HP PERMIT NUMBER: HP-0331-2021

PROPERTY ADDRESS: 1225 EAST 19TH STREET

DISTRICT: NORTH MAPLE RIDGE

APPLICANT: KEVIN KIRBY

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION
   1. Construction of carport
   2. Expansion of driveway
   3. Construction of steps

B. BACKGROUND
   DATE OF CONSTRUCTION: 1919
   ZONED HISTORIC PRESERVATION: 1993: ORDINANCE AMENDMENT 2005
   NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT: 1983
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   1. Construction of carport
   2. Expansion of driveway
   3. Construction of steps
      i. Proposed are several alterations of the residence and site to accommodate the addition of a carport. The carport would be attached to the north facade of the residence and extend northward; its roof would be supported by a pair of columns constructed with masonry and would project approximately twelve feet (12'-0") as a cantilever beyond the columns. The porch on the east side would be retained but would be clad in HardiePlank and HardieTrim to match the fascia and cornice presently on the residence, and casement windows would be installed on its east and north sides. New steps would be constructed for access to the residence, and a custom-made door with tempered glass would be installed at the entry on the west side of the porch. Pavement would be added to the driveway to accommodate the carport.

The proposals were viewed as appropriate interventions during the review by the Historic Preservation Permit Subcommittee on January 6. The application has been forwarded with a recommendation for approval.
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.

**A.6 Porches**

A.6.1 Retain and preserve the original historic porch and its character-defining architectural features through repair.

A.6.2 Do not remove character-defining architectural features of your porch, including, but not limited to, ceiling, floor, piers, columns, railings, handrails, steps, bulkheads, skirt/stem wall, and decorative details, such as crown molding, trim, eave brackets, and exposed rafter tails.

A.6.3 If replacement of deteriorated porch elements is necessary, use materials that maintain the character of the structure and the size, shape, pattern, texture, dimensions, and directional orientation of the original historic features.
SECTION B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES

B.1 General Requirements
Use the following guidelines as the basis for all additions:

B.1.1 Locate additions on the side or rear of your home where the character-defining elements and visual appearance of the front façade will not be obscured, damaged, or destroyed.

B.1.2 Ensure that additions do not detract from the historic appearance, character-defining elements, historic patterns, scale and proportions of the existing structure.

B.1.3 Provide consistency and continuity between the addition and the historic portions of your home by using similar materials, style, forms, massing and scale.

B.1.4 Do not exceed the established height of structures along the same street.

B.6 Garages

B.6.1 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.

B.6.2 Adding a garage attached to the rear elevation of the primary residential structure will be considered on a case-by-case basis. Locate attached garages so that the front façade of the garage is not located forward of the rear wall of the primary structure.

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.2 Paving

G.2.1 Retain and preserve original historic paving, steps, and bulkheads through repair.

G.2.2 Ensure that the design of new paving is consistent with historic elements found along the same street and within the same neighborhood.

G.2.3 Use paving materials that are consistent with the historic paving found along the same street and within the same neighborhood. Asphalt and stained concrete are not allowed.
SOUTH, FRONT FACADE, NO CHANGES
1225 East 19th Street
Existing screened porch to be re-clad in painted Hardie trim to match its existing fascia and cornice details.
Existing screened porch to re-clad in Hardie plank and Hardie Trim shapes to match existing cornice and fascia details

Existing kitchen windows, no change

Existing porch

NORTH SIDE, looking south east
REGISTERED LAND SURVEYOR'S INSPECTION
PLAT FOR MORTGAGE LOAN PURPOSES

INVOICE NO. 528-23035
MORTGAGEE: PENNEWS, INC.
CLIENT: GUARANTY ABSTRACT COMPANY

THIS PROPERTY LIES IN ZONE "X"-HIGHWAY FLOOD HAZARD AREA
PER T. & R. A. COMMUNITY PANEL, NO. 402341, COSEM, AS LAST
REVISED SEPTEMBER 22, 1999.

