HP PERMIT NUMBER: HP-0378-2022

PROPERTY ADDRESS: 708 NORTH CHEYENNE AVENUE

DISTRICT: BRADY HEIGHTS / THE HEIGHTS

APPLICANT: BIP, LLC

REPRESENTATIVE: SARAH BELL

A. CASE ITEMS FOR CONSIDERATION
   1. Construction of rail
   2. Installation of light fixtures
   3. Replacement of door on east façade
   4. Replacement of lattice around porch
   Project initiated without an Historic Preservation Permit

B. BACKGROUND
   DATE OF CONSTRUCTION: 1930
   ZONED HISTORIC PRESERVATION: 1999
   NATIONAL REGISTER LISTING: BRADY HEIGHTS HISTORIC DISTRICT: 1980
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   1. Construction of rail
   2. Installation of light fixtures
   3. Replacement of door on east façade
   4. Replacement of lattice around porch
      i. In response to a report of activity on the site, the staff of the Tulsa Preservation Commission investigated and discovered Work in progress. A letter of notification was sent to the owner, who responded promptly with an application form and documentation. Proposed are the construction of a rail on the porch, the installation of two light fixtures attached to columns on the porch, the replacement of the front door, and the installation of lattice around the porch. Also included in the application were the repair and replacement in-kind of the steps and floor of the porch which were approved by staff. According to the applicant, the work was begun in response to a notice of violation the owner received from the Working in Neighborhoods department. A Craftsman style door with hardware was selected to replace the previously damaged front door and has been installed. The rail, which has been constructed between the piers on front and sides of the porch, is twenty-seven and one-half inches (2'3 ½") tall with balusters spaced approximately two and one-half inches (0'2 ½") apart. Product data for the door and light fixtures, which have also been installed, are included.

During the review of the application on July 19, 2022, the Historic Preservation Permit Subcommittee members observed that the lattice had been replaced and requested additional information about its height. The subcommittee members also had questions
about the finish of the railing, steps, porch floor, and front door. As the applicant was not present, the review of the application was postponed to allow staff time to inquire. According to the applicant’s representative, the front door will be stained with a “medium walnut” shade, and the rail and steps will be painted white to match the trim. The applicant’s representative also indicated a willingness to reduce the height of the lattice to meet the base of the trim around the porch floor, although its current height matches that of the lattice present at the time the property was purchased by the current owner.

During the review of the application on August 4, 2022, the Historic Preservation Permit Subcommittee members focused discussion on the replacement of the lattice. The application was forwarded with a recommendation for approval with the conditions that the height of the lattice be reduced to meet the base of the trim around the porch and that the material of the lattice be wood. The subcommittee also recommended that trim be added to frame the lattice on all sides but did not include that recommendation as a condition of approval.

ii. Reference: Tulsa Zoning Code

SECTION 70.070-F Standards and Review Criteria

In its review of HP permit applications, the preservation commission must use the adopted design guidelines to evaluate the proposed work and must, to the greatest extent possible, strive to affect a fair balance between the purposes and intent of HP district regulations and the desires and need of the property owner. In addition, the preservation commission must consider the following specific factors:

1. The degree to which the proposed work is consistent with the applicable design guidelines;
2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
5. The purposes and intent of the HP district regulations and this zoning code.

Reference: Unified Design Guidelines - Residential Structures

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.1 General Requirements

Use the following guidelines as the basis for all exterior work:

A.1.1 Retain and preserve the existing historic architectural elements of your home.

A.1.2 If replacement of historic architectural elements is necessary, match the size, shape, pattern, texture, and directional orientation of the original historic elements.

A.1.3 Ensure that work is consistent with the architectural style and period details of your home.

A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

A.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.

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.

A.6.4 To return the home to its original historic appearance, use physical or pictorial evidence. If no evidence exists, select porch features which are consistent with the architectural style of your home. Return enclosed porches to original historic open design (which can be staff approved).

