HP PERMIT NUMBER: HP-0366-2022

PROPERTY ADDRESS: 1616 SOUTH QUINCY AVENUE

DISTRICT: SWAN LAKE

APPLICANT: STEVEN JONES

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION
   1. Replacement of siding
   2. Replacement of trim

B. BACKGROUND
   DATE OF CONSTRUCTION: CA. 1922
   ZONED HISTORIC PRESERVATION: 1994
   NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS:
   COA – May 13, 2004 – TPC APPROVAL
   Construction of fence

C. ISSUES AND CONSIDERATIONS
   1. Replacement of siding
   2. Replacement of trim
      i. Proposed is the replacement of the siding with Hardie Plank smooth lap siding and the
         replacement of the trim, including the crown molding, with Hardie Trim Boards with a
         smooth texture. According to the applicant, the existing siding and trim have experienced
         wood rot and are covered in a texture coating that was previously applied to the residence
         and is difficult to remove. The proposed siding would have a four-inch (0’-4”) profile to
         match the existing siding. The trim, which would be replaced around the windows, around
         the door, and at the corners, would match the dimensions of the existing trim. The soffit
         and fascia would remain intact. The Historic Preservation Permit Subcommittee
         recommended approval of the application with the condition that the existing trim,
         including the crown molding and other details, be matched.
         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 its setting, or that would adversely affect the physical integrity of the resource;
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.2 Exterior Walls**

A.2.1 Retain and preserve the original historic wall materials and character-defining details, including, but not limited to, window and door trim, eave brackets, and embedded porch columns.
A.2.2 To return the home to its original historic appearance, remove non-historic siding and trim. Repair and restore the underlying historic siding, trim, and details. Removal of non-historic siding is encouraged (and may be staff approved).
A.2.3 If replacement of deteriorated wall materials is necessary, use matching materials (wood, brick, etc.) that maintain the size, shape, pattern, texture, and directional orientation of the original historic material.
A.2.4 When proposing to use materials different from the original historic wall materials, replacement materials that maintain the character of the structure and the size, shape, pattern, texture, and directional orientation of the original historic siding will be considered on a case-by-case basis.
A.2.5 In order to maintain the historic appearance of the structure, do not apply paint to unpainted brick or stone walls. Staff can approve the removal of paint from brick or stone surfaces to return the structure to its original historic appearance. Repainting previously painted surfaces does not require HP Permit review.
1616 South Quincy Avenue – Present (view northwest)

1616 South Quincy Avenue – existing soffit and fascia
Current Property Pics:

Smooth James Hardie Lap Siding To Be Used For Replacement:
A. CASE ITEMS FOR CONSIDERATION
   1. Demolition of residence

B. BACKGROUND
   DATE OF CONSTRUCTION: CA. 1960
   ZONED HISTORIC PRESERVATION: 1995
   NATIONAL REGISTER LISTING: YORKTOWN HISTORIC DISTRICT: 2002
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   1. Demolition of residence
      i. Proposed is the demolition of the residence along with the driveway, walkway, and patio. According to the applicant, a new residence would later be constructed on the lot. The applicant’s rationale for demolition and a concept for a future residence are included with the staff report. During the review on June 21, 2022, the Historic Preservation Permit Subcommittee questioned the date of construction listed in the Tulsa County Assessor’s parcel data but concluded that the residence’s status as a noncontributing resource, its deep setback from the street, and the requirement for new construction to be approved by the Tulsa Preservation Commission justified the request. 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 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 F – GUIDELINES FOR DEMOLITION OF STRUCTURES**

**F.1 General Requirements**

F.1.1 Demolition of historic structures does not support the character of the district. Demolitions are strongly discouraged, but will be considered on a case-by-case basis provided that one or more of the following guidelines are met:

.1 The continued use of the property cannot be achieved through rehabilitation, modification, or alteration, according to documented evidence.

.2 The structure is listed as non-contributing to the historic character of the district in the National Register Nomination for the district.

.3 To remedy an emergency condition determined to be dangerous to life, health, or property, or if the structure has been condemned by the City of Tulsa or City-County Health Department
1751 South Xanthus Avenue – 2001

1751 South Xanthus Avenue – Present (view east)
1751 South Xanthus Avenue – Present (view northeast)

1751 South Xanthus Avenue – Present (view southeast)
Tulsa Preservation Commission
175 E 2nd Street
Suite 570
Tulsa, OK 74103

Re: 1751 S. Xanthus Avenue – Demolition Application

To Whom It May Concern:

Please let this letter serve as “additional pages” to Attachment A – Project Description referenced in the Historic Preservation Permit Application Form. As the owner of 1751 S. Xanthus Ave. we are requesting permission from the Historic Preservation Commission to demolish and dispose of the home located at the above address to include the house, garage, porch, driveway, patio, sidewalk, and any misc. debris.

Initially, we would like to reference the fact that the property located at 1751 S. Xanthus Ave is not considered to be a “contributing resource” for historic designation. In addition, we have attached multiple exhibits to complete the requirements of the historic district application form.

Exhibit A includes digital photographs to show the front, rear, and two side elevations of the existing structure on the property as requested in the application form.

Exhibit B are printouts from the Tulsa County Assessor’s website. The purpose for these multiple pages is to further demonstrate that the house we are proposing to demolish at 1751 S. Xanthus was built in the year 1960. It is not in keeping with the other houses on south Xanthus Ave either stylistically or historically given the other houses which were constructed in the early to mid-1920’s. You will see the “year built” date highlighted in orange on the various pages.

Exhibit C is a mortgage inspection report which outlines the current structure and its position on the lot located at 1751 S. Xanthus Ave.

Exhibit D is a printout from Google Maps which shows the set back from the street of the current structure. As you will see in the exhibit, the setback of the current structure is considerably deeper on the lot from the street which is inconsistent with the setbacks of the rest of the houses on the east side S. Xanthus Avenue. The Demolition/New Construction project would afford us the opportunity to re-align the new structure with the existing houses on the east side of the street. In addition, the Demolition/New Construction project would also allow for repositioning the new structure in a north and south direction to better center the new structure between the left and right property lines.
Exhibit E is a purchased “study set” of architectural plans of the proposed “New Construction” project for the property along with some additional sample photos of the selected plan after completion. While we recognize that this is not an application for “New Construction”, we feel it relevant to show the intentions of the desired structure in the application for demolition and believe that the selected plan is in keeping with the other houses on the street and in the Yorktown Historic District.

Exhibit F is a copy of the estimate for services to be provided from K&T Trucking and Site Clearing Inc. - a licensed, bonded, and insured demolition contractor outlining the scope of the demolition work to be provided at 1751 S. Xanthus Ave.

The property at 1751 was purchased in September of 2021 with the intentions of renovating and remodeling the residence to afford current up-to-date lifestyles, amenities, and conveniences. Upon further review of the property and after multiple consultations with various general and subcontractors, we have concluded that it would be cost prohibitive to pursue any plans to renovate, upgrade and remodel due to various challenges with the current layout, condition, and structure.

As an additional point of interest, we are also the proud owners of the property located at 1771 S. Xanthus Avenue as of May 2021. As such, we have a vested interest in keeping the demolition/new construction project aligned with the best interest of the neighborhood and the Yorktown Historical District guidelines.

