

HP PERMIT NUMBER: HP-0790-2026

PROPERTY ADDRESS: 1708 South Norfolk Avenue

DISTRICT: North Maple Ridge

APPLICANT: Josh Jones

OWNER: Joshua Jones

A. CASE ITEMS FOR CONSIDERATION

1. Construction of wall in street yard
Work started without an historic preservation permit

B. BACKGROUND

DATE OF CONSTRUCTION: 1918

ZONED HISTORIC PRESERVATION: 1993; Ordinance amendment 2005

NATIONAL REGISTER LISTING: Maple Ridge Historic Residential District, 1983

CONTRIBUTING STRUCTURE: No, but identified as a contributing resource in the 2021 survey of the Morningside Addition

STYLE/CONSTRUCTION: Craftsman Bungalow

PREVIOUS ACTIONS:

HP-0568-2024 – March 19, 2024 – Staff Approval

1. Repair and replacement in-kind of rafter tails and soffit
2. Repair and replacement in-kind of eave bracket, rake, and fascia trim
3. Repair and replacement in-kind of corbels
4. Replacement in-kind of concrete sidewalk and driveway
5. Replacement in-kind of concrete bulkhead and steps on porch
6. Replacement in-kind of wood porch floor
7. Repair of mortar in-kind on brick piers to match existing
8. Replacement in-kind of bean board on porch ceiling
9. Repair chimney in-kind

HP-0573-2026 – April 11, 2024 – TPC Approval

1. Repair and restoration of windows
2. Replacement of windows

C. ISSUES AND CONSIDERATIONS

1. Proposed is the construction of a two-and-a-half-foot-tall (2'-6") ornamental wall, running along the sidewalk. The work was initiated but has not proceeded after the owner became aware of the HP Permit requirement. The wall would be constructed with concrete masonry units and then covered in stucco.
2. 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.

3. Reference: *Unified Design Guidelines – Residential Structures*

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.1 General Requirements

- 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.

.1 Elmwood – dry-stack retaining walls are not allowed



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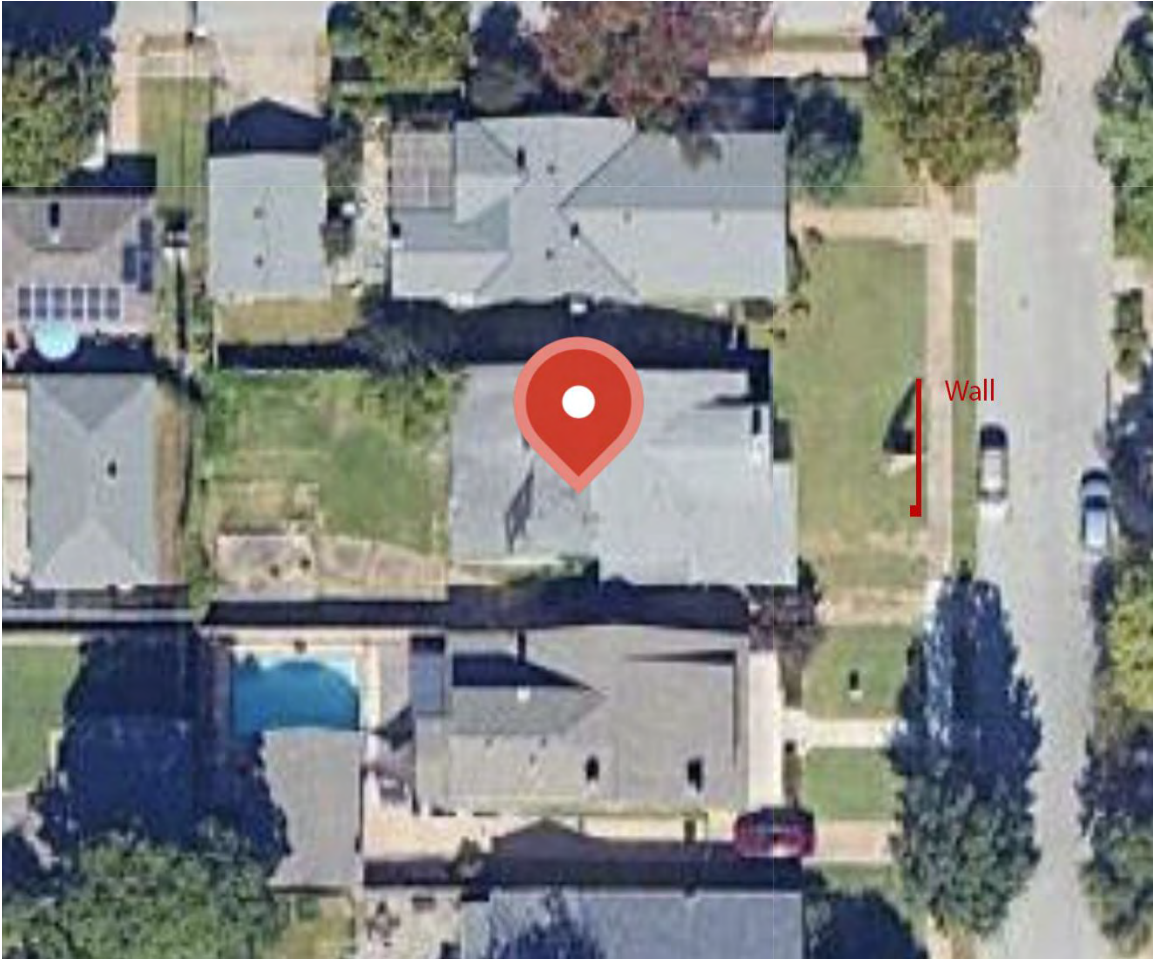
Present