A.6.5 If adding a railing or other porch elements where none exists, select porch elements (columns, railing design, trim, etc.) which are consistent with the architectural style of your home.
Visit the CINOTON Store

CINOTON Outdoor Indoor Wall Sconce Bundle Outdoor Light Fixtures 2 Packs

Product data – light fixtures

Image – light fixtures
708 N Cheyenne, Tulsa Ok 74106

- What are the current conditions, dimensions, and materials of the part of the property where you are proposing to perform the work?
- What specifically are you proposing to do? What are the materials, dimensions, design and trim details, etc?
- Does the proposed work conform to the design guidelines for the historic district?
- How does the work you are proposing for your property related to other properties on the same street?
- Are there existing examples in the neighborhood of what you are proposing to do?

Note: The only reason we replaced most of this already is because the city came out and tagged us for being a hazard and would not give us an extension under and circumstances. This was required by the city. I have attached a city

1. The house is in fairly good shape, except for:
   a. The dry rotted and damaged deck/porch/stairs/railing
   b. The front door is destroyed from being kicked in. It was broken in pieces.

2. We'll be repairing:
   a. Deck boards with the same size boards (5/4-in x 6-in).
   b. We'll be replacing the railing with the same railing - same size 27.5 inches tall. The Balusters will be spaced ~2.5 inches apart.
   c. Stairs will be replaced as needed
   d. The front door will be replaced with a wooded 6-lite craftsman door.

3. Yes, we're not changing anything but the front door, everything else will be the same.
4. We're using the same materials and style.
5. Yes.
   a. Multiple houses have standard deck boards
   b. Yes, many have a simple railing with this height and spacing.
   c. Yes, many of the Craftsmans have 6-lite wood doors

A. Deck boards:
B Railing:
C Front Door – $250 upcharge for Oak.
Current front door:

Maps, and size of property:
Current Pictures of structure:
NOTICE OF VIOLATION – NUISANCE

To: Brandy Hets Amos
810 W Golden Ave
Tulsa, OK 74106 510B

Date: 5-27-23
Case: 191470
Compliance Date: 6-19-23

Dear Property Owner and/or Occupant,

You are hereby notified of code violations at: (legal)

4T 5 Rue 6

City of Tulsa, Tulsa County State of Oklahoma; And located at the address of:
708 N Cheyenne Ave

Title 24 Nuisance violations:

- High grass and weeds
- Trash, junk, and debris
- Unsecured Structure
- Inoperable Vehicles
- Fire Hydrant Clearance
- Stagnant water
- Standing dead tree and/or limb(s)
- Right-of-Way Obstruction
- Tree limbs over sidewalk/streets
- Other

Extensions not available due to violation posing an imminent threat to life and/or property
Additional comments, descriptions or directions: Secure all openings. Remove any

See back of page for what the resolution of each violation requires.

You still have time to remedy the above-listed violations concerning your property, but if you fail to correct all violation(s) by the compliance date, the City of Tulsa will issue a work order for a contractor to resolve the issue(s) on your property without further notice. All costs associated with the work order and a $300 administrative fee will be billed to you as the property owner. A lien may be imposed on the property to secure payment. Failure to comply will result in the ability to issue criminal citations of not more than $1,200, or by imprisonment for a period not exceeding 180 days, or both by fine and imprisonment.

Extensions for more time to resolve the violation may be available. See instructions below for this information.

Your property is an important investment for you and the community. I urge you to make the necessary corrections to eliminate all violations so that no further enforcement will be necessary.

Please understand that it is ultimately the responsibility of the owner to ensure these violations are corrected. Any civil agreements or rental agreements do not alleviate the owner of this responsibility.

Thank you - Enforcement Official

H Cazares
City of Tulsa – Working in Neighborhoods
hcazares@cityoftulsa.org
918.576.5646

Extensions: An extension of fourteen (14) days may be applied for in person on the 4th floor of Tulsa City Hall (175 E 2nd St Suite 455). Applicants must 1) be eighteen years of age or older, 2) not be in default on any debt to the City of Tulsa, and 3) state the need for the extension and show hardship prevents prompt compliance. No more than two (2) extensions shall be granted.

Appeals: The property owner or his agent may appeal this notice within 10 business days from the date of issuance of this notice by filing in writing with the City Clerk a notice of appeal stating the grounds thereof. For more information, see Title 24, Chapter 2, Section 205 Appeals from the Enforcement Official. Appeals should be filed with the City Clerk at 175 E. 2nd St., Room 260, Tulsa, OK 74103.