LEGEND:
1 - GARAGE IN U/E 6'7'
* - 5' U/E PER DEED OF DEEDATION

228.3'
Special Shapes

<table>
<thead>
<tr>
<th>Image 1</th>
<th>Image 2</th>
<th>Image 3</th>
<th>Image 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Image 5</td>
<td>Image 6</td>
<td>Image 7</td>
<td>Image 8</td>
</tr>
<tr>
<td>Image 9</td>
<td>Image 10</td>
<td>Image 11</td>
<td>Image 12</td>
</tr>
<tr>
<td>Image 13</td>
<td>Image 14</td>
<td>Image 15</td>
<td>Image 16</td>
</tr>
<tr>
<td>Image 17</td>
<td>Image 18</td>
<td>Image 19</td>
<td>Image 20</td>
</tr>
<tr>
<td>Image 21</td>
<td>Image 22</td>
<td>Image 23</td>
<td>Image 24</td>
</tr>
<tr>
<td>Image 25</td>
<td>Image 26</td>
<td>Image 27</td>
<td>Image 28</td>
</tr>
<tr>
<td>Image 29</td>
<td>Image 30</td>
<td>Image 31</td>
<td>Image 32</td>
</tr>
</tbody>
</table>

Acme Brick Company
Introduction

Historically, Acme Brick Company has encouraged building design that utilizes special shapes. Brick shapes allow architects to design buildings with interesting angles and forms. Dramatic depth and shadows in openings can be attained by using brick shapes at angle corners and in deep reveals at soffits, lintels, and sills.

Innovative uses of brick in load-bearing brick structures and conventional brick construction has resulted in brick buildings which are often exciting expressions in architectural design. Acme Brick Company’s objective is to manufacture brick shapes which will assist architects in designing more functional and aesthetically pleasing buildings at the most economical cost.

Selection

All shapes illustrated in this brochure are shown in modular brick dimensions (3½" x 2½" x 7½"), and in two shades of red. The lighter red indicates an exposed face. Shapes perform similar functions with other brick sizes, such as Acme’s King Size (3" x 2½" x 9½") and Acme’s Utility Size (3½" x 3½" x 11½") units are available for manufacture. Special brick shapes shown are typical, and variations of shapes for a particular use can often be manufactured.

Color and Texture

Acme Brick offers a wide variety of colors and textures in special shape brick by manufacturing shapes at four architectural brick plants: Denton (Texas), Elgin (Texas), Perla (Arkansas), and Tulsa (Oklahoma).

The color and texture of special shape brick is intended to be as close as possible to that of the standard stretcher brick, but is subject to normal limitations of manufacture. Some brick shapes cannot be stacked for firing in the kiln in the same direction as the field brick. This can cause a variation in kiln atmosphere at high temperatures which may produce a slight color difference. Close inspection of certain shapes may disclose a texture difference, as some shapes have to be made by hand to accompany brick that are made mechanically.

Ordering

Special shape brick are considered a custom made item. They are manufactured to order for a specific project. Manufacturing cannot begin until an order has been placed for firm quantities, and shape drawings have been approved.

To eliminateerrors and to facilitate estimating quantities, Acme Brick Company will provide, from architectural plans, drawings of each shape showing the plan, elevations, and dimensions for each shape. All exposed brick faces will be clearly identified, and the coring of the unit will be shown. Brick coursing will be indicated in the areas where shapes are used. Upon completion the architect will receive these drawings for final inspection and approval. Your Acme Brick Sales Representative is qualified to help you with planning shapes for your next project.
**Angles**

AN-1 Short Corner

AN-2 Long Corner

AN-3 Internal Corner

**Arches**

AR-1 Arch Header

AR-2 Arch Stretcher

AR-3 Jack Arch 3 Course 2 Piece

AR-4 Jack Arch 4 Course 2 Piece

AR-5 Jack Arch 3 Course 1 Piece

AR-6 Roman or Semi-Circular Arch 1 Piece

AR-7 Roman or Semi-Circular Arch 2 Piece

AR-8 Segmental Arch 1 Piece

AR-9 Segmental Arch 2 Piece

AR-10 Circular Arch 1 Piece

AR-11 Circular Arch 2 Piece

AR-12 Elliptical Arch 1 Piece

AR-13 Elliptical Arch 2 Piece

AR-14 Brick Key

AR-15 Brick Key

NOTE - ON ALL ARCHES 'A' CANNOT EXCEED 2 1/4"
Lincoln Windows

With 70 years of manufacturing experience and craftsmanship built into every unit, we engineer our windows and patio doors for visual appeal and outstanding performance. A long history of satisfied homeowners is proof of our exceptional customer service before and after the sale.