In conclusion, we respectfully request for the Historic Preservation Commission to grant permission to demolish the current structure located at 1751 S, Xanthus Avenue,

Sincerely

William Daves
Lane Property Group, LLC
Lane Property Holding, LLC
Exhibit A
Exhibit B
Property Search

Disclaimer

The Tulsa County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair cash (market) value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

The Tulsa County Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this web site or by any use of this web site.

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### Quick Facts

| Account #  | 71230093703750 |
| Parcel #   | 12300-93-07-03750 |
| Situs address | 1751 S XANTHUS AV E TULSA 74104 |
| Owner name | LANE PROPERTY HOLDINGS LLC |
| Fair cash (market) value | $175,000 |
| Last year's taxes | $2,054 |
| Legal description | Legal: LT 5 BLK 1 ADDN |

### General Information

| Situs address | 1751 S XANTHUS AV E TULSA 74104 |
| Owner name | LANE PROPERTY HOLDINGS LLC |
| Owner mailing address | 705 W QUEENS ST BROKEN ARROW, OK 740121767 |
| Land area | 6.23 acres / 9,980 sq ft |
| Tax rate | T-1A [TULSA] |

### Legal description

| Subdivision: EDGEWOOD PLACE ADDN |
| Legal | LT 5 BLK 1 ADDN |
| Section | 07 Township: 19 Range: 13 |

### Zoning

| RES SINGLE-FAMILY HIGH DENSITY DISTRICT (RS3); Historical Preservation District |

### Values

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### Tax Information

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### Most recent NOV

February 2, 2022

### Tax detail (2022 milages)

| | % | Mills | Dollars |
| | | | |
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| City-County Library | 4.0 | 5.32 | $102.41 |
| Tulsa Technology Center | 10.1 | 13.33 | $256.60 |
| Emergency Medical Service | 0.0 | 0.00 | $0.00 |
| Tulsa Community College | 5.5 | 7.21 | $138.79 |
| School Locally Voted | 20.2 | 26.63 | $512.63 |
| City Sinking | 15.5 | 20.44 | $393.47 |
| School County Wide Rld | 3.9 | 5.15 | $99.34 |
| School County Wide ADA | 3.0 | 4.00 | $77.00 |
| School County Wide General | 27.3 | 36.05 | $693.96 |
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* Multiple parcel sale

### Images

* Square footage and acreage values included in this record are approximations. They may not reflect what a licensed surveyor would determine by performing a formal survey. They are for tax purposes only and are not intended for use in making conveyances or for preparing legal descriptions of properties.

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Click to view this area on the Google Maps web page in a new window

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John A. Wright — Tulsa County Assessor  
Tulsa County Headquarters, 5th floor | 218 W. Sixth St. | Tulsa, OK, 74119  
Phone: (918) 596-5100 | Fax: (918) 596-4790 | Email: assessor@tulsacounty.org  
Office hours: 8:00–5:00 Monday–Friday (excluding holidays)
Disclaimer

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Quick Facts

- **Account #** 123009307063760
- **Parcel #** 123009307063760
- **Situs address** 1753 S XANTHUS AV E TULSA 74104
- **Owner name** OZTURK FAMILY TRUST C/O AHMET & AMY J OZTURK TTEES
- **Fair cash (market) value** $109,500
- **Last year’s taxes** $1,584
- **Subdivision** EDGEWOOD PLACE ADDN
- **Legal description** Legal: LT 6 BLK 1
- **Section** 07 Township: 19 Range: 13

General Information

- **Situs address** 1753 S XANTHUS AV E TULSA 74104
- **Owner name** OZTURK FAMILY TRUST C/O AHMET & AMY J OZTURK TTEES
- **Owner mailing address** TULSA, OK 741045323
- **Land area** 0.23 acres / 9,800 sq ft
- **Tax rate** T-1A [TULSA]
- **Subdivision** EDGEWOOD PLACE ADDN
- **Legal description** Legal: LT 6 BLK 1
- **Section** 07 Township: 19 Range: 13
- **Zoning** RES SINGLE-FAMILY HIGH DENSITY DISTRICT (RS3); Historical Preservation District

Tax Information

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Values

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## Sales/Documents

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Tulsa County Headquarters, 5th floor | 218 W. Sixth St. | Tulsa, OK, 74119  
Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: assessor@tulsacounty.org  
Office hours: 8:00 — 5:00 Monday – Friday (excluding holidays)
Property Search

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<td>School Locally Voted</td>
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<td>City Sinking</td>
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<td>School County Wide ADA</td>
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Improvements

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<th>Exterior</th>
<th>Roof</th>
<th>Baths</th>
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Sales/Documents

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<th>Grantee</th>
<th>Price</th>
<th>Doc type</th>
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* Multiple parcel sale

Images

Photo/sketch
(Click to enlarge)

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Quick Facts

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<td>Owner name</td>
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<td>Legal: LT 2 BLK 1</td>
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<td>Section: 07 Township: 19 Range: 13</td>
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General Information

| Situs address | 1739 S XANTHUS AV E TULSA 74104 |
| Owner name | ST JOHN BUILDING CORPORATION |
| Owner mailing address | C/O NICKEL & COMPANY LLC |
| P.O. BOX 35547 |
| TULSA, OK 74103 |
| Land area | 0.23 acres / 9,800 sq ft |
| Tax rate | T-1A (TULSA) |
| Subdivision: EDGEWOOD PLACE ADDN |
| Legal: LT 2 BLK 1 |
| Section: 07 Township: 19 Range: 13 |
| Zoning | RES SINGLE-FAMILY HIGH DENSITY DISTRICT (RS3); Historical Preservation District |

Tax Information

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<td>February 2, 2022</td>
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Tax detail (2022 millages)

| City-County Health | 2.0 | 2.50 | $55.00 |
| City-County Library | 4.0 | 5.32 | $113.41 |
| Tulsa Technology Center | 10.1 | 13.33 | $284.17 |
| Emergency Medical Service | 0.0 | 0.00 | $0.00 |
| Tulsa Community College | 5.5 | 7.21 | $153.70 |
| School Locally Voted | 20.2 | 26.63 | $567.70 |
| City Sinking | 15.5 | 20.44 | $435.74 |
| School County Wide Bldg | 3.9 | 5.15 | $109.79 |
| School County Wide ADA | 3.0 | 4.00 | $85.27 |
| School County Wide General | 27.3 | 36.05 | $768.51 |
| County Government | 8.6 | 11.38 | $242.17 |

(Continued on next page)
### Sales/Documents

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<th>Grantee</th>
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<td>MCGOWAN, DEBORAH S, TRUSTEE</td>
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---

**Quick Facts**

- **Account #**: R1230930703770
- **Parcel #**: 12300-91-00-00770
- **Situs address**: 1757 S XANTHUS AV E TULSA 74104
- **Owner name**: DIRKS, BETTINA J
- **Fair cash (market) value**: $197,049
- **Last year’s taxes**: $2,424
- **Legal description**: Legal: LT 7 BLK 1
- **Section**: 07 Township: 19 Range: 13