Reoccurrence of Violations within 24 Months: Any reoccurrence of the violation of the ordinance(s) listed herein within 24 months of the mailing of this notice may be summarily abated by the City of Tulsa by issuing a work order for a contractor to resolve the violation on your property without prior notice to you as the property owner. All costs associated with the summary abatement and a $300 administrative fee will be billed to you as the property owner. A lien may be imposed on the property to secure payment.

SEE BACK FOR IMPORTANT INFORMATION
HP PERMIT NUMBER: HP-0381-2022

PROPERTY ADDRESS: 1733 SOUTH CINCINNATI AVENUE

DISTRICT: NORTH MAPLE RIDGE

APPLICANTS: RICHARD AND KIM MORRIS

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Replacement of floor on porch

B. BACKGROUND
   DATE OF CONSTRUCTION: 1910
   ZONED HISTORIC PRESERVATION: 1993; ORDINANCE AMENDMENT 2005
   NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT: 1983
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   1. Replacement of floor on porch
      i. Proposed is the replacement of the wood floor on the porch with a composite material in the Porch Collection manufactured by TimberTech. According to the applicants, the existing wood floor has deteriorated due to sun exposure and experienced wood rot. The proposed TimberTech boards are just over three inches (0'-3") in width, which is similar to the width of the existing boards on the porch. A piece of trim will run along the edge of the porch to conceal the ends of the boards. The product data are included with the staff report. During the review on August 4, 2022, the Historic Preservation Permit Subcommittee recommended approval of the application with the conditions 1) that tongue-and-groove boards be used, 2) that the trim match that shown in the example image provided by the applicants, and 3) that the applicants bring physical samples in multiple colors for the preservation commission to review.

      ii. Reference: Tulsa Zoning Code
          SECTION 70.070-F Standards and Review Criteria
          In its review of HP permit applications, the preservation commission must use the adopted design guidelines to evaluate the proposed work and must, to the greatest extent possible, strive to affect a fair balance between the purposes and intent of HP district regulations and the desires and need of the property owner. In addition, the preservation commission must consider the following specific factors:
          1. The degree to which the proposed work is consistent with the applicable design guidelines;
          2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
5. The purposes and intent of the HP district regulations and this zoning code.

Reference: Unified Design Guidelines - Residential Structures

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.1 General Requirements
Use the following guidelines as the basis for all exterior work:
A.1.1 Retain and preserve the existing historic architectural elements of your home.
A.1.2 If replacement of historic architectural elements is necessary, match the size, shape, pattern, texture, and directional orientation of the original historic elements.
A.1.3 Ensure that work is consistent with the architectural style and period details of your home.
A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

A.6 Porches
A.6.1 Retain and preserve the original historic porch and its character-defining architectural features through repair.
A.6.2 Do not remove character-defining architectural features of your porch, including, but not limited to, ceiling, floor, piers, columns, railings, handrails, steps, bulkheads, skirt/stem wall, and decorative details, such as crown molding, trim, eave brackets, and exposed rafter tails.
A.6.3 If replacement of deteriorated porch elements is necessary, use materials that maintain the character of the structure and the size, shape, pattern, texture, dimensions, and directional orientation of the original historic features.
A.6.4 To return the home to its original historic appearance, use physical or pictorial evidence. If no evidence exists, select porch features which are consistent with the architectural style of your home. Return enclosed porches to original historic open design (which can be staff approved).
A.6.5 If adding a railing or other porch elements where none exists, select porch elements (columns, railing design, trim, etc.) which are consistent with the architectural style of your home.

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.
Perfect Porch Appeal
ELEGANT. STYLISH. DURABLE.

Forget curb appeal — it's all about porch appeal these days. Warm, natural-looking, and nuanced colors round out the Porch Collection to help create an inviting space to greet guests or simply lounge. With tongue and groove technology, these porch boards feature a tighter-fit between boards for a more polished look. Offered in both standard and wide width, you can make a style statement on your front porch.