Rendering of proposed wall



Aerial view of property



Location of wall on site



Example from 140 East 18th Street



Example from 1728 South Madison Avenue



Historic Preservation

Permit

APPLICATION FORM

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.

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](#))

HP PERMIT NUMBER: HP-0792-2026

PROPERTY ADDRESS: 1705 South Madison Avenue

DISTRICT: North Maple Ridge

APPLICANT: Mitch LaPoint

OWNER: Jennifer & Mitchell LaPoint

A. CASE ITEMS FOR CONSIDERATION

1. Construction of masonry landscape edging in street yard
Work completed without an historic preservation permit

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1919

ZONED HISTORIC PRESERVATION: 1993; Ordinance amendment 2005

NATIONAL REGISTER LISTING: Maple Ridge Historic Residential District, 1983

CONTRIBUTING STRUCTURE: No, but identified as a contributing resource in the 2021 survey of the Morningside Addition

STYLE/CONSTRUCTION: Prairie School

PREVIOUS ACTIONS:

COA – September 7, 2006 – Staff Approval

Conversion of “mud room” (enclosed back porch) into restroom relocation of back door and window

HP-17-008 – February 9, 2017 – TPC Approval

Creation of a new threshold for the basement door

Reinstallation of the basement door with its modification to fit between the top of the existing opening and the new threshold

Reconstruction of the roof above the entry to the basement

HP-17-041 – May 1, 2017 – Staff Approval

Replacement in kind of material on roof

C. ISSUES AND CONSIDERATIONS

1. Proposed is the installation of 7-inch-high by 5-inch-wide landscape edging. The landscape beds were previously edged with loose bricks and wood. The proposed border consists of sandstone rubble masonry in the English style. The edging is located on the street-facing, west side of the property.
2. 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;
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 5. The purposes and intent of the HP district regulations and this zoning code.
3. Reference: *Unified Design Guidelines – Residential Structures*

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 - .1 Elmwood – dry-stack retaining walls are not allowed or arterial street to minimize the traffic impact on residential streets.



2000



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March 2025 (Google Street View)



Historic Preservation

Permit

APPLICATION FORM

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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.