---

**General Information**

- **Situs address**: 1757 S XANTHUS AV E TULSA 74104
- **Owner name**: DIRKS, BETTINA J
- **Owner mailing address**: TULSA, OK 741045323
- **Land area**: 0.23 acres / 9,800 sq ft
- **Tax rate**: T-1A [TULSA]
- **Subdivision**: EDGECWOOD PLACE ADDN
- **Legal description**: Legal: LT 7 BLK 1
- **Section**: 07 Township: 19 Range: 13
- **Zoning**: RES SINGLE-FAMILY HIGH DENSITY DISTRICT [RS]; Historical Preservation District

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**Tax Information**

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**Values**

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**Exemptions claimed**

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### Sales/Documents

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John A. Wright — Tulsa County Assessor  
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<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>Account #</strong></td>
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<td><strong>Parcel #</strong></td>
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<tr>
<td><strong>Situs address</strong></td>
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<tr>
<td><strong>Owner name</strong></td>
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<tr>
<td><strong>Fair cash (market) value</strong></td>
</tr>
<tr>
<td><strong>Last year’s taxes</strong></td>
</tr>
<tr>
<td><strong>Legal description</strong></td>
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<td><strong>Land value</strong></td>
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<table>
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<tr>
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</tr>
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<tbody>
<tr>
<td><strong>Homestead</strong></td>
</tr>
<tr>
<td><strong>Additional homestead</strong></td>
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<td><strong>Senior Valuation Limitation</strong></td>
</tr>
<tr>
<td><strong>Veteran</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tax Information</th>
</tr>
</thead>
</table>
| **Assessment ratio** | 11%, 11%, 11%
| **Gross assessed value** | 2020: $18,474, 2021: $19,029, 2022: $19,600 |
| **Exemptions** | 2020: $-1,000, 2021: $-1,000, 2022: $-1,000 |
| **Net assessed value** | 2020: $17,474, 2021: $18,029, 2022: $18,600 |
| **Tax rate** | T-1A [TULSA] |
| **Tax rate mills** | 2020: 130.27, 2021: 132.07, 2022: 132.07 |
| **Estimated taxes** | 2020: $2,276, 2021: $2,381, 2022: $2,457 |
| **Most recent NEW** | February 2, 2022 |

<table>
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<tr>
<th>Tax detail (2022 millages)</th>
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<tbody>
<tr>
<td><strong>City-County Health</strong></td>
</tr>
<tr>
<td><strong>City-County Library</strong></td>
</tr>
<tr>
<td><strong>Tulsa Technology Center</strong></td>
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<tr>
<td><strong>Emergency Medical Service</strong></td>
</tr>
<tr>
<td><strong>Tulsa Community College</strong></td>
</tr>
<tr>
<td><strong>School Locally Voted</strong></td>
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<td><strong>City Sinking</strong></td>
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<td><strong>School County Wide ADA</strong></td>
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<td><strong>School County Wide General</strong></td>
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Improvements

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Sales/Documents

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<tr>
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<td>$60,000</td>
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</table>

Images

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Quick Facts

Account #: R1230920703800
Parcel #: 12306-93-07-03800
Situs address: 1771 S XANTHUS AVE TULSA 74104
Owner name: LANE PROPERTY HOLDING LLC
Fair cash (market) value: $240,000
Last year's taxes: $2,600
Legal description: Legal: W 135' LT 10 BLK 1
Subdivision: EDGEWOOD PLACE ADDN
Section: 07 Township: 19 Range: 13

General Information

Situs address: 1771 S XANTHUS AVE TULSA 74104
Owner name: LANE PROPERTY HOLDING LLC
Owner mailing address: TULSA, OK 741045323
Land area: 0.16 acres / 6,750 sq ft
Tax rate: T-1A (TULSA)
Legal description: Legal: W 135' LT 10 BLK 1
Section: 07 Township: 19 Range: 13
Zoning: RES SINGLE-FAMILY HIGH DENSITY DISTRICT (RS3); Historical Preservation District

Values

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Tax Information

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Tax detail (2022 millages)

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Improvements

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<th>None</th>
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</table>

Sales/Documents

<table>
<thead>
<tr>
<th>Date</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Price</th>
<th>Doc type</th>
<th>Book-Page, Doc#</th>
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</table>

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Exhibit C
MORTGAGE INSPECTION REPORT
NOT A LAND OR BOUNDARY SURVEY

SELLER: St. John Building Corp.
BUYER: Lane Property Holdings LLC/Casey L. Davis
CLIENT: Apex Title & Closing Services, LLC

FLOOD PLAIN STATEMENT:
THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED AREAS) PER FLOOD INSURANCE RATE MAP 4014300240L EFFECTIVE OCTOBER 16, 2012. ZONE X (UNSHADED) DEFINED AS AREA OF MINIMAL CHANCE OF FLOOD HAZARD.

SURVEYOR'S NOTE:
The following found in Title Commitment #21102122, Dated 09/18/2021:
- #5 Items contained in the plat and deed of dedication covenants and restrictions, of Edgewood Place, Plat BK 301 PG 80
- #6 Doc #0300114769 (Historic Preservation Zoning)
- #7 Doc #1012044990 (Notice of Historic Preservation Zoning)
- #8 BK 455 PG 812

DATE OF FIELD INSPECTION:
AUGUST 10TH, 2021

LEGAL DESCRIPTION:
LOT FIVE (5), BLOCK ONE (1), EDGEWOOD PLACE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, ALSO KNOWN AS:
1751 SOUTH XANTHUS AVENUE, TULSA, OK 74104

CERTIFICATION:
THIS MORTGAGE INSPECTION REPORT WAS PREPARED FOR APEX TITLE & CLOSING SERVICES, LLC. IT IS NOT A LAND OR BOUNDARY SURVEY PLAT. ANY RESIDENTS ON OR UNDER THE PROPERTY AND CORRESPONDING UTILITIES ARE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE.

WITNESS MY HAND AND SEAL THIS DATE: AUGUST 31ST, 2021

BAKER SURVEYING, LLC
4677 SOUTH 89TH EAST AVENUE
TULSA, OKLAHOMA 74145
OKLAHOMA CA #5618 EXPIRES 6/30/2022
(918) 271-5753

[Signature]
Robert T. Hatfield
1447
Exhibit D
THE COURTLAND

CONTENTS
A0 - Title Page
A1 - First and Second Floor Plan
A2 - Elevations
A3 - Interior Elevations
A4 - Electric Layout, Roof Plan
A5 - Wall Section & Thermal Envelope
A6 - Building Sections & Foundation Layout

SQUARE FOOTAGE
ENCLOSED CONDITIONED SPACE
1st Floor - 1,792 SF
2nd Floor - 1,774 SF
Total Conditioned SF - 3,566 SF
UNENCLOSED SPACE
Front Porch - 208 SF
Back Porch - 198 SF
Total - 406 SF

BUILDING HEIGHT
28' - 7" AFF

CODES
2018 International Residential Code
Exhibit F
January 6, 2022

Billy Daves / Lane Properties Group
705 W. Queens St.
Broken Arrow, OK. 74012
Phone: 918-633-9006
Email: bdaves@lanemgmt.com

In Ref: Demolition and disposal of an old house, garage, porch, driveway, patio, sidewalk and misc. debris located @ 1751 S. Xanthus Ave. Tulsa, OK

K&T Trucking and Site Clearing proposes to do the following items:
1. Furnish any and all labor and equipment.
2. Furnish wrecking permit, sewer seal.
3. Wreck structure down to ground level.
4. Load and haul off all debris derived from wrecking operation.
5. Leave site in a neat and clean condition
6. Furnish insurance in the amount of $1,000,000.00 for bodily injury and property damage and State of Oklahoma Workers Compensation requirements.