- Available in a variety of wood grain patterns and colors
- Available in standard width and thickness
- Wide width available in Coastline, Weathered Teak, Mahogany, and Dark Hickory
TULSA PRESERVATION COMMISSION

STAFF REPORT
Thursday, August 11, 2022
HP-0383-2022

HP PERMIT NUMBER: HP-0383-2022
PROPERTY ADDRESS: 1010 NORTH DENVER AVENUE
DISTRICT: BRADY HEIGHTS / THE HEIGHTS
APPLICANT: JEREMY BRENNAN
REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Installation of crown molding under drip edge

B. BACKGROUND
   DATE OF CONSTRUCTION: 1917
   ZONED HISTORIC PRESERVATION: 1999
   NATIONAL REGISTER LISTING: BRADY HEIGHTS HISTORIC DISTRICT: 1980
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS:
   COA – MAY 10, 2001 – STAFF APPROVAL
   Construction of two-car attached garage at rear of residence

   COA – May 14, 2009 – TPC APPROVAL
   Replacement of porch on south side of residence, preserving original columns and restoring original railing details

   COA – OCTOBER 8, 2009 – TPC APPROVAL
   Replacement of paneled front door with 3-lite paneled door
   Replacement of two slab doors on south side of residence with two sets of wood French doors

C. ISSUES AND CONSIDERATIONS
   1. Installation of crown molding under drip edge
      i. Proposed is the installation of crown molding under the drip edge around the roof over the front entry. Also included in the application were the repair and replacement in-kind of masonry and trim elsewhere on the residence, which were approved by staff. The crown molding exists on part of the roof edge but is no longer present around the entire roof feature extending over the front entry. The existing crown molding, which has deteriorated, will be replaced, and the new crown molding will resemble that currently on the residence.

      The replacement of the light fixture to the right of the front door and the installation of a light fixture next to the east door on the south façade were previously proposed as part of this application; however, during the review of the application on August 4, 2022, the applicant agreed to postpone the review of those items to further consider potential replacement fixtures. The Historic Preservation Permit Subcommittee forwarded the proposal for installation of crown molding under the drip edge with a recommendation of approval.
ii. Reference: *Tulsa Zoning Code*

**SECTION 70.070-F Standards and Review Criteria**

In its review of HP permit applications, the preservation commission must use the adopted design guidelines to evaluate the proposed work and must, to the greatest extent possible, strive to affect a fair balance between the purposes and intent of HP district regulations and the desires and need of the property owner. In addition, the preservation commission must consider the following specific factors:

1. The degree to which the proposed work is consistent with the applicable design guidelines;
2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
5. The purposes and intent of the HP district regulations and this zoning code.

Reference: *Unified Design Guidelines - Residential Structures*

**SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES**

**A.1 General Requirements**

Use the following guidelines as the basis for all exterior work:

A.1.1 Retain and preserve the existing historic architectural elements of your home.

A.1.2 If replacement of historic architectural elements is necessary, match the size, shape, pattern, texture, and directional orientation of the original historic elements.

A.1.3 Ensure that work is consistent with the architectural style and period details of your home.

A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

**A.6 Porches**

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

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

A.6.3 If replacement of deteriorated porch elements is necessary, use materials that maintain the character of the structure and the size, shape, pattern, texture, dimensions, and directional orientation of the original historic features.

A.6.4 To return the home to its original historic appearance, use physical or pictorial evidence. If no evidence exists, select porch features which are consistent with the architectural style of your home. Return enclosed porches to original historic open design (which can be staff approved).

A.6.5 If adding a railing or other porch elements where none exists, select porch elements (columns, railing design, trim, etc.) which are consistent with the architectural style of your home.

**A.5 Roofs**

A.5.1 Retain and preserve the original historic roof form (hipped, gabled, etc.) and pitch.

A.5.2 Do not remove character-defining architectural features of your roof, including, but not limited to, dormers, chimneys, cupolas, eaves, soffits, fascia boards, and decorative details, such as eave brackets, exposed rafter tails, or corbels.
A.5.3 If replacement of deteriorated architectural roof features 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 roof features.

