TULSA PRESERVATION COMMISSION

STAFF REPORT

Tuesday, January 25, 2022
HP-0337-2022

HP PERMIT NUMBER: HP-0337-2022

PROPERTY ADDRESS: 2131 EAST 17TH PLACE

DISTRICT: YORKTOWN

APPLICANT: JEREMY D. GRODHAUS

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Replacement of fixtures

B. BACKGROUND
   DATE OF CONSTRUCTION: CA. 1929
   ZONED HISTORIC PRESERVATION: 1995
   NATIONAL REGISTER LISTING: YORKTOWN HISTORIC DISTRICT: 2002
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   1. Replacement of fixtures
      i. Proposed are the replacement of the fixture above the door at the entry and the replace-
         ment of the fixture on the ceiling of the porch of the residence, which was identified as an example of the Tudor Revival Style in the nomination of the district for the National Register of Historic Places. The fixture above the door would be replaced with another fixture mounted on the wall, and the fixture on the ceiling of the porch would be replaced with a fixture mounted on the wall.

         During the review by the Historic Preservation Permit Subcommittee on January 18, the selection of the fixtures was approved, but clarification about the location of the fixture on the porch was requested. The application has been forwarded with a recommendation for its approval with the condition that the Owner confirm the location of that fixture.

      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.

ii. 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.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.
Current Condition

Proposal – Replacement
Current Condition

Proposal – Replacement
HP PERMIT NUMBER: HP-0297-2021

PROPERTY ADDRESS: 1811 EAST 17TH PLACE

DISTRICT: YORKTOWN

APPLICANT: RUHL CONSTRUCTION

REPRESENTATIVE: TAYLER BROWN

A. CASE ITEM FOR CONSIDERATION
   1. Construction of residence

B. BACKGROUND
   DATE OF CONSTRUCTION: NONE
   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 two-story, single-family residence with an attached garage. The east and west facades would be clad in siding; on the south facade, the first and second stories would be clad in siding, and two of the gables would be clad in shingles. Other elements include piers and columns on the porch and brackets in the eaves.

      During the review by the Historic Preservation Permit Subcommittee on October 19, the discussion focused on the selection of materials and the level of documentation. Recommended were an exposure of six inches (0'-6") on the siding, the detailed representation of the brackets and water table, an indication of the location of the walkway on the Site Plan, submission of Product Data for the door of the garage, further consideration of the addition of the sidelights at the entry, and the presentation of the elevations as drawings, rather than as renderings.

      During the review by the Historic Preservation Permit Subcommittee on January 6, the discussion focused on the refinement of the design. Recommended were the adjustment of the heights of the first and second floors to reduce the scale of the residence, the extension of the plan of the second floor northward to permit the extension of the roof and absorb a projection of the second floor, the replacement of the windows in the Bathroom on the first floor with a single window, the addition of a window in the Living Room, the representation of the vents on the elevations, and the shift in the alignment of the facade of the garage to create two planes, rather than a single plane, on the East Elevation.
During the review by the Historic Preservation Permit Subcommittee on January 18, the discussion focused on treatment of the rail on the porch and the completion of documentation. The application has been forwarded with a recommendation for its approval with the conditions that (1) the Building Lines of this residence and the adjacent residence be indicated, (2) the height of the adjacent residence be provided, (3) a rail be added to the sides of the porch, (4) a detailed representation of the rail be submitted, (5) the location of the mechanical equipment be confirmed, and (6) another style of door on the garage be considered and Product Data for that door be submitted.

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;
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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.
CONTRACTOR DIRECTIVES

1. ALL WORK SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE OF REGULATIONS (IRC 2015).

2. PRIOR TO BIDDING, THE GENERAL CONTRACTORS SHALL VISIT AND INSPECT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS EFFECTING THE NEW WORK. THE GENERAL CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARD TO LOCATION, EXTENT, NATURE, OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTORS FAILURE TO INSPECT THE SITE.

3. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF ANY EXCAVATION. THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY, BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES.

4. FIELD SURVEY MEANS THE CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION.

5. THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY TRADES.

6. IN THE EVENT OF A CONFLICT BETWEEN DRAWINGS OR BETWEEN A DRAWING AND SPECIFICATION ITEM, THE DRAWING OR SPECIFICATION ITEM REQUIRING THE GREATER EXTENT, LARGER NUMBER OR HIGHER QUALITY SHALL GOVERN. IN ADDITION, W DESIGN LLC. MUST BE NOTIFIED OF ANY AND ALL DISCREPANCIES IN DIMENSIONS AND SIZES, PRIOR TO CONSTRUCTION, TO ASSIST IN PROVIDING THE CORRECT INFORMATION.