Note: Owners or than K&T, are to remove any and all utilities from work area before work is started. K&T reserves the right to any and all salvage after contract is awarded.

FOR THE CONTRACT PRICE OF $7,800.00

Accepted & Approved By: ___________________________ Date __________ 2022

Full Payment is Due upon completion Member of: BBB
HP PERMIT NUMBER: HP-0368-2022

PROPERTY ADDRESS: 1211 EAST 18TH STREET

DISTRICT: NORTH MAPLE RIDGE

APPLICANT: GEORDIE ROBINSON

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Replacement of doors and hardware

B. BACKGROUND
   DATE OF CONSTRUCTION: 1915
   ZONED HISTORIC PRESERVATION: 1993; ORDINANCE AMENDMENT 2005
   NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT: 1983
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS:
   HP-0009-2018 – MAY 22, 2018 – STAFF APPROVAL
      1. Repair and replacement in kind of mortar
      2. Repair and replacement in kind of damaged elements of windows

   HP-0009-2018 – JUNE 14, 2018 – TPC APPROVAL
      1. Substitution of material for replacement of damaged wood

   HP-0167-2020 – MARCH 17, 2020 – STAFF APPROVAL
      1. Repair and replacement in kind of cap and flashing on parapet

   HP-0189-2020 – May 27, 2020 – STAFF APPROVAL
      1. Repair and replacement in kind of the driveway

   HP-0188-2020 – JUNE 11, 2020 – TPC APPROVAL
      1. Relocation of meter

C. ISSUES AND CONSIDERATIONS
   1. Replacement of doors and hardware
      i. Proposed is the replacement of two sets of French doors located on the front facade. According to the applicant, the doors are original but have become damaged and nearly inoperable. The proposed replacement doors will be custom built from white oak to match the existing doors. The dimensions will also match the existing doors except for the stiles, which will be one and three-eighths inch (0’-1 3/8”) wider to accommodate the proposed handleset. The application has been forwarded without a review by the Historic Preservation Permit Subcommittee.
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.3 Doors and Door Surrounds**

- **A.3.1** Retain and preserve original historic doors and door surrounds, including frames, glazing, panels, sidelights, fanlights, and transoms.
- **A.3.2** Do not remove, cover, or move existing door, sidelight, fanlight, and transom openings.
- **A.3.3** To return the home to its original historic appearance, remove non-historic doors and replace them using physical or pictorial evidence of the originals. If no evidence exists, select doors and surrounds which are consistent with the architectural style of your home.
- **A.3.4** To gain thermal efficiency, storm doors which maintain the appearance and allow maximum visibility of the original historic doors may be installed. Unfinished or clear-finished metals are not allowed. (Storm doors can be staff approved.)
- **A.3.5** If replacement of deteriorated doors is necessary, select doors and surrounds which are consistent with the architectural style of your home.
- **A.3.6** If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.
- **A.3.7** When adding new door openings, maintain the proportions of the façade. Match the dimensions and trim details of other doors and surrounds on your home. Select doors and surrounds which are consistent with the architectural style of your home.
- **A.3.8** Use clear glass in new or replacement doors and sidelights.
- **A.3.9** Exterior security bars and grilles are discouraged.
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.
EXISTING DOORS ARE ORIGINAL TO HOME AND CAN ONLY BE LOCKED FROM INSIDE. STILES ARE NARROW AND HAVE 1 3/4" OFFSET KNOBS AND LOCKS, WHICH ARE NO LONGER AVAILABLE OR REPAIRABLE. DOOR WOOD IS LOOSE AT JOINTS AND DOORS SAG, HAVE LOOSE GLASS, AND ARE SPLINTERY AROUND HARDWARE FROM BEING FORCED OPEN. DOORS ARE BEYOND USEFUL LIFE AND NEED TO BE REPLACED TO PROPERLY SECURE HOME.
Replacement Doors to be Handmade Locally

- **Frames** are 1 3/8" wider than existing doors to accommodate 2 3/8" offset locks/knob sets and to provide additional stability/strength to prevent sagging & improve rigidity of door for next 100 years.
- **Glass** will be plain tempered glass, 1/2" thick, 15 panes/door. Wood species will be white oak, rift sawn to match interior millwork.
- Doors to be locally made in Tulsa.
- Existing door frames and threshold to be re-used.
- Doors will be stained and finished to match doors being replaced.
- New door hardware is similar to original Mission style hardware on many interior doors within the home. Manufacturer is Nostalgic Warehouse. Finish is aged brass to match original hardware finish.
Survey Drawing of 1211 E 18th St

Door hardware throughout home varies, but all has Mission design elements of proposed deadbolt and knobsets. Knob selection is consistent w/ Eclectic designs of noble plumbing.

Photos documenting poor overall condition of doors, missing & unavailable hardware and signs of forced entry.
Current door stile width is an issue

- 2 1/8" boar for deadbolt/hardware
- Existing
- 1 3/4" backset dimension of existing hardware
- ~3 1/2" width

1 3/4" backset locks, handsets are no longer made or available to purchase.

...if new doors were made w/ identical stile width, hardware would be too close to edge of door and face plates would overlap window.

- 2 1/8" boar for deadbolt/hardware
- Currently available
- 2 3/8" backset dimension of available door hardware
- ~3 1/2" width

Current doors cannot be re-bored to accommodate 2 3/8" offset hardware.

Multiple locks are not available in historically sensitive designs or appropriate for a front entrance.

Proposed stile width is minimum width to accommodate current standard backset, structurally support weight of glass, maintain structural rigidity of door and maintain historical integrity of home.

- 2 1/8" boar for deadbolt & handsets
- 2 3/8" backset dimension @ approx midpoint of stile

Modern wood French / framed glass doors have 5-inch wide stiles to provide strength and rigidity to resist sagging and provide adequate strength and rigidity.
TULSA PRESERVATION COMMISSION

STAFF REPORT
Tuesday, June 28, 2022
HP-0369-2022

HP PERMIT NUMBER: HP-0369-2022

PROPERTY ADDRESS: 1514 EAST 17TH PLACE

DISTRICT: SWAN LAKE

APPLICANT: OKLAHOMA NATURAL GAS

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION
1. Relocation of meter

B. BACKGROUND
DATE OF CONSTRUCTION: CA. 1935
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
CONTRIBUTING STRUCTURE: NO
PREVIOUS ACTIONS:
COA – MARCH 11, 1999 – TPC APPROVAL
1. Construction of fence

C. ISSUES AND CONSIDERATIONS
1. Relocation of meter
   i. Proposed is the relocation of the meter from beneath the porch. The meter would be located on the east side of the residence to the north of the chimney. The application has been forwarded to the Tulsa Preservation Commission without a review by the Historic Preservation Permit Subcommittee.

   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 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.