Push-Out Casement

These windows are beautiful inside and out. The sash swings open with a simple turn of the handle, while the friction hinges keep it firmly in place whether fully or partially opened.

Traditional hinged screens add a historical touch-of-class and feature a color matched knob. Or, choose a retractable screen that rolls up when not needed, leaving a clear view of the outdoors.

Features

1. 4-9/16" jamb
2. 1-3/16" thick side jambs, head and sill
3. Clean interior stop design
4. 7/8" warm edge insulating glass
5. Interior wood glazing bead
6. Maximum thickness sill cover
7. Full surround frame weatherstrip
8. Thermally enhanced frame with specialty composite polymer
9. .050 extruded aluminum on sash and frame. Wood units have primed sash on the exterior with cPVC, sill nosing and brickmould
10. Gasketed frame corners on aluminum clad products with corner key for added stability
11. 1 3/4" thick sash
12. Sash weatherstrip with combination drip cap detail on top rail

Casement Windows

Available as a traditional cranking unit or as our increasingly popular push-out style, Lincoln casements have a lot to offer.

Casement features include an architectural pleasing recessed sash, mortise and tenon joinery, multi-point locking hardware with single handle activation, adjustable hinges and beautiful hardware finishes. Casement windows are energy efficient, architecturally versatile and structurally sound.
Casement Windows: Lite & Grille

There are not only choices in the glass itself, there's also variation in glazing. Here is another opportunity to have your windows and doors made to fit the interior design, décor and style of the room. Additionally, the exterior interacts with the overall architecture and creates fantastic curb appeal. Enhancing windows and doors with lite divisions definitely puts the icing on the cake. Although there are standard lite configurations designated for all products, custom designs are also welcome.

**Simulated Divided Lites**

Windows and doors may be enhanced with simulated divided lites. Both the interior wood bars and the exterior aluminum bars are sealed to the glass with 3M adhesives and are available in all of our Standard, Feature, Custom, and Spray-On Anodized colors.

**Exterior Bars - Aluminum**

**Push-Out Casement**

Single handle for easy operation available in three finishes. Multi-point locking system directly routed into the stile for greater performance, security and durability.

3-point stainless steel high-friction washability hinges on top and bottom keep the window in place and allow access to clean the glass from the inside.
HP PERMIT NUMBER: HP-0329-2021

PROPERTY ADDRESS: 1909 SOUTH XANTHUS AVENUE

DISTRICT: YORKTOWN

APPLICANT: PINNACLE HOME DESIGN

REPRESENTATIVE: KEITH DALESSANDRO

A. CASE ITEM FOR CONSIDERATION
   1. Construction of residence

B. BACKGROUND
   DATE OF CONSTRUCTION: VACANT LOT
   ZONED HISTORIC PRESERVATION: 1995
   NATIONAL REGISTER LISTING: YORKTOWN HISTORIC DISTRICT: 2002
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   1. Construction of residence
      i. Proposed is the construction of a residence on the vacant lot located at 1909 South Xanthus Avenue. The residence previously on the site, which had been identified as a Contributing Resource in the Yorktown Historic District, was inadvertently demolished without review and approval by the Tulsa Preservation Commission.

      The new residence would have two stories: in addition to a Suite with a Bedroom and Bathroom, the first floor would feature a Living Room, Dining Room, Kitchen, and Porch enclosed with a screen; the second floor would include two Bedrooms and a Game Room. The garage would be separated from the residence by a breezeway. Elements found in Craftsman Bungalows have been adopted in the design—for example, brackets in the eaves and the porch whose gable is supported by columns. Materials include siding with an exposure of five inches (0' - 5") and Prairie Style Jeld-Wen vinyl windows whose muntins have a width of 7/8”.