7. ALL ITEMS OF MECHANICAL, ELECTRICAL AND PLUMBING DETAILS AND LOCATIONS MAY NOT NECESSARILY APPEAR ON THE ARCHITECTURAL DRAWINGS. THE DRAWINGS PROVIDED MUST BE REVIEWED WITH THE APPROPRIATE SUBCONTRACTOR PRIOR TO CONSTRUCTION, UNLESS THE ARCHITECT OF RECORD HAS CONSULTED WITH THE APPROPRIATE LICENSED ENGINEER. W DESIGN, LLC. WILL NOT BE RESPONSIBLE FOR FIELD CHANGES DUE TO THE MENTIONED TRADES.

8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL WINDOW AND DOOR ROUGH OPENINGS PRIOR TO ANY FRAMING OF OPENINGS.

9. CHANGES TO THE CITY APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY ADDENDA OR CHANGE ORDER. ADDENDA OR CHANGE ORDERS MUST BE APPROVED BY THE ARCHITECT OF RECORD AND THE CITY HOLDING JURISDICTION.

10. THE EXISTING GRADE IS A FIELD SURVEY OF EXISTING CONDITIONS PROVIDED BY OWNER. THE ELEVATIONS MEASUREMENTS ARE ONLY APPROXIMATE AND NOT 100% ACCURATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND COORDINATE ALL NECESSARY ADJUSTMENTS WITH OWNER.

W DESIGN, LLC.

RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR CURSED IN ANY FORM OR MANNER. W DESIGN, LLC. MUST BE NOTIFIED OF ANY DISCREPANCIES IN DIMENSIONS AND COORDINATES. W DESIGN, LLC. IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THESE PLANS AND ANY LOCAL CODES AND ORDINANCES HAVING JURISDICTION OVER THE CONSTRUCTION SITE. W DESIGN, LLC. RECOMMENDS THAT THE OWNER OF THESE PLANS HAVE THEM REVIEWED BY THE PROPER AUTHORITIES TO DETERMINE IF ANY DISCREPANCIES EXIST AND HAVE ANY NECESSARY CORRECTIONS MADE PRIOR TO CONSTRUCTION.
1. All grading and erosion control shall be constructed in accordance with the current City standards and specifications.
2. All proposed construction shall be inspected by the Public Works Department to ensure compliance with the grading and erosion control plans.
3. The contractor shall be responsible for maintaining the site in a safe and orderly condition.
4. The proposed construction activity is summarized for the developer, the city, and the community.
5. The contractor shall be responsible for all grading and erosion control work performed at the site.
6. The proposed construction activity is designed to protect the environment and the public welfare.
7. All grading and erosion control work shall be performed in accordance with the current City standards and specifications.
8. The proposed construction activity is designed to protect the environment and the public welfare.
9. The contractor shall be responsible for all grading and erosion control work performed at the site.
10. The proposed construction activity is designed to protect the environment and the public welfare.

Erodion Control Legend:
- Erodion Control Legend: Downspout
- Erodion Control Legend: Downspout to splash pad
- Erodion Control Legend: Sidewalk
- Erodion Control Legend: Sidewalk to be provided per neighborhood covenants

Legal Description:
- Lot 24, Block 2, Yorktown Historic District, Tulsa, Oklahoma

Livability Space:
- First Floor: 1,137 sq. ft.
- Second Floor: 687 sq. ft.
- Total: 1,824 sq. ft.

Construction Calculations:
- Site Work Concrete: 1,298 sq. ft.
- Linear: 187'-8" linear footage

Sidewalk Note:
- Sidewalk to be provided as neighborhood covenants

Survey Disclaimer:
- The site plan is drawn without the benefit of a boundary survey.
NOTE: ELEVATION HEIGHTS ARE CALCULATED USING 11 7/8'' FLOOR JOIST & 23/32'' T&G SUBFLOOR FRAMING FOR ATTIC FLOOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL ELEVATION HEIGHT CHANGES DUE TO ANY FRAMING DEPTH CHANGES.

COORDINATE SIZES W/ LUMBER SUPPLIER AND /OR STRUCTURAL ENGINEER.
NOTE: COMPOSITION SHINGLES OVER WATERPROOF MEMBRANE ON 7/16" OSB ROOF DECKING, U.N.O.