151 East 17th Place – Survey 1995
Proposed meter location on E side of house facing S St Louis.
HP PERMIT NUMBER: HP-0371-2022

PROPERTY ADDRESS: 1614 EAST 17TH PLACE

DISTRICT: SWAN LAKE HISTORIC DISTRICT

APPLICANT: TOM NEAL DESIGN

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION
   1. Construction of addition on west side of residence
      Application to amend previous approval of an application by Tulsa Preservation Commission on June 10, 2021

B. BACKGROUND
   DATE OF CONSTRUCTION: CA. 1935
   ZONED HISTORIC PRESERVATION: 1994
   NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS:
      COA – April 13, 2000 – STAFF APPROVAL
      Replacement of storm door

      HP-0279-2021 – JUNE 1, 2021 – STAFF APPROVAL
      Removal of nonhistorical siding

      HP-0279-2021 – JUNE 10, 2021 – TPC APPROVAL
      1. Construction of addition with attached garage on east side of residence
      2. Construction of addition on west side of residence
      3. Reconstruction of sleeping porch
      Approval with the condition that the remaining details of the application be complete and approved by the Tulsa Preservation Commission prior to the construction of any new elements

      HP-0318-2021 – OCTOBER 26, 2021 – TPC APPROVAL
      1. Installation of handleset
      2. Installation of fixture above entry
      3. Installation of siding
      4. Installation of fixtures on garage in either one location or two locations
      5. Installation of doors on garage
      Amendment of Historic Preservation Permit Number HP-0279-2021
C. ISSUES AND CONSIDERATIONS

1. Construction of addition on west side of residence

   i. On July 10, 2021, and October 26, 2021, the Tulsa Preservation Commission approved several alterations to the residence, including the construction of an addition on the west side. Now proposed is an amendment to the approved proposal to increase the size of the addition on the first story and add a second story. The addition would be visible from the street on the west side of the residence and barely visible from the street on the east side. Hardie Plank Smooth Lap Siding with a six-inch (0’-6”) exposure to match the existing siding would be used, and the windows on the addition would be salvaged from elsewhere on the residence. No changes have been made to the north elevation. During the review on June 21, 2022, the Historic Preservation Permit Subcommittee expressed concern about the size of the addition and its visibility from the street but recommended approval of the application with the condition that the west elevation be revised to mitigate the continuous mass along the west facade.

   ii. 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.

      **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.2 Building Site**

      B.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 addition between the minimum and maximum of the prevailing front setbacks.
      B.2.2 Maintain the pattern and rhythm of the side yard setbacks of the other historic structures on the same side of the street.
B.3 Building Materials and Elements

B.3.1 Use building materials that are consistent with the historic materials found on the existing structure.

B.3.2 The use of building materials different from historic materials will be considered on a case-by-case basis, if the proposed materials maintain the character of the structure and the historic size, shape, pattern, texture and directional orientation. Unfinished or clear-finished metals are not allowed.

B.3.3 Create a visual consistency and continuity with the building elements of the existing structure by replicating the height of windows and doors, window glazing patterns, roof forms, eave lines and overhangs, and special detailing present on the existing structure.
TULSA PRESERVATION COMMISSION

STAFF REPORT
Tuesday, June 28, 2022
HP-0373-2022

HP PERMIT NUMBER: HP-0373-2022

PROPERTY ADDRESS: 2140 EAST 18TH STREET

DISTRICT: YORKTOWN

APPLICANTS: DON AND PAM CRANDALL

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION
   1. Construction of walkway

B. BACKGROUND
   DATE OF CONSTRUCTION: CA. 1931
   ZONED HISTORIC PRESERVATION: 1995
   NATIONAL REGISTER LISTING: YORKTOWN HISTORIC DISTRICT: 2002
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS:
   COA – OCTOBER 30, 2012 – STAFF APPROVAL
      1. Replacement of front storm door
      2. Replacement of back and porch storm doors
   COA – NOVEMBER 21, 2012 – STAFF APPROVAL
      1. Repair and replacement in-kind of brick on chimney
      2. Replacement in-kind of driveway
      3. Replacement in-kind of canvas awning over front entry door

C. ISSUES AND CONSIDERATIONS
   1. Construction of walkway
      i. Proposed is the construction of a walkway to connect the concrete walkway leading to the
         front entry with the patio on the east side of the residence. The walkway would have a width of
         thirty-six inches (3'-0") running along the edge of an existing flower bed adjacent to the
         residence and would increase to a width of five feet (5'-0") at its connection to the walkway running
         between the front entry and 18th Street. The walkway would be constructed from stone matching
         that of the existing patio and the residence, and river rocks would be used along the edges. The
         existing stone walkway to the east of the house and north of the patio would be removed, and the
         salvaged stone would be used to replace it and construct the new walkway. The applicants originally
         proposed setting the stones in concrete, but the Historic Preservation Permit Subcommittee
         members preferred that the stones be set in decomposed granite to match the existing patio and
         walkway, and the application was forwarded with a recommendation for approval with that condition.
         The applicants have revised their proposal to reflect the condition set by the Historic Preservation
         Permit Subcommittee.
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.

**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.

**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.
2140 East 18th Street – Present (view southwest)

2140 East 18th Street – View south (left), view southeast (right)
We would like to install a stone pathway connecting the stone patio on the west side (Zunis Ave) of the property to the existing and original front concrete sidewalk. We plan to use the same rock that is on the front of the house (see Photo A) and hope to install river rock edging as shown on the left side of Photo F. This pathway will abut the existing flower bed around the curve and to the sidewalk as seen in photos B through F.

The width of the path will be approximately 36 inches until it meets the existing sidewalk. Due to the proposed curve, it will be approximately 5 feet wide at the sidewalk. The length of the pathway will be approximately 28 feet from the beginning on the east side of the house to the sidewalk.

Materials

- Stone matching the stones used in the front of the house (Photo A)
- Stone edging (river rock or other matching rock)
- Decomposed granite matching existing rock patio and walkway
- Sand

Midtown Masonry will excavate the path, set a proper bed, place the stone that will match the front of the house and will use decomposed granite rather than concrete to fill the seams. This would provide continuity in appearance from the patio to the front.

We believe this project will fully complement the Tudor Revival structure. It will solve several problems we currently have, such as difficulty growing grass (see Photo B) and the natural path that is worn by foot traffic going from the stone patio to the front of the house.

On 6/21/22, a subcommittee member mentioned concern that the turf on the front lawn would be diminished. We have a corner lot, and photos D and H on the included pictures of the proposed stone path should verify there will be substantial turf in the section of lawn that will contain the proposed path.
Pictures of Proposed Stone Path Site at 2140 E. 18th Street
Yorktown Neighborhood

PHOTO A
Existing rock on residence

PHOTO B
Point at which the new pathway will connect to the original concrete sidewalk. Pathway will join sidewalk at approximately this arrow point.

PHOTO C
View of location where the pathway will Wrap around the existing flower bed.

PHOTO D
View from Zunis of new pathway site (facing west)
Closer view of the proposed pathway

Existing pathway that will be taken out and reinstalled to connect to new portion of the pathway that wraps around the front (photo taken facing south).

Existing patio and part of existing pathway. This project will connect all areas. Taken facing south.

