HP PERMIT NUMBER: HP-0144-2019

PROPERTY ADDRESS: 1535 SOUTH NORFOLK AVENUE

DISTRICT: NORTH MAPLE RIDGE HISTORIC DISTRICT

APPLICANTS: ROONIE LEITTEM-MURRELL AND JOSEPH W. MURRELL, JR.

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Replacement of retaining wall

B. BACKGROUND
   DATE OF CONSTRUCTION: 1915
   ZONED HISTORIC PRESERVATION: 1993: ORDINANCE AMENDMENT 2005
   NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC DISTRICT: 1983
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   1. Replacement of retaining wall
      i. Previously proposed was the replacement of the retaining wall with Olde Manor Retaining Wall Block. During the review by the Tulsa Preservation Commission on November 14, additional documentation, including a section, was requested, and the application was referred to the Historic Preservation Permit Subcommittee for further review. During the review by the Historic Preservation Permit Subcommittee on January 21, the replacement of the wall with split-face concrete masonry units without the veneer depicted in the section was proposed, and a cap of four inches (0'-4") was recommended. The application has been forwarded with a recommendation for approval.

          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.
.1 Elmwood – dry-stack retaining walls are not allowed
A. Opening Matters
   1. Call to Order and Verification of Quorum
      Commissioner Townsend called the Regular Meeting to order at 4:27 P.M.

      Members Present
      Mary Lee Townsend, Ph.D.
      James E. Turner, AIA

      Staff Present
      Felicity O. Good
      Roy M. (Jed) Porter, Jr.

      Others Present
      Gant Hinkle, Steven R. Williams, Roonie Leittem-Murrell, Joseph W. Murrell, Jr.

   2. Historic Preservation Permit Subcommittee Review
      a. Disclosure of Conflicts of Interest
         No Conflicts of Interest were disclosed.
b. Non-Actionable Item for Preliminary Review

**2215 E. 17th Pl.** (Yorktown)

Applicant: Creative Home Designs

Proposal:

1. Construction of residence

Discussion:

- Staff presented its report, noting that the site was located in Barnard Trace. The applicant commented that the objective in the design was a simplicity similar to that of the four-square house. Commissioner Turner expressed his admiration for simplicity in design but reminded the applicant that the project should address the context. The applicant noted that the residence north of the site seemed to be more defined in style, and Commissioner Turner added that this design could add elements which referred more explicitly to a style. Commissioner Townsend expressed her admiration for contemporary architecture and provided the example of the residence constructed with rammed earth whose design addressed the context of the neighborhood in the Brady Heights Historic Preservation Overlay District. Commissioner Turner encouraged treatment of the stucco on the facades to create texture and offered proposals for the applicant's consideration: among the aspects of the design to be considered were an accent on symmetry, standardization of sizes of windows, articulation of a water table or crawl space, projection of the eaves, and insertion of a stringcourse between the first and second stories. After the applicant expressed an admiration of the Prairie Style, Commissioner Townsend inquired whether any examples were present in the district. Commissioner Turner recommended that the elevations indicate adjacent residences and that the mass of the chimney be adjusted and requested Product Data on the cap for the chimney, the shingles, the door and its hardware, the windows, the lamps on the porch, and any stone or cast stone.

As there was no further discussion, the applicant indicated the readiness to tour the district and become more familiar with the context. Staff will relay the comments and a copy of the 2020 Regular Meeting Schedule.
c. Application for Historic Preservation Permit

1535 S. Norfolk Ave. (North Maple Ridge)

Applicants: Roonie Leittem-Murrell and Joseph W. Murrell, Jr.

Proposal:
1. Replacement of retaining wall

Discussion:

- Staff presented its report, noting that the project had been referred to the Historic Preservation Permit Subcommittee for further review by the Tulsa Preservation Commission. Mr. Williams, the applicant's landscape architect, noted that more detail had been added to the Site Plan and Elevation and that the split-face concrete masonry unit would be the material for the construction of the wall, rather than merely a veneer. Commissioner Turner inquired about the cap and was informed that the cap would be smooth and the cap presently on the wall would be inserted on the new wall if possible. Commissioner Townsend inquired about the intersection of the wall with the steps and bulkheads and was informed that the steps and bulkheads would remain intact. Commissioner Turner returned to the treatment of the cap and recommended a height of approximately four inches (0'-4"), and Mr. Williams indicated that the cap presently on the wall was that height. Commissioner Townsend inquired about replacement of the cap if the cap presently on the wall could not be salvaged, and Mr. Williams indicated that a cap with the same color as the split-face concrete masonry unit could probably be obtained. Commissioner Turner inquired about the color of the mortar and was informed that the color would match the color of the mortar on the residence.

