TULSA PRESERVATION COMMISSION

STAFF REPORT
Tuesday, September 27, 2022
HP-0389-2022

HP PERMIT NUMBER: HP-0389-2022

PROPERTY ADDRESS: 1546 SOUTH YORKTOWN PLACE

DISTRICT: GILLETTE

APPLICANT: DARWIN OLSON

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Construction of porch on east side of residence
      *Historic Preservation Permit Review Date: September 20, 2022*

B. BACKGROUND
   DATE OF CONSTRUCTION: 1923
   ZONED HISTORIC PRESERVATION: 1989
   NATIONAL REGISTER LISTING: GILLETTE HISTORIC DISTRICT, 1982
   CONTRIBUTING STRUCTURE: YES, GASKILL HOUSE
   PREVIOUS ACTIONS:
      HP-18-009 – FEBRUARY 8, 2018 – TPC APPROVAL
      1. Construction of addition at northwest corner of residence

C. ISSUES AND CONSIDERATIONS
   1. Construction of porch on east side of residence
      i. Proposed is the construction of a porch on the east side of the residence. There is
currently a paved patio area along the front of the house that connects to a covered porch
on the south side of the residence. According to the applicant’s project description, the
purpose of the addition is to provide a small, covered area that will protect the front door
and those entering from the weather. The porch addition would extend six feet (6’-0”) from
the face of the residence and would be ten feet and six inches (10’-6”) wide. The
porch addition would feature open sides and an opening under the front archway, through
which the front door would remain visible. Materials, including the masonry, trim, and
roof, would match the existing residence.

   The residence is a contributing resource, and the nomination of the Gillette Historic
District describes its contributions to the historic significance of the district:

   The *Tulsa World* Model Home of 1923, located at 1546 South Yorktown Place, was
sponsored by the newspaper and was furnished by *Tulsa World* advertisers with the
latest in appliances, furnishings and accessories. Fifty thousand Tulsans visited it
furing [sic] the few weeks it was open to the public, and an entire section of the
newspaper was devoted to it on opening day.
During the review on September 20, 2022, the Historic Preservation Permit Subcommittee discussed the color of the masonry, the roof line of the existing gable, and the treatment of the archway and sides of the porch addition. The application was forwarded with a recommendation of approval with the conditions that there be no windows in the gable openings and that the eaves flare out on each side of the gable to match the existing gable roof line.

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 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.2.3 Limit paving within the street yard to primary driveways and sidewalks. Curb cuts and new driveways through the street yard are strongly discouraged for properties with alley access.

B.2.4 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.

B.2.5 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.

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.

B.4 Roofs

B.4.1 New roof features, such as dormers or cupolas, may be added to the existing roof, if the proposed elements maintain the scale, proportions, rhythms, and architectural character of the structure.

B.4.2 On additions, use roof forms, slope, detailing, and roofing materials that are consistent with the historic portions of the existing structure. Installation of metal roofs will be considered on a case-by-case basis.

B.5 Porches

B.5.1 When adding a porch or expanding an existing porch, maintain the character, detailing, scale, rhythm, and proportions of the existing historic structure.

B.5.2 When enclosing porches with glass or screens, maintain the existing rhythms, scale, proportions, appearance, and character of the structure. Hard wall enclosure of porches is strongly discouraged but will be considered on a case-by-case basis.

B.5.3 Ramps may be installed when required to achieve access to the first-floor level. Construct the ramp so that, in the future, it can be removed without significantly altering the original historic structure. Designing ramps to access porches from the side, so the front elevation is not obscured, is encouraged.
1546 South Yorktown Place – Gillette Historic District National Register Nomination, 1982

1546 South Yorktown Place – Present (view southwest)
1546 South Yorktown Place – Present (view northwest)
Streetscape (view northwest)

Streetscape (View southwest)
4 NEW East Elevation @ Porch
Scale: 1/4" = 1'-0"

5 NEW North Elevation @ Porch
Scale: 1/4" = 1'-0"
7) Foundation Plan @ Porch

Scale: 1/4" = 1'-0"
TULSA PRESERVATION COMMISSION

STAFF REPORT
Tuesday, September 27, 2022
HP-0392-2022

HP PERMIT NUMBER: HP-0392-2022

PROPERTY ADDRESS: 1528 SOUTH ST. LOUIS AVENUE

DISTRICT: SWAN LAKE

APPLICANT: IBTIHAL RAHIMA

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Construction of fence
      Project completed without an historic preservation permit
      Historic Preservation Permit Subcommittee Review Date: September 20, 2022

B. BACKGROUND
   DATE OF CONSTRUCTION: 1922
   ZONED HISTORIC PRESERVATION: 1994
   NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   1. Construction of fence
      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 is the construction of a wooden privacy fence in the street yard. Also completed
         was the installation of the windows, which will be addressed in a separate application.
         The applicant’s project description with a justification for the fence has been included.