      During the review by the Historic Preservation Permit Subcommittee on December 2, discussion focused on the treatment of the elevations. Recommended were the addition of masonry as the base of the walls, the addition of a water table above the masonry, the extension of the height of the chimney and its construction with stone to match the stone on the base, an increase in the width of the entry, the relocation of the rail from the south side to the north side of the porch, an increase in the projection of the eaves, the reduction of the mass of the roof, the installation of a vent in the gable, the expression of the beam on the porch, the detailed representation of the bracket, an indication of the height of the ridge of the roof, the addition of windows to the north facade, and the presentation of a sample of a window.
During the review by the Historic Preservation Permit Subcommittee on January 6, the discussion again focused on the treatment of the elevations. Among the issues to be addressed in the revision of the proposal were the scale of the residence, the placement of the window near the eave of the second story on the south facade, the materials, height, and profile of the chimney, the selection of the material for the base of the residence, the height of the rail on the porch, and the selection of single-hung or double-hung windows. As no consensus emerged after the discussion, the application has been forwarded 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 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.
FRONT PORCH

SPECIFICATIONS

RAIL
Height – Top Rail
30” Above Floor
Height – Bottom Rail
3’ – 4” Above Floor
Material
Cedar 2x4s - Painted

PIERS
Height
36” Above Floor
Width
24” x 24”
HARDIE® PLANK LAP SIDING

SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.

### AVAILABLE SIZES

<table>
<thead>
<tr>
<th>THICKNESS:</th>
<th>0.312“</th>
</tr>
</thead>
<tbody>
<tr>
<td>LENGTH:</td>
<td>144“ boards</td>
</tr>
<tr>
<td>WIDTHS:</td>
<td>6.25“</td>
</tr>
<tr>
<td>EXPOSURES:</td>
<td>5“</td>
</tr>
<tr>
<td></td>
<td>12“</td>
</tr>
<tr>
<td></td>
<td>10.75“</td>
</tr>
<tr>
<td></td>
<td>7.25“</td>
</tr>
<tr>
<td></td>
<td>6“</td>
</tr>
</tbody>
</table>
STONE AND BRICK SELECTIONS

Option 1
STONE AND BRICK SELECTIONS

Option 2
Craftsman Marginal 6 Lite SDL 3 Panel Mahogany Door • 6’8” Tall

Door Size: 36” width
Door Style: Craftsman
Craftsman Design: Marginal 6 Lite SDL
Wood Specie: Mahogany
# TABLE OF CONTENTS

**Options**
- Clear Opening Layout ................................................................. 2
- Grid Patterns ...................................................................................... 3
- Grid Options ....................................................................................... 4
- Trim and Sill Nose Options & Drywall Returns .................................... 5

**Section Details**
- Operator Sections ............................................................................. 6
  - 2 Wide – Horizontal Section ............................................................ 7
- Operator Impact Sections ................................................................. 8
- Stationary Sections ............................................................................ 9
- Stationary Impact Sections ............................................................... 10

**Sizing Details**
- Min-Max Sizing ................................................................................ 11
Clear Opening Formulas

Height = (Frame Height / 2) - 3 1/2"
Width = Frame Width - 3 3/8"
Premium Vinyl Tilt Single-Hung windows are available with grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

Special grid cut patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.
GRID OPTIONS

SDL Options

7/8" Contour
3/16" TYP
7/8" Contour SDL / 1" Contour GBG

1 1/8" Contour
5/16" Non-Intersecting Only

1 3/8" Contour

Dual 2 1/8" Variable SDL Non-Intersecting Only

GBG Options

5/8" Flat
3/16" Non-Intersecting Only

7/8" Flat
5/8" Contour
1" Contour

Note: SDL tape thickness is .04"
TRIM AND SILL NOSE OPTIONS & DRYWALL RETURNS

Trim Options

1 5/8" Flush Fin
2 1/4" Flush Fin
Florida Flange

Brickmould
Retro-Brickmould
Flat Casing

Sill Option

Historical Sill Nose

Drywall Returns

5/8" 5/16" 13/16"
1/16" 1/16" 1/16"

1/2" 11/16" 3/4"
2 WIDE - HORIZONTAL SECTION

Not To Scale - For Reference Only

Note: View Symmetrical Across Centerline
Minimum Size:  
17 1/2" x 29 1/2"

Maximum Size - Width:  
47 1/2" x 83 1/2"

Maximum Size - Height:  
35 1/2" x 95 1/2"

<table>
<thead>
<tr>
<th>Standard Widths</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 1/2&quot;</td>
</tr>
<tr>
<td>41 1/2&quot;</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Standard Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td>29 1/2&quot;</td>
</tr>
<tr>
<td>53 1/2&quot;</td>
</tr>
<tr>
<td>77 1/2&quot;</td>
</tr>
</tbody>
</table>
TULSA PRESERVATION COMMISSION