As there was no further discussion, Commissioner Townsend made a motion to recommend approval of the application. The motion was seconded by Commissioner Turner and approved unanimously.

Vote: 1535 S. Norfolk Ave. (North Maple Ridge)

<table>
<thead>
<tr>
<th>In Favor</th>
<th>Opposed</th>
<th>Abstaining</th>
<th>Not Present</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townsend</td>
<td>Turner</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

B. New Business
None

C. Adjournment
Commissioner Townsend adjourned the Regular Meeting at 5:08 P.M.
SPLIT-FACE WALL SHOWING RUNNING BOND
NO SCALE

SPLIT-FACE CONCRETE (CMU) BLOCK
8" x 8" x 16"
HP PERMIT NUMBER: HP-0155-2020

PROPERTY ADDRESS: 2306 EAST 17th STREET

DISTRICT: YORKTOWN HISTORIC DISTRICT

APPLICANT: TRUE NORTH HOMES LLC

REPRESENTATIVE: GANT HINKLE

A. CASE ITEMS FOR CONSIDERATION
   1. Substitution of Decorative Termination Cap for cap previously approved
      Application to amend previous approval of an application
      by Tulsa Preservation Commission on May 9, 2019

B. BACKGROUND
   DATE OF CONSTRUCTION: NONE; ORIGINAL SITE OF BARNARD ELEMENTARY SCHOOL
   ZONED HISTORIC PRESERVATION: 1995
   NATIONAL REGISTER LISTING: YORKTOWN HISTORIC DISTRICT: 2002
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS:
   COA-14-032 – DECEMBER 11, 2014 – TPC APPROVAL
   Install ornamental steel fence around east, west and south perimeter of property and between
   Block 1 and Block 2, with the condition that the fence be 4’ in height along 17th Place, stepped
   down from 5’ on the other sides. Applicant may angle the fence at the southeast corner of the
   property so that it is behind the Barnard School kiosk.

   Relocate existing Henry Barnard School kiosk to southeast corner of the property along South
   Lewis Avenue. Place ceramic mosaic inside the kiosk to recognize the Barnard Elementary
   School building.

   Insert cast stone monument of 1929 Henry Barnard School in the retaining wall along South
   Lewis Avenue at the northeast corner of the site.
   Extend retaining wall in certain areas as indicated on plans, using reclaimed stone to match
   existing, and mortar to match as closely as possible.

   Install 4 new openings in existing retaining wall along 17th Pl. for entry to front of residences.
   Stairs will be plain poured concrete and walls will be reclaimed stone to match existing, with
   mortar to match as closely as possible.
Enclose 4 existing openings in retaining wall using reclaimed stone to match existing, and mortar to match as closely as possible.

COA-14-032 – DECEMBER 11, 2014 – TPC APPROVAL  
Construct 3.5 ft. fence along interior alley from East 17th Street South

Place three light poles with two bracket attachments with the Barnard Trace name according to site plan submitted

Add light fixtures to retaining wall columns along East 17th Place South

COA-14-032 – DECEMBER 11, 2014 – TPC DENIAL  
Construct dry-stack wall along interior alley from East 17th Street South

COA-15-014 – APRIL 21, 2015 – STAFF APPROVAL  
Finish retaining wall as indicated on plans presented to the Preservation Commission on December 11, 2014 using matching stone and matching mortar

Add light fixtures to retaining wall columns along East 17th Place South

Construct 3.5 ft. fence along interior alley from East 17th Street South

Place three light poles with two bracket attachments with the Barnard Trace name according to site plan submitted with amendment to the bracket attachments to match Gillette Historic District bronze sign of 24 inches by 24 inches

COA-15-014 – APRIL 28, 2015 – TPC DENIAL  
Construct dry-stack wall along interior alley from East 17th Street South

COA-15-014 – MAY 14, 2015 – TPC APPROVAL  
Install 5’ ornamental steel fence along E. 17th Pl.