Built Flower Bed to replace rotted wood + Brick existing
Flower Bed - Bed walls are 7-8 inches high + 5 inches
Deep - Used Sandstone English Rubble - Used Midtown
Masonry owned by Aeon Hongland (918-906-2242) who specializes
in masonry work on Historic Homes

PROJECT CHECKLIST

Sorry New to Area + didn't realize we needed a permit

- 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.**
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- 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](#))



CITY OF TULSA Code Enforcement

NOTICE OF VIOLATION – ZONING

To: ROY, KIMBERLY RENEE &
MARSHALL PRESCOTT ROY II
1705 S MADISON AVE
TULSA OK 74120-6816

Date: 5/19/26
Case: 126457-2026

Compliance Date: 6/4/26

Dear Property Owner and/or Occupant,

You are hereby notified of zoning code violations at (legal) LT 11 BLK 19 MORNINGSIDE ADDN

City of Tulsa, TULSA County State of Oklahoma; And located at the address of:
1705 S MADISON AVE

Violations:

Code Section	Explanation of violation
70.070-A	Within any HP zoning district, an HP permit must be obtained in accordance with the procedures of this section before any work is performed on or changes are made to any existing building, structure or lot unless expressly exempted under 70.070-B. Examples of changes and work that require an HP permit include the erection, construction, reconstruction, renovation, alteration, painting, removal, or demolition of a building, structure, or lot, regardless of whether or not a building permit is required.

To comply, you must: **Submit a complete HP Permit application to the Tulsa Planning Office, located at City Hall. Please contact the HP officer (918) 596-7602 for information about the permit.**

See back of page for what the resolution of each violation requires.

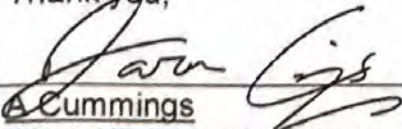
You still have time to correct the issue(s) at your property. To comply, you must correct all violations prior to the compliance deadline listed on this notice above. If you are unable to correct any or all the violation(s) listed above, contact the Code Official listed below to work out an acceptable plan to bring your property into compliance. Ensure that all family members, employees, and/or contractors, etc. are familiarized with and adhere to these regulations. Additional notices will not be sent if recurring violations are found in the future.

Failure to make the correction may result in the issuance of a criminal citation or civil remedial penalties not to exceed \$1,200.00 per day. Failure to comply may also result in revoking or withholding permits, certificates or other forms of authorization issued by the City of Tulsa; and/or any other remedies allowed by law.

Your property is an important investment for you and the community. I urge you to make the necessary corrections to eliminate all violations so that no further enforcement will be necessary.

Please understand that it is ultimately the responsibility of the owner to ensure these violations are corrected. Any civil agreements or rental agreements do not alleviate the owner of this responsibility.

Thank you,


Dawn Cummings
City of Tulsa – Code Enforcement
acummings@cityoftulsa.org
918-576-5192

Appeals: You may appeal the administrative official's decision by filing a complete appeal application with the Clerk of the City of Tulsa Board of Adjustment at the Tulsa Planning Office **AND** by filing a copy of the completed appeal application with the Tulsa City Clerk. Appeals must be filed within **10 DAYS** of the date of this Notice, and all applicable fees must be paid at the time the appeal application is submitted to the Tulsa Planning Office. Appeals are heard by the City of Tulsa Board of Adjustment. For more information related to appeals, see Chapter 70, Section 70.140 of the Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, Appeals of Administrative Decisions.

Addresses to file appeals:

Clerk of the City of Tulsa Board of Adjustment		Office of the Tulsa City Clerk	
c/o Tulsa Planning Office 175 E 2 nd St, 4 th Floor Tulsa, OK 74103 918.596.7526	Monday-Friday 8 a.m. – 5 p.m.	Tulsa City Hall 175 E 2 nd St, Suite 260 Tulsa, OK 74103 918.596.7513	Monday-Friday 8 a.m. – 5 p.m.