STAFF REPORT
Thursday, January 13, 2022
HP-0333-2021

HP PERMIT NUMBER: HP-0333-2021
PROPERTY ADDRESS: 1623 SOUTH MADISON AVENUE
DISTRICT: NORTH MAPLE RIDGE
APPLICANT: OKLAHOMA NATURAL GAS
REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Relocation of meter

B. BACKGROUND
   DATE OF CONSTRUCTION: 1919
   ZONED HISTORIC PRESERVATION: 1993: ORDINANCE AMENDMENT 2005
   NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC DISTRICT: 1983
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS:
   HP-18-013 – FEBRUARY 27, 2018 – TPC APPROVAL
   Construction of porch

C. ISSUES AND CONSIDERATIONS
   1. Relocation of meter
      i. Proposed is the relocation of the meter from the basement to the northwest corner of the residence. The new meter would face north towards 16th Street and be visible in profile.
      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.

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.

A.7 Awnings, Shutters, Mailboxes, Mechanical Systems, Etc.
A.7.5 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault.

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.

Proposed Location – Meter – 1623 South Madison Avenue
HP PERMIT NUMBER: HP-0334-2021

PROPERTY ADDRESS: 1751 SOUTH SAINT LOUIS AVENUE

DISTRICT: SWAN LAKE

APPLICANT: OKLAHOMA NATURAL GAS

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Relocation of meter

B. BACKGROUND
   DATE OF CONSTRUCTION: CA. 1926
   ZONED HISTORIC PRESERVATION: 1994
   NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS:
   HP-0150-2019 – DECEMBER 12, 2019 – TPC APPROVAL
   Installation of gate

C. ISSUES AND CONSIDERATIONS
   1. Relocation of meter
      i. Proposed are the relocation of an inoperable underground meter and its replacement with a meter installed in front of the residence. The new meter would face South Saint Louis Avenue but would be concealed by vegetation.

      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.

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

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

![Service Line – 1751 South Saint Louis Avenue](image1)

![Proposed Location – Meter – 1751 South Saint Louis Avenue](image2)
TULSA PRESERVATION COMMISSION

STAFF REPORT
Thursday, January 13, 2022
HP-0335-2021

HP PERMIT NUMBER: HP-0335-2021

PROPERTY ADDRESS: 1030 EAST 19TH STREET

DISTRICT: NORTH MAPLE RIDGE

APPLICANT: OKLAHOMA NATURAL GAS

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Relocation of meter

B. BACKGROUND

   DATE OF CONSTRUCTION: 1915
   ZONED HISTORIC PRESERVATION: 1993: ORDINANCE AMENDMENT 2005
   NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC DISTRICT: 1983
   CONTRIBUTING STRUCTURE: GRANT STEBINS/RALPH TALBOT HOUSE

   PREVIOUS ACTIONS:
   COA – MARCH 14, 1996 – TPC APPROVAL
   Replacement of shingles with tile
   Replacement of rail

   COA – NOVEMBER 14, 1996 – TPC APPROVAL
   Construction of steps for walkway and deck for porch
   Installation of fence

   COA – NOVEMBER 14, 1996 – TPC APPROVAL
   Removal of driveway on east side of site
   Replacement of steps on porch

   COA – AUGUST 12, 1999 – TPC APPROVAL
   Construction of addition

   COA – AUGUST 14, 2014 – STAFF APPROVAL
   Replacement of tile on roof
   Repair and replacement in kind of widow’s walk
   Repair and replacement in kind of columns on portico

   HP-0175-2020 – APRIL 10, 2020 – STAFF APPROVAL
   Repair and replacement in kind of tile on roof
C. ISSUES AND CONSIDERATIONS

1. Relocation of meter
   i. Proposed are the relocation of an inoperable underground meter and its replacement with a meter installed near the northwest corner of the residence. Because the new meter would face East 19th Street, the owner will conceal the meter with vegetation.

   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.


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.

A.7 Awnings, Shutters, Mailboxes, Mechanical Systems, Etc.
A.7.5 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault.
Service Line – 1030 East 19th Street

Proposed Location – Meter – 1030 East 19th Street

Meter will sit on the NW corner of the house facing E19th St.