HP-0091-2019 – MAY 9, 2019 – TPC APPROVAL  
Construction of residence

C. ISSUES AND CONSIDERATIONS
1. Substitution of Decorative Termination Cap for cap previously approved
   i. The cap previously approved is unavailable. Proposed is the substitution of the Hearth & Home Technologies Decorative Termination Cap.

SECTION C – GUIDELINES FOR NEW CONSTRUCTION

C.1 General Requirements
C.1.1 Designs for new construction shall not duplicate existing structures within the district. Ensure that each new structure is unique within the district.

C.1.2 When designing new structures, provide consistency and continuity by drawing upon common characteristics of historic structures in the district, placing particular emphasis on the historic structures on the same street. These include but are not limited to porches, entries, roof pitch and form, and window and door styles.

C.1.3 Avoid mixing incongruous architectural styles: for example, Prairie-style windows on a Colonial Revival-inspired house.

C.1.4 Respect the scale, proportions, historic patterns, and relationships of both principal and accessory structures along the same street and within the district.

C.1.5 Maintain the established height of those structures along the same side of the street.

C.1.6 Establish the height of the floor (finished floor elevation) between the minimum and maximum finished floor elevation of those structures along the same side of the street.

C.2 Building Site
C.2.1 Match the front setback of the historic buildings along the same side of the street. When the front setback pattern of the historic structures on the same side of the street varies, locate the new structure between the minimum and maximum of the prevailing front setbacks.

C.2.2 Maintain the pattern and rhythm of the side yard setbacks of the other historic structures on the same side of the street.

C.2.3 Maintain the same orientation to the street as established by the historic structures on the same street.

C.2.4 Limit paving within the street yard to primary driveways and sidewalks. Curb cuts and new driveways through the street yard are strongly discouraged for properties with alley access.

C.2.5 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.

C.2.6 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.
C.3 Building Materials
C.3.1 Maintain the visual characteristics, scale, proportions, directional orientation and rhythms that are created by the materials on existing historic structures in the district, in order to maintain the overall appearance and character of the district. Deviation from the materials on existing historic structures in the district will be considered on a case-by-case basis. The use of unfinished or clear-finished metals will be considered on a case-by-case basis.

C.4 Garages
C.4.1 Locate garages within the rear yard and detached from the primary residential structure. Detached buildings or structures, such as garages and sheds, not located in the street yard as defined in the Zoning Code are exempt from HP Permit review.

C.4.2 Adding a garage attached to the rear elevation of the primary residential structure will be considered on a case-by-case basis.

C.4.3 Permitted attached garages shall be located so that the front façade of the garage is not located forward of the rear wall of the primary structure.

C.4.4 Historically appropriate garage doors, such as carriage house doors, are encouraged.

C.5 Mechanical Systems, Etc.
C.5.1 Install engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical equipment, ventilators, and louvers, on the side or rear façade of the structure.

C.5.2 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault. Above-ground installation of utility systems, such as pedestals and transformers, is prohibited in the street yard unless approved on a case-by-case basis.

C.5.3 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building’s historic character and is reversible. These considerations will be made on a case-by-case basis.

C.5.4 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.
Decorative Caps

Models:  
DTO134  Short Octagon Decorative Termination Cap  
DTO146  Tall Octagon Decorative Termination Cap  
DTS134  Short Square Decorative Termination Cap  
DTS146  Tall Square Decorative Termination Cap

These decorative termination caps (DT caps) have been tested and listed for use with specific Hearth & Home Technologies (HHT) woodburning appliances, HHT Direct Vent gas appliances, and NFPA 211 compliant masonry fireplaces. The caps must be installed on a chase installation. Refer to the fireplace installation instructions for the correct accessories to be used. Check with your local building code agency before you begin installation to ensure compliance with local codes, including the need for permits and follow-up inspections. If you encounter any problems regarding code approvals, or if you need clarification of any of the instructions contained here, contact your local Hearth & Home dealer with any questions or concerns. For the location of your nearest dealer, please visit www.hearthnhome.com.

**WARNING! Risk of Fire!** These decorative termination caps are intended for use with a metal (or masonry) chase top. Use of combustible materials will cause a fire hazard.

**CAUTION! Risk of Cuts and Abrasions.** Wear protective gloves and safety glasses during installation.

Note: An arrow (►) found in the text signifies change in content.