



TULSA PRESERVATION COMMISSION

STAFF REPORT

Tuesday, September 22, 2020

HP-0218-2020

HP PERMIT NUMBER: HP-0218-2020

PROPERTY ADDRESS: 706 NORTH DENVER AVENUE

DISTRICT: BRADY HEIGHTS HISTORIC DISTRICT

APPLICANT: CHARLES D. HIGGINS

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION

1. Adjustment of setback
2. Alteration of columns

*Application to amend previous approval of application
by Tulsa Preservation Commission on July 28, 2020*

B. BACKGROUND

DATE OF CONSTRUCTION: VACANT LOT

ZONED HISTORIC PRESERVATION: 1999

NATIONAL REGISTER LISTING: BRADY HEIGHTS HISTORIC DISTRICT: 1980

CONTRIBUTING STRUCTURE: NO

PREVIOUS ACTIONS:

HP-0170-2020—JULY 28, 2020—TPC APPROVAL

1. Construction of residence

C. ISSUES AND CONSIDERATIONS

1. Adjustment of setback
2. Alteration of columns
 - i. Proposed are the adjustment of the setback and the alteration of the columns, which were previously approved. Adjustment of the setback would align the residence more fully with the adjacent residences, according to the applicant. Alteration of the columns would reduce their size, as the columns would taper with a dimension of one foot and nine inches (1'-9") at the top of the column and a dimension of two feet and nine inches (2'-9") at the bottom of the column.

- ii. Reference: *Unified Design Guidelines—Residential Structures*

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.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.

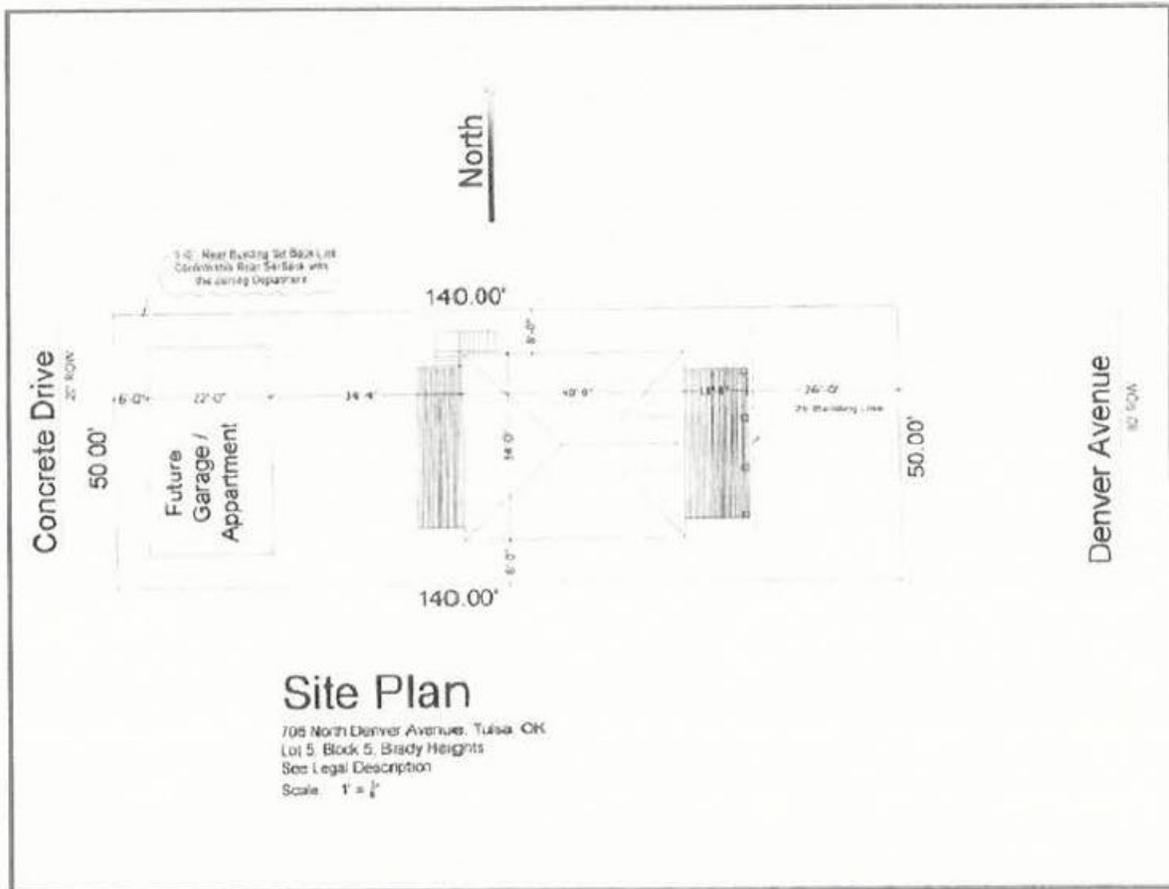
C.4 Garages

- 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.4.4 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.