         During the review of the application on September 20, 2022, the Historic Preservation
         Permit Subcommittee mainly discussed the height of the fence. Section 45.080 of the
         Tulsa Zoning Code established a maximum height of four feet (4’-0”) for fences located
         within any street setback. The application was forwarded with a recommendation of
         approval with the condition that the fence be reduced to four feet (4’-0”) up to the existing
         gate. Since that review, the applicant confirmed with her contractor that it would be
         possible to reduce the height of the fence and, if necessary, add a cap to match that of
         the gate.

         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**

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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.

.1 Elmwood – dry-stack retaining walls are not allowed
ATTACHMENT A: SUBMITTAL MATERIALS

PROJECT DESCRIPTION
Give a detailed description and justification for each repair, alteration, new construction, or demolition planned. Include description and condition of affected existing materials. Attach additional pages as needed.
Adding wooden fence adjacent to neighbor's existing chain-link fence for more privacy and to improve appearance. This property is a duplex with 1528'1/2 entrance at rear of property. Common complaints from tenants was that for guests to enter from the street to 1528'1/2 they would have to pass a large barking dog in neighbor's yard. (see attached for continuation)

PROJECT CHECKLIST

____ Digital color photographs of each elevation of the site, building(s), and project area(s) provided by email or memory device only. No external storage account invitations.
____ Product brochures, color photographs, and/or material samples when new or replacement materials are proposed.
____ Site plan, no larger than 11x17, to scale with dimensions and north arrow showing location of structures and project area or landscape features in respect to building line, property line, and adjacent structures on all sides.
____ Elevation sketches or renderings to scale with dimensions showing location of work required for changes on exterior walls, additions, and new construction
____ Window Survey Form for proposed window repair or replacement (see Attachment B)

FOR ADDITIONS AND NEW CONSTRUCTION, THE FOLLOWING ARE REQUIRED IN ADDITION TO THE ABOVE:

____ Site Plan, Floor Plans, and Elevations should be at a scale of 1 inch = 20 feet, or greater
____ Architectural rendering (optional)
____ Legal description of the property as recorded on the deed
____ Location of all existing and proposed structure(s), with front and side setback distances indicated
____ Percentage of slope on lot
____ Location of existing and proposed retaining walls, sidewalks, and driveways with front and side setbacks indicated
____ An additional site plan showing approximate height, width and front setback of proposed project and all adjacent structures to show relationship to neighborhood
____ Floor plan to scale with dimensions required for additions and new construction

ATTACHMENT B: WINDOW SURVEY FORM (if applicable- see Window Repair and Replacement Guide)
Neighbor also has a clothesline at the rear with clothing drying on them. Tenants and their guests would have to pass that to enter the duplex.

The front fence spans 52 feet plus the 10 foot gate and includes a divider fence into the south side of the property (entrance to 1528 ½). Materials used for fence: 1X4X6 cedar pickets, treated 2X4 cross-arm, 2 ½ in square steel posts. The pickets are screwed into the 2x4’s and the posts are cemented into place.
Drive

All edges of property

1528 S St Louis

House

16th Street

1530 S Saint Louis

Front retaining wall

Tree

Old fence removed

North

DATE blank
PROJECT blank
JOB NO. blank

BY blank
CHK. blank
SUBJECT blank

PROJECT COMPUTATIONS

NO. blank
OF blank
SHEETS blank
REGISTERED LAND SURVEYOR'S MORTGAGE INSPECTION REPORT

MAINTAINED ESMT. (BK 271, PG 628)

150.0'

50.0'

60.0'

33.4' 33.4'

35.9'

26.6' 27.3'

1-STORY WOOD SIDED HOME

150.0'

50.0'

60.0'

33.4' 33.4'

35.9'

26.6' 27.3'

1-STORY WOOD SIDED HOME

(Special Exception):

WARRANTY DEED WITH RESTRICTIVE COVENANTS記錄 IN BOOK 103, PAGE 150 OF THE RECORDS OF THE TULSA COUNTY CLERK. AFFECTS THE SUBJECT TRACT.

DEED OF DEDICATION RECORDED IN BOOK 39, PAGE 299 OF THE RECORDS OF THE TULSA COUNTY CLERK. AFFECTS THE ORCUTT ADDITION SUBDIVISION.

ORDINANCE VACATING ALLEY FILED JULY 29, 1919 RECORDED IN BOOK 271, PAGE 626 OF THE RECORDS OF THE TULSA COUNTY CLERK. AFFECTS THE SUBJECT TRACT AS SHOWN.

WARRANTY DEED WITH EASEMENT RECORDED IN BOOK 1243, PAGE 414 OF THE RECORDS OF THE TULSA COUNTY CLERK. DOES NOT ADVERSELY AFFECT THE SUBJECT TRACT, GIVES SUBJECT TRACT ACCESS TO 15TH STREET.