Photo illustrating that there will still be substantial turf on the front lawn after walkway is installed. Path will connect to existing sidewalk approximately at the arrow inserted on photo.
HISTORIC PRESERVATION ZONING MAP AMENDMENT

PROPOSED DISTRICT: TRACY PARK HISTORIC PRESERVATION OVERLAY

LOCATION: THE AREA GENERALLY BOUNDED ON THE EAST BY SOUTH PEORIA AVENUE, TO THE WEST AND SOUTH BY HIGHWAY 75 AND HIGHWAY 51, AND TO THE NORTH BY EAST 11TH STREET SOUTH, COMMONLY REFERRED TO AS THE TRACY PARK NEIGHBORHOOD AND EXCLUDING THE COMMERCIALY ZONED PROPERTIES ALONG SOUTH PEORIA AVENUE

APPLICANT: INITIATED BY CITY COUNCIL

NATIONAL REGISTER LISTING: 1982

A. CASE ITEM FOR CONSIDERATION

1. Recommendation to adopt an Historic Preservation Zoning Map Amendment to supplementally rezone various properties to Historic Preservation Overlay (designated as HP) in the Tracy Park Neighborhood and recommendation of the proposed boundaries of the Historic Preservation Zoning Map Amendment

2. Direction to Staff to prepare a report outlining the recommendation and including the following items:
   i. Specific findings as to the need for the proposed overlay and its consistency with the Zoning Code’s general purpose (Section 1.050) and the proposed amendment’s consistency with the criteria for designation as set forth in the Zoning Code (Section 70.060-J);
   ii. Any recommended design guidelines that will apply within the overlay;
   iii. A description of public education and outreach activities undertaken to inform property owners, residents, and tenants of the effect of the proposed overlay regulations; and
   iv. A map showing the boundaries of the proposed HP Zoning Map Amendment, including all lots therein, and identifying those properties whose owners have indicated support or opposition to such amendment

3. Direction to Staff to forward the report and recommendation to the TMAPC

B. PURPOSE

Section 20.020-A of the Tulsa Zoning Code describes the purposes and intents of HP Overlays:

20.020-A Purposes

HP, Historic Preservation overlay districts and the other historic preservation-related regulations of this zoning code are intended to:

1. Promote the educational, cultural, economic and general welfare of the public through the conservation, preservation, protection and regulation of historic resources within the City of Tulsa;
2. Safeguard the cultural, social, political and architectural heritage of the city by conserving, preserving and regulating historic preservation districts;

3. Conserve, preserve and enhance the environmental quality and economic value of historic preservation districts;

4. Strengthen the city's economic base by promotion of conservation and reuse of the city's historic resources; and

5. Promote the development of the community in accordance with the comprehensive plan and historic preservation plan.

C. BACKGROUND

There are currently seven (7) HP Overlay Districts in the City of Tulsa, with the last adopted district being the Elmwood-Hurley Mansion Historic District in 2015. The neighborhood that most recently adopted Historic Preservation Zoning was the Brady Heights Historic District (now commonly known as The Heights) in 1999.

In 2020 and 2021, the Neighborhood Infill Overlay (NIO) went through its public engagement and adoption process. During the process, the Tracy Park, Owen Park, and Buena Vista neighborhoods expressed concerns about the NIO and were removed from its boundaries. Members of the Tracy Park Neighborhood Association contacted Tulsa Preservation Commission (TPC) Staff in the fall of 2021 for information about HP Overlays and the HP Zoning Map Amendment process. Staff offered two presentations to the Tracy Park Neighborhood Association on January 27, 2022, and February 17, 2022. The Tracy Park Neighborhood Association decided to pursue an HP Zoning Map Amendment, and the Tulsa City Council initiated the process to establish an Historic Preservation (HP) Overlay for Tracy Park on April 20, 2022, at the request of the Tracy Park Neighborhood Association. After initiation by City Council, staff developed a map of the potential boundaries of the overlay, which were based on the Tracy Park Historic District, listed in the National Register of Historic Places. Property owners within the boundaries were notified, and a public informational meeting was held during the Regular Meeting of the Tulsa Preservation Commission on June 9, 2022.

D. ISSUES AND CONSIDERATIONS

1. Historic Significance

The Tracy Park neighborhood is located just east of downtown Tulsa and is roughly bounded on the south and west by the inner dispersal loop (IDL), on the east by South Peoria Avenue, and on the north by East 11th Street South. The Tracy Park Historic District was listed in the Oklahoma Landmarks Inventory in 1978 and in the National Register of Historic Places in 1982. It was nominated to the National Register at the local level of significance in architecture and community planning. The district contains an eclectic mix of architectural styles, such as Colonial Revival, Tudor Revival, Spanish Eclectic, Prairie, and Craftsman. Perhaps the most well-known site in the Tracy Park Historic District is the Adah Robinson House, an Art Deco residence built by artist and teacher Adah Robinson and architects Bruce Goff and Joseph Koberling. Tracy Park, a 3.54-acre public park, is in the northern portion of the district. Commercial properties along Peoria Avenue were not included in the district in the National Register of Historic Places.
The Tracy Park Addition was platted in 1918 and then replatted as the Ridgewood Addition in 1919 on land purchased from Nola Childers Tracy. The plat was bounded on the north by 11th Street, on the east by Peoria Avenue, on the south by 13th Street, and on the west by the Midland Valley Railroad. The Broadmoor Addition was established south of 13th Street around the same time. The IDL was later constructed over the western portion of the Ridgewood Addition and most of the Broadmoor Addition. The Ridgewood Addition was one of the early subdivisions in Tulsa to use deed restrictions to achieve a standard scale and setbacks. For example, one-story homes are prevalent in the northern portion of the district, but two-story residences were required south of 12th Street by covenants. The consistent scale and setbacks brought visual cohesion to the neighborhood’s eclectic mix of styles and contributes to the historic significance of the Tracy Park Historic District as an example of subdivision development in 20th-century Tulsa.

2. Existing Conditions

Today, the Tracy Park Historic District is largely intact, and the streetscapes have maintained regular setbacks and scale. The three properties south of 13th Street that were included in the Tracy Park Historic District featured residences at the time the district was listed in National Register but are now vacant lots. Few other vacant lots remain in the district.

Most of the area is zoned Residential Single-family 3 (RS-3), except for the lot at 1311 South Owasso Avenue, which is zoned Parking (PK). The properties adjacent to Peoria Avenue and outside of the historic district in the National Register are zoned Commercial-High (CH). The Route 66 Overlay, which encourages neon signage along Route 66, runs along the northern portion of the Tracy Park Historic District and includes a few of the commercially-zoned properties along Peoria Avenue. The NIO, which promotes infill housing in neighborhoods near downtown, covers only the properties south of 13th Street.

The city’s comprehensive plan, planitulsa, designates most of the area as an Existing Neighborhood. Tracy Park itself is designated as Parks and Open Space, while the commercial properties along Peoria Avenue and the properties south of 13th Street are designated Main Street. Similarly, planitulsa classifies the properties north of 13th Street, including Tracy Park, as an Area of Stability and the properties along Peoria Avenue and south of 13th Street as an Area of Growth. The triangular parcel at the southwest corner of 13th Street and Owasso Avenue has no designation because it was highway right-of-way at the time planitulsa was developed.

