



# TULSA PRESERVATION COMMISSION

## STAFF REPORT

Wednesday, November 10, 2021

HP-0324-2021

**HP PERMIT NUMBER:** HP-0265-2021

**PROPERTY ADDRESS:** 1156 NORTH DENVER AVENUE

**DISTRICT:** BRADY HEIGHTS HISTORIC DISTRICT

**APPLICANT:** STEFANIE S. SINCLAIR

**REPRESENTATIVES:** NONE

### A. CASE ITEM FOR CONSIDERATION

1. Relocation of meter

### B. BACKGROUND

**DATE OF CONSTRUCTION:** 1920

**ZONED HISTORIC PRESERVATION:** 1999

**NATIONAL REGISTER LISTING:** BRADY HEIGHTS HISTORIC DISTRICT: 1980

**CONTRIBUTING STRUCTURE:** YES

**PREVIOUS ACTIONS:**

#### **HP-16-008 – JANUARY 25, 2016 – STAFF APPROVAL**

1. Repair and replacement in kind of damaged soffit and fascia
2. Repair and replacement in kind of damaged trim on windows
3. Repair and replacement in kind of damaged deck and columns on porch

#### **HP-16-008 – FEBRUARY 11, 2016 – TPC APPROVAL**

1. Replacement of asbestos shingles with CertainTeed Landmark Series Shingles

#### **HP-0019-2018 – JULY 12, 2018 – TPC APPROVAL**

1. Replacement of fence in street yard

#### **HP-0265-2021 – APRIL 27, 2021 – TPC APPROVAL**

1. Installation of gate

### C. ISSUES AND CONSIDERATIONS

1. Relocation of meter
  - i. To ensure the safety of the owner and her family, the meter for Oklahoma Natural Gas would be relocated from the basement to a site adjacent to the north facade of the residence. The meter would face north and would be concealed by a fence.

- 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**

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.

**A.7 Awnings, Shutters, Mailboxes, Mechanical Systems, Etc.**

A.7.5 Install utility meters on the side or rear facade of the house or underground in a subterranean vault.



1156 North Denver Avenue – View Southwest

