



TULSA PRESERVATION COMMISSION

STAFF REPORT

Tuesday, May 23, 2017

HP-17-046

HP PERMIT NUMBER: HP-17-046

PROPERTY ADDRESS: 1851 EAST 17TH STREET

DISTRICT: YORKTOWN HISTORIC DISTRICT

APPLICANT: MARTY MCMAHON

REPRESENTATIVES: NONE

A. CASE ITEMS FOR CONSIDERATION

1. Reconstruction of screened-in porch
 2. Repair of ceiling on porch
 3. Installation of fascia on rafter tails to provide attachment for gutters
- Work started without a Historic Preservation Permit*

B. BACKGROUND

DATE OF CONSTRUCTION: CA. 1922

ZONED HISTORIC PRESERVATION: 1995

NATIONAL REGISTER LISTING: YORKTOWN HISTORIC DISTRICT, 2002

CONTRIBUTING STRUCTURE: YES

PREVIOUS ACTIONS:

COA – DECEMBER 9, 2004 – TPC APPROVAL

Removal of asbestos siding and restoration of wood siding

COA – JUNE 9, 2005 – TPC APPROVAL

Replacement of existing rock steps and sidewalk in front yard with concrete and no change to square footage

Application of paint to new concrete on porch to match existing colors, if desired

C. ISSUES AND CONSIDERATIONS

1. Reconstruction of screened-in porch
2. Repair of ceiling on porch
3. Installation of fascia on rafter tails to provide attachment for gutters

- i. The applicant proceeded with reconstruction of the porch without a Historic Preservation Permit as he assumed no permit would be required. Upon notification of the requirement, the applicant immediately submitted an Application Form. The reconstruction of the porch will rely on pictorial evidence with some alteration of its appearance as depicted in the Survey Photograph. Additional proposals include the repair of the ceiling of the porch with the replacement in kind of damaged material and the installation of fascia on the exposed rafter tails for the attachment of gutters.
- ii. Reference: *Unified Design Guidelines - Residential Structures*

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.1 General Requirements

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

A.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.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.



1851 East 17th Street – Survey Photograph – July 11, 2007



1851 East 17th Street – May 18, 2017