



# TULSA PRESERVATION COMMISSION

## STAFF REPORT

Thursday, July 14, 2022

HP-0369-2022

**HP PERMIT NUMBER:** HP-0369-2022

**PROPERTY ADDRESS:** 1514 EAST 17<sup>TH</sup> 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. As originally proposed, the meter would be located on the east side of the residence to the north of the chimney. During the review of the application by the Tulsa Preservation Commission on June 28, commissioners recommended locating the meter on the west side of the residence behind an existing bush. Staff contacted the representative for Oklahoma Natural Gas, who stated that the meter could be placed on the west side of the residence if the installation of plumbing is feasible at that location.

- 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.



1514 East 17<sup>th</sup> Place – Survey 1995





1514 East 17<sup>th</sup> Place – Present (view southwest)



1514 East 17<sup>th</sup> Place – Present (view southeast)