3. Boundaries

The attached maps reflect the possible boundaries of the Tracy Park HP Overlay district, as initiated by City Council. The boundaries were based on the boundaries of the Tracy Park Historic District as it was listed in the National Register. The triangular property at the southwest corner of 13th Street and Owasso Avenue was included in the map boundaries and notices sent to owners because it is bounded on the south and west by Highway 51 and Highway 75.

The Tulsa Preservation Commission may recommend approval, approval with modifications to the boundaries, or denial of the HP Overlay to the Tulsa Metropolitan Area Planning Commission (TMAPC). In discussion and exploration of the Tracy Park Historic District, three
possible boundaries for the district have arisen so far and mostly pertain to the southern boundary. The first potential boundary could be that initiated by city council and shown on the attached maps. The second potential boundary could match the Tracy Park Historic District as it was listed on the National Register. A map of the National Register district is also included with the staff report. The third potential boundary could use 13th Street as a southern boundary and exclude the vacant lots to the south.

4. Unified Design Guidelines
The Rules and Regulations of the Tulsa Preservation Commission state that the recommendation of the preservation commission to the TMAPC shall include any recommended design guidelines that will apply within the overlay. Staff is not aware of any requests for additions to the Unified Design Guidelines for the Tracy Park HP Overlay.

E. Approval Criteria
Section 70.060-J of the Tulsa Zoning Code describes the approval criteria for HP Zoning Map Amendments:

SECTION 70.060-J  HP Zoning Approval Criteria
A building, structure, site or area containing buildings, structures or sites that are at least 50 years old, or less with exceptional importance and possessing integrity, may be classified in an HP overlay district if the subject building, structure, site or area meets one or more of the following criteria:

1. It has significant character, interest, or value as part of the historical development, history or cultural heritage of the city, state, or nation;

2. It has significance as the site of a historic event in the past of the city, state or nation;

3. It is associated with a person, or group of persons, who played a significant role in the historical development, history or cultural heritage of the city, state, or nation;

4. It is the embodiment of distinguishing characteristics, design, details, materials or craftsmanship which represent a historically significant architectural or engineering innovation, type, style or specimen;

5. It portrays the environment in an era of history characterized by a distinctive architectural, engineering, or construction style;

6. It represents a significant and distinguishable entity of historical importance whose components may lack individual distinction;

7. It has yielded, or is likely to yield, information important in prehistory or history; or

8. It is listed or meets the criteria for being listed on the National Register of Historic Places.

F. Procedure
Sections 20.010-D of the Tulsa Zoning Code outlines the general procedures for establishing Overlays. Section 70.060-F describes the Tulsa Preservation Commission’s review and recommendation for HP Zoning Map Amendments.
SECTION 20.010-D Procedure
Overlay districts are shown on the official zoning map. The following procedures apply to the establishment, amendment or termination of all overlay districts unless otherwise expressly stated.

1. Overlay district regulations must be established, amended or terminated in accordance with the zoning code text amendment procedures of Section 70.020.

2. Except as otherwise expressly stated, zoning map amendments establishing, expanding or reducing the boundaries of an overlay district or terminating all or part of an overlay district must be processed in accordance with the zoning map amendment procedures of Section 70.030.

3. A recommendation to establish an overlay district must be accompanied by a report containing at least the following information:
   a. Specific findings regarding the need for the proposed overlay and its consistency with the zoning code’s general purposes (Section 1.050) and the stated purpose and intent of the applicable overlay.
   b. Any recommended overlay-specific use, development or design regulations that will apply within the overlay and what actions (e.g., new development, building additions, change of use) will trigger compliance with those regulations.
   c. A description of public education and outreach activities undertaken to inform property owners, residents and tenants of the effect of proposed overlay regulations;
   d. A map showing the boundaries of the proposed overlay, including all lots included within the boundaries and identifying those owners of property within the proposed overlay who have indicated, in writing, their support or opposition to the overlay district text or map amendment. Property owners may submit their written indication of support or opposition at informal informational meetings, at public hearings, or by writing directly to the land use administrator or planning commission. The report and all other pertinent information must be transmitted to the planning commission and city council before their public hearing and final action, respectively.

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SECTION 70.060-E Review and Recommendation—Preservation Commission
The preservation commission must hold a public meeting and receive public comments on the HP zoning map amendment. After the public meeting, the preservation commission must prepare a report and recommendation on the proposed HP zoning map amendment in accordance with the general overlay district procedure described in §20.010-D. The report and recommendation must also include specific findings regarding the proposed map amendment’s consistency with the HP zoning criteria of §70.060-J. The preservation commission’s report and all other pertinent information must be transmitted to the planning commission before the planning commission’s public hearing on the proposed HP zoning map amendment.
Image 1 (facing west): Tracy Park from the south side of 11th Street looking toward Downtown

Image 2 (facing west): Tracy Park playground and tennis courts

Image 3 (facing east): Fountain at Tracy Park
Image 4 (facing south): Commercial buildings along the west side of Peoria Avenue

Image 5 (facing south): Commercial buildings along the west side of Peoria Avenue

Image 6 (facing east): East 13th Street looking toward Peoria Avenue
Image 7 (facing southwest): Vacant lots and Owasso Avenue south of 13th Street

Image 8 (facing southeast): Vacant lots near the intersection of 13th Street and Owasso Avenue

Image 9 (facing northeast): 13th Street at the intersection of Owasso Avenue
Image 10 (facing west): 13th Street looking toward the IDL and Downtown

Image 11 (facing southeast): 13th Street at the intersection of Newport Avenue

Image 12 (facing north): Tracy Park Historic District historical marker
Image 13 (facing northwest): Midland Valley Trail running along Newport Avenue

Image 14 (facing south): Midland Valley Trail at the intersection of 12th Street and Norfolk Avenue

Image 15 (facing north): Norfolk Avenue, the Midland Valley Trail, and the IDL
Image 16 (facing north): East side of Norfolk Avenue between 11th Place and 12th Street

Image 17 (facing north): Tracy Park tennis courts at the corner of 11th Place and Norfolk Avenue

Image 18 (facing west): 11th Place at the intersection of Owasso Avenue
Image 19 (facing southwest): 12th Street to the west of Owasso Avenue

Image 20 (facing southeast): The Adah Robinson House, near the southeast corner of 11th Place and Owasso Avenue

Image 21 (facing south): East side of Owasso Avenue between 11th Place and 12th Street
Image 22 (facing southeast): East side of Owasso Avenue between 11th Place and 12th Street

Image 23 (facing east): Intersection of 12th Street and Owasso Avenue

Image 24 (facing south): West side of Owasso Avenue between 12th Street and 13th Street
Image 25 (facing southeast): East side of Owasso Avenue between 12th Street and 13th Street

Image 26 (facing north): East side of Newport Avenue at the intersection of 13th Street

Image 27 (facing northeast): East side of Newport Avenue between 12th Street and 13th Street
Tracy Park Historic Preservation Overlay

Image 28 (facing west): West side of Newport Avenue between 12th Street and 13th Street

Image 29 (facing northwest): West side of Newport Avenue at the intersection of 12th Street

Image 30 (facing north): East side of Newport Avenue at the intersection of 12th Street
Image 31 (facing south): West side of Newport Avenue between 11th Place and 12th Street

Image 32 (facing southwest): West side of Newport Avenue between 11th Place and 12th Street
My name is Terry Shackelford, my home is located at 1123 S. Norfolk Ave, Tulsa, OK 74120. I have been a Real Estate Broker at Coldwell Banker Select in Tulsa for 25 years and have lived at the above address since October of 2003.