To view the entire Zoning Code (Title 42), visit: tulsaplanning.org/resources/plans/



**AMERICAN EAGLE
LAND SURVEYING, LLC**

2023 West 111th Street Jenks, OK. 74037
OFFICE (918)840-4182 FAX (918)894-5248
darrellbible@gmail.com

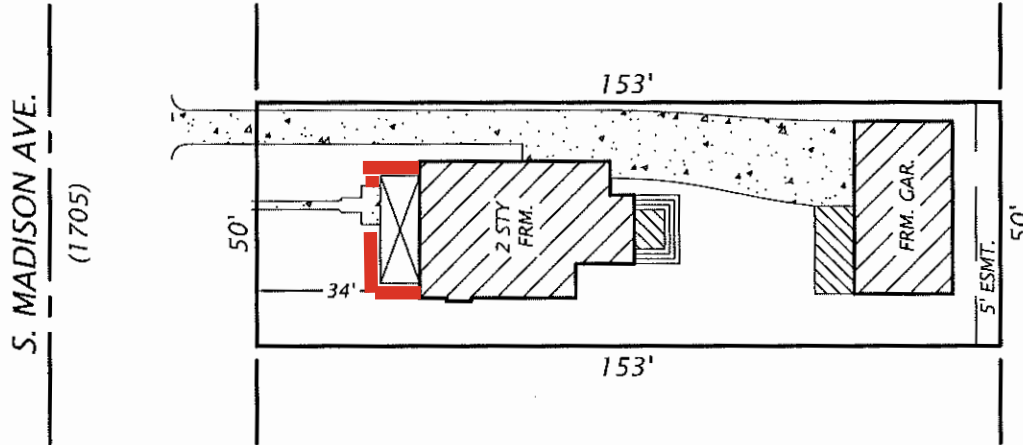
Order No. 2511088
Client: Apex Title & Closing Services, LLC
Borrower: Jennifer Lee LaPoint and Mitchell S. LaPoint
File Number: 25202121
Lender: Morgan Stanley Private Bank, NA

**PROFESSIONAL LAND SURVEYOR'S INSPECTION PLAT
FOR MORTGAGE LOAN PURPOSE**

Legal Description

Lot Eleven (11), Block Nineteen (19),
SECOND AMENDED PLAT OF MORNING SIDE ADDITION
to the City of Tulsa, Tulsa County, State of Oklahoma,
according to the recorded Plat thereof.


SCALE
1" = 30'
PLAT NO. 235



SEE ATTACHMENT FOR EASEMENT INFORMATION

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL
FLOOD HAZARD AS SHOWN ON FIRM MAP# 405381 0240L, DATED 10/16/12

Property address: 1705 South Madison Avenue, Tulsa, Oklahoma

SURVEYORS STATEMENT

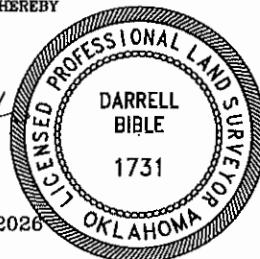
I DARRELL BIBLE PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN MY PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE LOCATION OF DWELLING BASED ON AVAILABLE CONTROL AT THE TIME. FENCING NOT SHOWN: THIS IS NOT A LAND OR BOUNDARY LINE SURVEY. THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON, FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENTS. UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT. THAT THE ABOVE INSPECTION PLAT SHOWS RECORDED EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION ONLY AND SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE, CALL OKIE BEFORE DIGGING 1-(800)-522-8543

LEGEND

- B/L=Building Line
- U/E=Utility Esmt.
- D/E=Drainage Esmt.
- SWE=Sidewalk Esmt.
- RWL=Restricted Waterline Esmt.

Darrell Bible

Darrell Bible
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1731
CA #8588 EXPIRES 8/30/2028
Final: 12/4/2025





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ADT





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