EASEMENT RECORDED IN BOOK 3237, PAGE 850 OF THE RECORDS OF THE TULSA COUNTY CLERK. DOES NOT ADVERSELY AFFECT THE SUBJECT TRACT, GIVES SUBJECT TRACT ACCESS TO 16TH STREET.

ORDINANCE NO. 18139, RECORDED AS DOCUMENT NO. 2009114761 OF THE RECORDS OF THE TULSA COUNTY CLERK. AFFECTS THE SUBJECT TRACT.


LEGAL DESCRIPTION:

LOT SEVEN (7), BLOCK FIVE (5), ORCUTT ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH 10 FEET OF VACATED ALLEY AND ADJOINING SAID LOT AND WITHIN THE NORTHERLY & SOUTHERLY LINES THEREOF EXTENDED.

PHYSICAL ADDRESS: 1528 S. ST. LOUIS AVE., TULSA, OK 74120

SURVEYOR'S STATEMENT:

1. ALBERT JONES III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA HEREBY STATE THAT IN MY PROFESSIONAL OPINION THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES, AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED THAT THE ABOVE INSPECTION PLAT SHOWS ALL EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND SURVEY; THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS, THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION PLAT IS PREPARED SOLELY FOR THE CLIENT LISTED HEREIN AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION, AND THAT NO RESPONSIBILITY OR LIABILITY IS ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE OWNER OR OCCUPANT.

FILE #: 15100593
BUYER: HASSAN ABOUNOUJI
CLIENT: APEX TITLE & CLOSING SERVICES, LLC

ATLAS LAND OFFICE, LLC
202 SOUTH MAIN, WAGONER, OK 74467
WWW.ATLASLANDOFFICE.COM
INFO@ATLASLANDOFFICE.COM
CA#6752 EXP. 6-30-2016
PHONE: (918) 485-9987

ALBERT JONES III
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580
12-7-15
TULSA PRESERVATION COMMISSION

STAFF REPORT
Tuesday, September 27, 2022
HP-0393-2022

HP PERMIT NUMBER: HP-0393-2022

PROPERTY ADDRESS: 1343 EAST 20TH STREET

DISTRICT: SWAN LAKE

APPLICANT: ALAN HOLCOMBE

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Replacement of driveway
      Historic Preservation Permit Subcommittee Review Date: September 20, 2022

B. BACKGROUND
   DATE OF CONSTRUCTION: 1928
   ZONED HISTORIC PRESERVATION: 1994
   NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS:
   COA – JUNE 8, 1995 – TPC APPROVAL
      1. Removal of cupola

   COA – JUNE 13, 2002 – TPC APPROVAL
      1. Replacement of asphalt shingles with tile roof with the condition that the existing tile roof be matched
      2. Construction of porte cochere addition with the condition that the Alternate Porte Cochere Drawing dated 06-11-2001 be used and the materials match existing
      3. Construction of new enclosed entry and relocation of existing front door, casement window, and light fixture with the step back approximately 2 ½ feet replicating the brackets that support the roof
      4. Construction of detached garage under existing stone terrace patio at entry to home

   HP-17-024 – MARCH 28, 2017 – TPC APPROVAL
      1. Replacement of composite material on roof with tile which matches the existing tile

C. ISSUES AND CONSIDERATIONS
   1. Replacement of driveway
      i. Proposed is the replacement of the driveway. The steps in the center of the existing driveway would not be reconstructed. The construction of a walkway and steps was previously submitted as part of the application, but those items were withdrawn by the applicant. Also originally proposed was the expansion of the driveway to a total width of
twenty feet (20'-0") wide at the street and within the street yard. However, during the review of the application on September 20, 2022, the Historic Preservation Permit Subcommittee recommended approval with the following conditions:

- That the existing driveway only be replaced, without the expansion;
- An option of increasing the existing driveway by one foot (1'-0") to two feet (2'-0"); and
- That the steps be retained.

The applicant has revised the application to replace the existing driveway without the expansion but still wishes to remove the steps due to concerns about the functionality and safety of the driveway.

ii. Reference:  *Tulsa Zoning Code*

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

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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.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.

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.
Examples of nearby driveways submitted by the applicant
ORIGINAl SITE PLAN - Proposal no longer includes steps, walkway, or expanded driveway
ABOUT US

DECADES OF EXPERIENCE
We continue the tradition of completing high-quality projects since starting as a father-and-son team in Arkansas in 1987. Since moving to Oklahoma in 1997, we’ve brought great joy to many customers in several states.

We provide free in-person estimates, and every job gets a Project Manager to keep your job on track and ensure quality standards. Our processes and team members deliver expert results.

DOZENS OF POSITIVE REVIEWS
We are a family business that strives for quality and customer satisfaction.