I am strongly opposed to any Historical Preservation Overlay in Tracy Park. We are already on the Historical Registry. And, as a Residential Broker, I fail to see any benefit whatsoever to Tracy Park from being monitored and regulated on what we can and can not do to our homes by the Preservation Society!

This designation will affect the homeowners when they are ready to sell and affect buyers that will refuse to fall under the guidelines of this Preservation when wanting to purchase a home in Tracy Park.

I can not attend tomorrow's meeting due to a scheduling conflict. But, I will attend the meeting on June 29th.

Again from a Residential Sales Brokers point, I think that this will affect the sale of our homes!

Sincerely

Terry Joe Shackelford
Coldwell Banker Select
1123 S. Norfolk Ave,
Tulsa, OK 74120
Tracy Park Subdivision
918 808 4988
Good day,

I currently reside at 1204 s Newport ave in Tracy Park, and my family has lived here for about 10 years. Whispers of an overlay have been heard throughout our tenure in Tracy Park - and finally, we are moving forward. Why now? Over the past 10 years, we have found ourselves more often than not petitioning the city to be excluded from various initiatives that do not align with our neighborhood sentiment (Most recently, NIO). As our home values continue to climb, we recognize that Tracy Park is truly a gem in downtown Tulsa - it’s somewhere people want to be. We sit on our front patios, we walk our sidewalks, and we enjoy what unites us - our 1920s homes. The characters of our homes is what makes us unique - strike up a conversation with anyone in our neighborhood living in an old home and you will find it is the glue that binds us together. Our houses didn’t have standard floor plans - they were built individually, and this is part of what makes them special. Personally, I have spent way too much money restoring my home to a fraction of its former beauty - and I would be heartbroken if anyone built or renovated a home without a similar goal in mind. Help us preserve what we have left of Tracy Park by granting us this overlay.

Best,

Chrissy Eimen
I would like to ask a question at the Tracy park meeting today.

Diane Wood
(918) 269-4462
Thank you for your response. My address is 1131 S Norfolk Ave.

On Thu, Jun 9, 2022, 7:39 AM Good, Felicity <fgood@incog.org> wrote:

Thank you for your email, Paul. I will forward it to the Tulsa Preservation Commission.

Could you confirm your address? We will create a map of owners opposed to/in support of the overlay when it goes to the planning commission, and I can include your property in that map.

Thank you,

Felicity Good
Historic Preservation Planner
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9456
fgood@incog.org
Good Evening,

I am writing to voice my opposition to the proposed Historical Preservation of the Tracy Park neighborhood. I am unable to attend the meeting at City Hall because I am on duty at Fire Station 29. Please permit this email to serve as my vote against the proposal. I am aware of what the proposal means to my neighborhood and I feel that it is asinine and short-sighted.

Thank you for your consideration,

Paul Campanell
Good morning,
Regarding the hearing for Tracy Park to have a Historic Preservation overlay on 6/9/22, I am unable to attend. However as a longtime homeowner in Tracy Park I appreciate the opportunity to weigh in.

I am opposed to the overlay for Tracy Park. I believe that in our very special neighborhood, we can balance historic character and improvements without taking this big step.

Thank you,
Carmen Warden
1117 S Norfolk Ave, Tulsa, OK 74120
Hello-
I am not able to attend the meeting today, but wanted to voice that I am in opposition of this passing. I would like to know the next steps to vote against it?

Thank you,
Ashley & Mike Wozniak
1214 S Newport Ave
Yes that’s fine. I think it’s important to note this measure passed “board” approval at around 17 votes yes and 3 votes no. Our board is optional, dues paid are required to vote. We have 65 houses, I believe. Very grateful residents have the opportunity to speak up on this. I hope they do speak up.

Thank you,
Jennifer Cavarra
President Tracy Park Neighborhood Association

> On Jun 9, 2022, at 12:29 PM, Good, Felicity <fgood@incog.org> wrote:
> 
> Hi Jen,
> 
> Thank you for your email. Would you like for me to share this with the preservation commission?
> 
> Just FYI, anything submitted to the preservation commission becomes public record.
> 
> Thanks so much,
> 
> Felicity Good
> Historic Preservation Planner
> Tulsa Planning Office
> 2 W. 2nd St., 8th Floor | Tulsa, OK 74103
> 918.579.9456
> fgood@incog.org
> 
> ----Original Message-----
> From: Jen Cavarra <jencavarra@icloud.com>
> Sent: Thursday, June 9, 2022 10:15 AM
> To: Good, Felicity <fgood@incog.org>
> Subject: Tracy Park HP Overlay feedback
> 
> Good morning Felicity,
> My husband and I will back the majority vote. We see pros and understand the perceived “cons”. We are neutral on this issue.
> 
> Jen and Nick Cavarra
> 1218 S. Newport Ave.
Hi, I wanted to voice our support of the HP overlay in Tracy Park.

Jeff & Kimberly Richardson
1132 S Newport Ave
Tulsa, OK 74120

918-284-6185
I've owned a home in Tracy Park since 1996. Although at our HOA meeting I voted in favor of moving forward with the historic neighborhood designation, after further reflection I am now opposed to it. We have many diverse architectural styles in the neighborhood & there is no unifying style or character to preserve. We simply have not had a problem with homeowners radically changing their homes. It’s not worth the red tape of having to file papers & get approval for every piece of work that might be seen from the street. Just not worth it.

Andrew Turner & Cindy McKinney
1225 S Owasso Ave
Tulsa, OK 74120
refturner@hotmail.com

Get Outlook for iOS
Hi Felicity,

We are at 1220 S Owasso. We have done our best to refurbish this old house, going as far as having wood planed to match the original true-dimension cladding rather than furring. I’m continually working on the many original windows to make them functional and able to last another 100 years. The steps we’ve taken to preserve as much as possible is probably wasteful in both our time and money, but it feels worth it.

So, obviously, we are for the HP overlay.

That stated, we are not for including the land south of 13th. We have met with the developer and want what he has planned. We want to be able to walk there and enjoy those amenities close by.

Thanks,

Jonathan

Sent from my iPhone
Re: HP Tracy Park

I Jeffrey J Noftsger 1233 S Newport Avenue
Defiantly "FOR" Implementing HP Overlay For Tracy Park Historical Neighborhood

Jeffrey J Noftsger
1233 S Newport Avenue
Tulsa, Ok 74120
918-813-2367
To Whom It May Concern:

Hello! My name is Liz Murry, and I live at 1135 S. Owasso Ave. I wanted to express my strong support in favor of Tracy Park Neighborhood gaining HP Overlay status. I have strong concerns about the historic integrity being stripped from the houses in this neighborhood and hope that the HPO will help better protect these houses and their legacy. I am honestly a bit shocked that our neighborhood has not previously sought out HPO status! It is such a gem of a neighborhood. Please let me know if you have any questions or if any additional feedback would be helpful!

Regards,

Liz Murry
918.510.0635
1135 S. Owasso Ave.