NOTE: CONTRACTOR TO INSTALL ICE SHIELD WHERE ROOF PITCH IS LESS THAN 4:12

NOTE: IF SPRAY FOAM WILL BE USED IN ATTIC SPACE, CONTRACTOR IS TO PROVIDE ADEQUATE VENTILATION SYSTEM IN COMPLIANCE WITH SECTION R806, IRC 2015

NOTE: GUTTERS AND DOWNSPOUTS NOT SHOWN. CONSULT WITH OWNER FOR MATERIAL AND COLOR SELECTION.

NOTE: METAL ROOF OVER WATERPROOF UNDERLAYMENT (FOLLOW MANUFACTURER'S INSTALLATION GUIDELINES) ON 7/16" OSB ROOF DECKING, U.N.O. VERIFY W/ OWNER

NOTE: PROVIDE ADEQUATE ROOF VENTILATION PER CODE REQUIREMENTS BASED ON OWNER'S SELECTED ROOF TYPE

NOTE: OVER-FRAME ROOF RIDGE, HIP, AND VALLEY

NOTE: ROOF PITCH SLOPE DIRECTION

NOTE: SCALE: 1/4" = 1'-0"
STAIR SPECS

RISER (Y)

TREAD (X)

LOCATION

10"

7 9/16" (A)

FLOOR (Z)

FLOOR TO

10'-1" (B)

NO. RISER

16

CONSULT LOCAL CODES FOR ANY REVISIONS OR ADDITIONAL REQUIREMENTS CONCERNING STAIR CONSTRUCTION
Specification Sheet

MH - 1811 E 17th Place - Custom Portland
1181 E 17th Place Yorktown Historic District

0100 Exterior Finishes

0100 Brick
Trinity Brick- Dover with white mortar (PLEASE USE DOUBLE WASHED SAND)
0110 Siding
Hardie Plank Lap Siding – Primed for Paint (width 7.25”, exposure 6”) - Per plan

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<td>5.25&quot; 7.25&quot;</td>
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Hardie Shingle Siding - Staggered Edge Panel - Per Plan

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0120 Windows
Pella Reserve aluminum clad wood windows
White Exterior/Unfinished Interior

Pella® Reserve™
Traditional Wood & Clad/Wood

Exquisitely designed windows and doors with unparalleled historical detailing.

- **Historical details**
  Our most historically authentic line of wood windows and patio doors. Feature through sills construction, deliberate proportions and intricate profiles, Pella’s Pella Reserve™ products are the ideal choice for historical restorations and traditional building.

- **Authentic hardware**
  Complement your project with historically authentic sash lock window hardware. Antik casement window hardware is inspired by period furniture to deliver a traditional style.

- **Architectural interest**
  Featuring the industry’s only foam spacer system, Pella’s Integral Light Technology grille helps capture the look of true-divided light without sacrificing energy performance. Further your aesthetic with the putty profile, reengineered with innovative designs that deliver accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve™ products offer the industry’s deepest wall dimensions.

- **Virtually unlimited customization**
  If you can dream it, we can build it with our most customizable product line. Pella can craft unique windows that complement your project’s Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**
  From preliminary drawings to installation, Pella’s expert team of architects, engineers, installers and inspectors can work to deliver custom windows and doors to fit your project. Partner with Pella to achieve your unique vision without compromise.

- **Intentional innovation**
  Winner of the 2019 Most Innovative Window from Window and Door Magazines Integrated Retractable Screen preserves aesthetic view. It is a double single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**
  Create a custom exterior color to match your design needs or choose from 27 standard color options. Interior finish options are available in four paints, eleven stains, a primed and ready-to-paint.

- **ENERGY STAR® certified**
  Pella Reserve products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Reserve products with triple-pane glass have achieved the ENERGY STAR Most Efficient Mark in 2020.

- **Testing beyond requirements**
  At Pella, our products are tested beyond requirements to help ensure they can stand the test of time, lasting performance and reduce call backs for you.

- **Best limited lifetime warranty**
  Pella Reserve products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.