We have over 100 5-star reviews across Google, Facebook, and the Better Business Bureau (BBB).

CONTINUALLY IMPROVING
Our management team and field workers provide excellent service and results because we’ve been perfecting our skills for decades.

We work hard to meet and exceed expectations, so you enjoy your outdoor upgrades and want to refer family and friends.

LICENSED, BONDED & INSURED
We maintain any required licenses and bonding in the states we operate. We have a million-plus liability policy.

If requested, we are happy to provide policy documentation and a lien release.

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We provide best-value, accurate pricing because we bid in-person. We evaluate the surrounding environment and are able to discuss all your ideas thoroughly.

If interested in financing, we can provide several recommendations for amounts ranging from $3,500 to $50,000 or more.

CONTRACT & SCHEDULING
Upon your acceptance of the contract, we will schedule your job (weather-dependent) and assemble the crew to best complete your job.

Our protocols and 10-step process meet or exceed engineering specifications. We deliver commercial-grade quality on all jobs, even for our residential clients.

ON-SITE THROUGH COMPLETION
Management usually visits each job site twice per day to avoid delays and ensure we deliver you with high-quality results, as per the contract. Upon completion, management will conduct a final quality control inspection.

RETAINING WALLS
Retaining walls are designed to permanently hold back erosion. They can also be used to improve the aesthetics of your landscaping, such as creating a hill to enclose a garden.

FLATWORK
More than half of our jobs each year are concrete flatwork, which includes driveways, patios, porches, walkways, and steps. It can be colored and/or stamped for a more decorative look.

OUR SERVICES

PATIOS & CONSTRUCTION
We build patios, pergolas, pavilions, outdoor kitchens, fire pits, and more.

We use materials to last decades and follow engineer specifications. Pride and joy are put into each unique project.

HOME IMPROVEMENT
Our highly skilled crews install roofing, energy-efficient doors and windows, and even room additions to increase your home’s square footage.

We can repair your home or expand its size and value.

“I had my driveway replaced and widened. Summit Concrete and their crew did exactly what they told me they would do. Several of my neighbors have watched the process and liked what they saw. As a result, they have asked me for Summit’s contact information, which I gladly provided.”
Charles B. (BBB, 2018)

“Had LARGE Driveway installed in October 2016. Work crew and schedule worked out very well; AND made it through a mild winter with of course no problems. Extremely good to date: what a LARGE difference a good driveway makes to our home.”
T.F. (Google, 2016)
HP PERMIT NUMBER: HP-0394-2022

PROPERTY ADDRESS: 1107 EAST 21ST STREET

DISTRICT: NORTH MAPLE RIDGE

APPLICANT: RANCHERS PIPE & STEEL

REPRESENTATIVE: JIM ALLEN; FREIDA & DON ROBERTSON

A. CASE ITEM FOR CONSIDERATION
   1. Installation of gate at driveway

B. BACKGROUND
   DATE OF CONSTRUCTION: 1922
   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. Installation of gate at driveway
      i. Proposed is the installation of a gate at the driveway, which is at the side of the house facing Norfolk Avenue. The gate would be located approximately twelve feet (12'0") from the back of the sidewalk and would have two components: a six-foot (6'0") tall, double-swing gate would run across the driveway, and a five-foot (5'0") tall pedestrian gate would run between the driveway and the fence to its north.

      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:
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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 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 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.
.1 Elmwood – dry-stack retaining walls are not allowed
1107 East 21st Street – Present (view northeast)
1107 E 21st St
Tulsa, OK 74114
Building

Indicates where gate will be installed
72" tall Ornamental Single Gate.

Specifications:

4" x 4" Hinge Post with Flat Pressed Steel Post Cap, 12" post footing diameter and 36" post footing depth.

The opening width of the Gate is 240".

2" Top Rail.

2" Middle Rail.

2" Bottom Rail.

3/4" Picket with Pressed Point Picket Cap. There is a 4" space between each picket with a 4.75" space on each end. 4" rings welded.

Gate is hung with Barrel Hinges. Gate is secured with a gate operator.

Ranchers Pipe and Steel
7105 E Admiral Suite 300
Tulsa, OK 74115
918-836-3151

"72" X 240" Ornamental Double Swing Gate"
Ornamental Single Swing Gate 60" x 60"

Specifications:
4" x 4" x 48" Hinge Post with Flat Pressed Steel Post Cap, 12" post footing diameter and 24" post footing depth.

The opening width of the Single Gate is 60".

2" Top Rail.

2" Middle Rail.

2" Bottom Rail.

3/4" Picket with Pressed Point Picket Cap. There is a 3.7875" space between each picket. 4" Rings.

Gate is hung with Barrel Hinges. Gate is secured with a Lokk Latch.

The Double Gate & The Pedestrian Gate are Style.