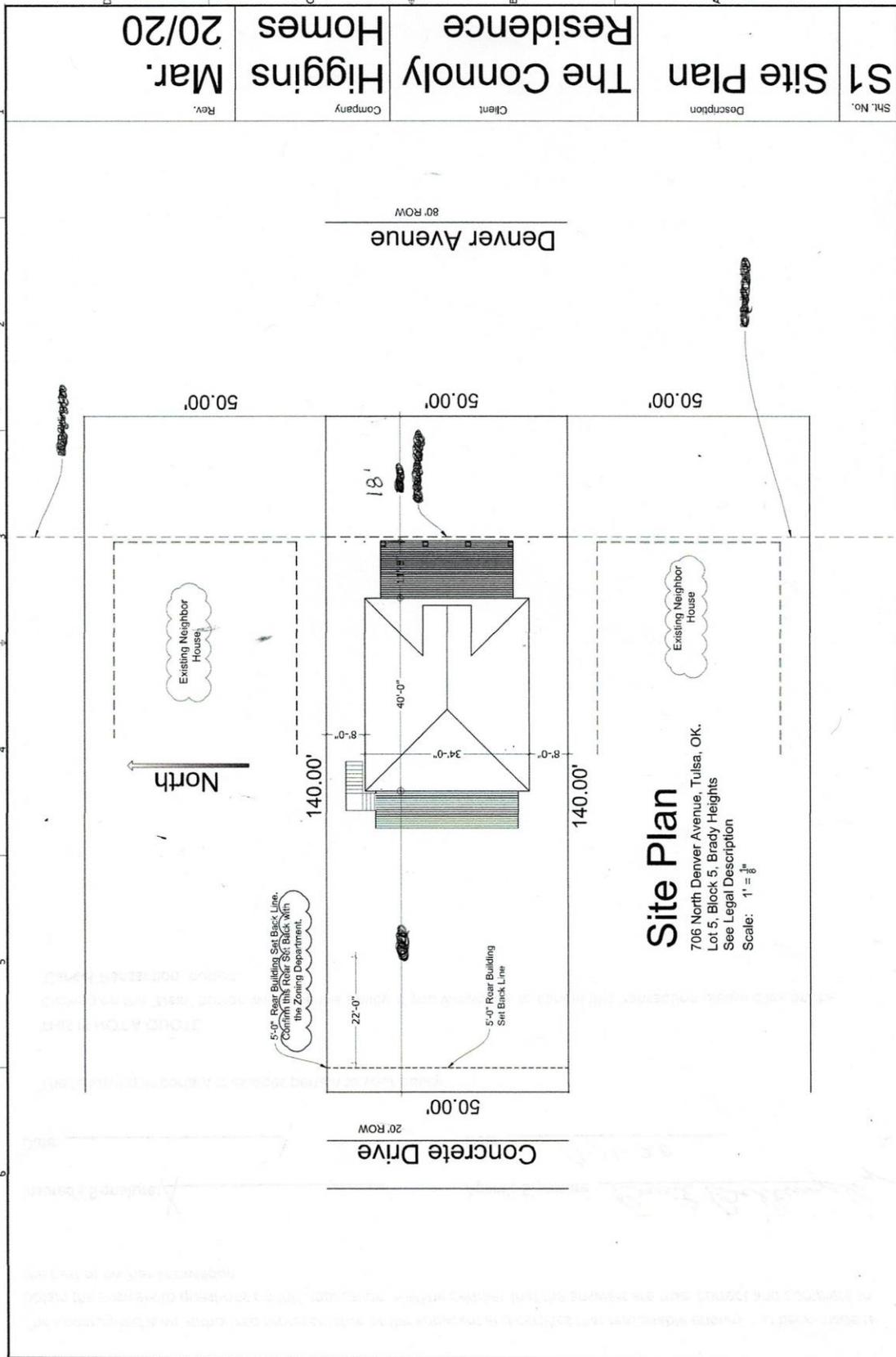


CITY OF TULSA PRESERVATION COMMISSION

APPROVED DATE: July 28, 2020

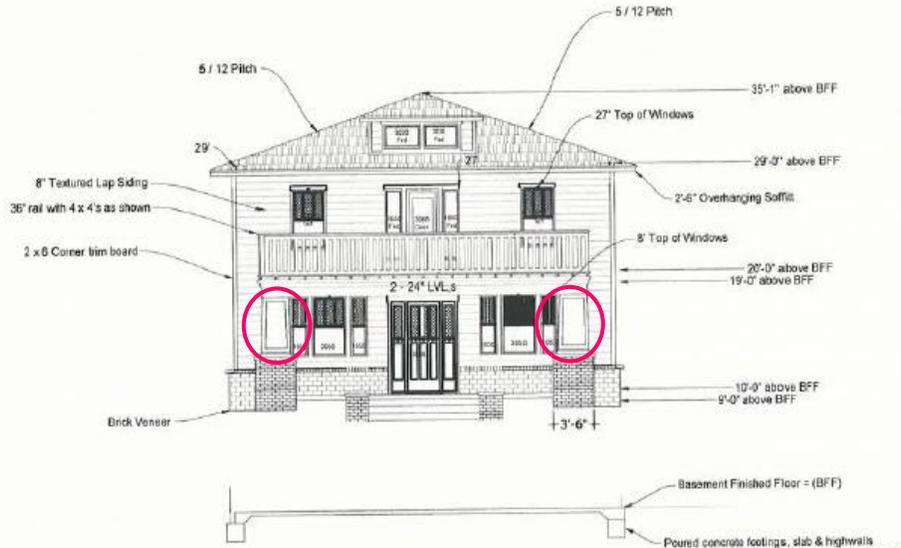
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SUCH APPROVED PLANS SHALL NOT BE CHANGED,
MODIFIED OR ALTERED WITHOUT AUTHORIZATION



S1	Site Plan	Client	Company	Rev.
		The Connelly Residence	Higgins Homes	20/20

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Front Elevation

Footing, Slab & Highwalls to be engineered and constructed according to recommendations.
Columns are renderings only, modifications may be made as owners desire.
Slopes to be graded and dirt shall be added to create the proper topography.
Roof Pitch is 5 / 12 with 2'-0" Soffitt Overhangs.
Tops of Windows to be 8'-0" and 27'-0" AFF.
Balcony Railings shall be built according to Code.

Sheet No.	E1
Description	Front Elevation
Client	The Connolly Residence
Company	Higgins Homes
Rev.	July 23 / 20