.1 Elmwood – Match the original historic roof material

A.5.4 To return the home to its original historic appearance, use physical or pictorial evidence. If no evidence exists, select architectural roof features which are consistent with the architectural style of your home.

A.5.5 Replacement of existing roof covering—wood shingles, asphalt shingles, clay tile, etc.—with the same material does not require HP Permit review (for example, replacing an asphalt-shingled roof with asphalt shingles). Architectural shingles are encouraged.

A.5.6 When proposing to change the materials of your roof covering, replacement materials that maintain the character of the structure and the size, shape, pattern, texture, and directional orientation of the original historic roof covering will be considered on a case-by-case basis.

.1 Yorktown – Metal roofing is not allowed.

A.5.7 When replacing your roof covering, replace an entire roof section if it is visible from the street.
1010 North Denver Avenue - 2001

1010 North Denver Avenue – 2017 – light fixture and roof over front entry
Existing (top) and proposed (bottom) crown molding
Front entry

Existing crown molding and drip edge
TULSA PRESERVATION COMMISSION

STAFF REPORT
Thursday, August 11, 2022
HP-0384-2022

HP PERMIT NUMBER: HP-0384-2022

PROPERTY LOCATION: NORTHEAST CORNER OF EAST 17TH STREET SOUTH & SOUTH OWASSO AVENUE

DISTRICT: NORTH MAPLE RIDGE

APPLICANT: TULSA ENGINEERING & PLANNING

REPRESENTATIVES: JAKE AYALA & BRENT COX

A. CASE ITEMS FOR CONSIDERATION
   1. Resurfacing of parking lot
   2. Relocation of driveway
   3. Construction of landscape islands
   4. Replacement of light poles
   5. Modification and replacement of walls

B. BACKGROUND
   DATE OF CONSTRUCTION: 1980
   ZONED HISTORIC PRESERVATION: 1993; ORDINANCE AMENDMENT 2005
   NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT: 1983
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   1. Resurfacing of parking lot
   2. Relocation of driveway
   3. Construction of landscape islands
   4. Replacement of light poles
   5. Modification and replacement of walls
      i. Proposed is the reconstruction of a surface parking lot at the northeast corner of 17th Street and Owasso Avenue, which serves the Congregation B’nai Emunah campus. The proposed project involves resurfacing the parking lot, relocating the entrance, constructing islands for trees and other landscaping, replacing lighting, and replacing and modifying the existing walls along the perimeter of the lot. The western half of the parking lot is located within the North Maple Ridge Historic Preservation Overlay District, while the eastern half of the parking lot and the Synagogue on the south side of 17th Street are not. The new parking lot would be resurfaced in either asphalt or concrete, and the entrance would be shifted westward toward Owasso Avenue. Several landscape islands to accommodate landscaping now required by the Tulsa Zoning Code would be constructed throughout the parking lot. The existing light poles would be replaced with one pole on the west side of the parking lot within the boundaries of the overlay and another on the east
side outside the boundaries of the overlay. The existing walls running along 17th Street and Owasso Avenue would be replaced entirely. The wall running along 17th Street would be relocated a few feet to the north of its current location to accommodate additional landscaping, and it would maintain a level height as it moves west to east, tapering to ground level at the point where the wall meets the newly located driveway entrance. The wall along Owasso Avenue would match the height and location of the existing wall. The decorative concrete masonry unit blocks atop the retaining wall along the northern edge of the lot would be removed, and a brick veneer would be added to the south face of the wall. The retaining wall would otherwise remain intact. The proposed bricks to be used for the walls are intended to match the masonry on the Synagogue itself.

During the review of the application on August 4, 2022, the Historic Preservation Permit Subcommittee mainly discussed the proposed walls. According to the applicants, the medallions shown in the renderings would be one-foot (1'-0") cast stone squares, and the caps on the columns would be limestone. The application was 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 – Non-Residential and Mixed-Use 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 building.

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 building.

A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

**SECTION E – GUIDELINES FOR NON-CONTRIBUTING STRUCTURES**

**E.1 General Requirements**

E.1.1 For the purposes of this chapter, non-contributing structures are those listed as not contributing to the historic character of the district due to age or architectural style in the National Register Nomination for the district.
E.1.2 Non-contributing structures will be considered products of their own time. Do not attempt to create a false appearance of the predominant character and architectural style of the rest of the district.

