objective is to preserve historic homes and buildings. Please rest assured, there is nothing historical about our home.
Listing Photos from 2009-2010 Flip
Inspiration for new home
Once again, a property is planned for demolition that is a better candidate for rehabilitation. I am asking you to deny the request for demolition,
Pam Gotcher
Tulsa resident