0130 Garage Door Style / Model 181

Model 181 metal insulated door w/ opener

Long

- 1400 (171)
- 1440 (174)
- 1500 (181)
- 1540 (184)
- 1600 (399)
0140 Roof Shingle Brand / Color
   CertainTeed "Landmark"-Weathered Wood (Color)

0150 Gutters
   Seamless Gutters with 3" Rectangular Downspouts on Front of the home.-dark bronze
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<td>Sod &amp; Landscape</td>
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<td>Front porch railing to be wood- size per plan</td>
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<td>Exterior Stain</td>
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<td>Ready Seal- Pecan</td>
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<td>front door and sidelites, front porch railing</td>
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1400 Exterior Paint Selections

**1600 Exterior Paint Color 1**
SW 7005 PURE WHITE
all trim and soffits (window trim included), exposed rafters, wood columns and beam on front porch, and porch ceiling, and garage door

![Pure White](image)

**1610 Exterior Paint Color 2**
SW 6207 RETREAT - ALL SIDING

![Retreat](image)
TULSA PRESERVATION COMMISSION

STAFF REPORT

Tuesday, January 25, 2022
HP-0329-2021

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 was forwarded without a recommendation.

During the review by the Tulsa Preservation Commission on January 13, several issues arose, and the application was referred to the Historic Preservation Permit Subcommittee for further review. Recommended were the application of a single material to the surface of the chimney, the replacement of the stone on the facades with brick, the symmetrical arrangement of the brackets under the eaves, and the selection of a set of double-hung windows.

During the review by the Historic Preservation Permit Subcommittee on January 18, the responses to the recommendations and the client’s preference for Option 1 for materials were noted, and clarification about the design of the vents and the role of the brackets under the vents and a detailed representation of the rail on the porch were requested. The application has been forwarded with a recommendation for approval with the conditions that the clarification be provided and the representation of the rail be submitted.

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;
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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.
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 Setback

Height – 1905 South Xanthus Avenue

Width – 1905 South Xanthus Avenue

Width – 1911 South Xanthus Avenue
Chimney – 1911 South Xanthus Avenue
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

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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
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CLEAR OPENING FORMULAS

Width = Frame Width - 4 1/2"
Height = (Frame Height /2) - 4 1/4"
GRID OPTIONS

SDL Options

7/8" Contour
3/16" TYP
7/8"

1 1/8" Contour
1 3/8"

1 1/8" Contour

2 1/8" Variable SDL
Non-Intersecting
Only

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

GBG Options

5/8" Flat
3/16"

7/8" Flat
3/16"

5/8" Contour
3/16"

1" Contour
5/16"

Note: SDL tape thickness is .04"

Architectural Design Manual
August 2020

Scale: 3" = 1' - 0"

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.
TRIM OPTIONS & DRYWALL RETURNS

Trim Options

1 5/8" Flush Fin

2 1/4" Flush Fin

Florida Flange

Brickmould

Retro-Brickmould

Flat Casing

Drywall Returns
OPERATOR SECTIONS

Not To Scale - Reference Only

Daylight Opening

Frame Size

Rough Opening

Daylight Opening

Scale: 3" = 1' - 0"

Architectural Design Manual
August 2020

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.
2 WIDE - HORIZONTAL SECTION

Not To Scale - For Reference Only

Note: View is symmetrical across centerline.
**Standard Widths**

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**Standard Heights**

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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 replace-
         ment 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 guide-
               lines;
            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 characteris-
               tics 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.

Proposed Location – Meter – 1751 South Saint Louis Avenue
Proposed Location – Meter – 1751 South Saint Louis Avenue

Meter will sit on the west side of the house facing S St Louis Ave behind a bush so it’s hidden.
TULSA PRESERVATION COMMISSION
STAFF REPORT
Tuesday, January 25, 2022
HP-0338-2022

HP PERMIT NUMBER: HP-0338-2022

PROPERTY ADDRESS: 1518 SOUTH NORFOLK 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: 1915
   ZONED HISTORIC PRESERVATION: 1993: ORDINANCE AMENDMENT 2005
   NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC DISTRICT: 1983
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS:
   HP-0271-2021 – MAY 25, 2021 – TPC APPROVAL
   1. Installation of gate
   2. Construction of walkway
   3. Replacement of siding with LP SmartSide Siding

C. ISSUES AND CONSIDERATIONS
   1. Relocation of meter
      i. Proposed is the relocation of the meter from the basement of the residence. The meter
         would be located next to the north facade but recessed from the corner of the residence
         and face 15th Street.

      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 guide-
             lines;
          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 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.
Service Line – 1518 South Norfolk Avenue

Proposed Location – Meter – 1518 South Norfolk Avenue

METER WILL BE FACING NORTH TOWARD 15TH ST