E.1.3 Follow Section A (Rehabilitation) and Section B (Additions) as they relate to the character-defining elements of the non-contributing structure.

E.1.4 Ensure that work on non-contributing structures does not detract from or diminish the historic character of the overall district.

SECTION G – GUIDELINES FOR LANDSCAPE FEATURES, PAVING, AND SIGNAGE

G.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 building 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 within the front yard.

G.2.4 Surface parking lots do not support the historic character of the district. Construction of parking lots is strongly discouraged but will be considered on a case-by-case basis provided that the following guidelines are met:

1. Match the front setback pattern of the historic structures on the same side of the street. On corner lots, match the setback pattern of the historic structures on all adjoining streets. When the setback pattern of the historic structures on the same side of the street varies, locate the parking lot between the minimum and maximum of the prevailing setbacks.

2. The screening that is required by the Zoning Code shall meet the conditions of G.1.4 and G.1.5. Ensure that screening is of sufficient height and density to obscure the view of the parking lot from the street and adjacent historic structures.

3. When possible, provide vehicular access to the parking lot from an alley or arterial street to minimize the traffic impact on residential streets.
Existing Parking lot (view northeast)

Existing wall along 17th Street (view east)
Existing wall and sidewalk along Owasso Avenue (view south)

Existing entrance to parking lot (view northeast)
Existing parking lot and retaining wall (view north)

Existing light poles at entrance to parking lot (left, view west) and on west side of parking lot (right, view northwest)
Congregation B’nai Emunah south of 17th Street (view southeast)

Samples of proposed bricks
(1) 2'-0" WIDE BRICK COLUMN W/ CAP - SECTION
1/2 - 1'-0"

(2) 2'-0" COLUMN
CAST STONE CAP
BRICK ROWLOCK (TYP.)

(2) 8"X16" CONCRETE MASONRY UNITS ALTERNATING, FILL CAVITIES W/ GROUT FROM FOOTING TO TOP OF WALL
BRICK VENEER (BOTH SIDES)
BRICK SOLDIER COURSE
EXPANSION JOINT
FINISH GRADE VARIES

CONCRETE WALL/Footer AND REINFORCEMENT BY REGISTERED OKLAHOMA STRUCTURAL ENGINEER.
COMPACTED OR UNDISTURBED SUBGRADE

(2) BRICK WALL W/ CAP - SECTION
1/2 - 1'-0"

CAST STONE CAP
BRICK ROWLOCK (TYP.)
8" CONCRETE MASONRY UNIT
BRICK VENEER (TO MATCH SYN)
1" SQUARE CAST STONE MEDALLION

3/4" (TYP)
TOP OF PAVEMENT AT PARKING LOT
BRICK SOLDIER COURSE
EXPANSION JOINT

CONCRETE RETAINING WALL
EXPANSION JOINT

CONCRETE WALL/Footer AND REINFORCEMENT BY REGISTERED OKLAHOMA STRUCTURAL ENGINEER.
CONCRETE FOOTING
COMPACTED OR UNDISTURBED SUBGRADE
July 27, 2022

Tulsa Engineering  
9810 East 42nd Street-Suite 100  
Tulsa, OK. 74146

RE: Congregation B’naï Emunah

TO Whom It May Concern,

This letter is to certify that the DTP 673 Blend 138 Royal Birkdale heritage modular size will meet or exceed ASTM C-216-20, Type FBS, Grade SW, Class H40V specifications.

ACME BRICK COMPANY

Jim Ogg  
Denton Plant Manager

STATE OF TEXAS  
COUNTY OF DENTON

Subscribed and Sworn before me, a Notary Public, on this 27th day of July 2022.

My Commission Expires:

Mary Kress  
Notary Public, State of Texas  
Comm. Expires 12-18-2025  
Notary ID 2256249

220 E Daniels St • Denton, TX 76205-7601 • Tel: (940) 387-5804 • Fax: (940) 383-0359