



# TULSA PRESERVATION COMMISSION

## STAFF REPORT

Tuesday, July 25, 2017

HP-17-075

HP PERMIT NUMBER: HP-17-075

PROPERTY ADDRESS: 1823 EAST 17<sup>th</sup> PLACE

DISTRICT: YORKTOWN HISTORIC DISTRICT

APPLICANT: CASEY FANNING

REPRESENTATIVES: NONE

### A. CASE ITEMS FOR CONSIDERATION

1. Adjustment of height of pier on front porch
  2. Construction of caps with concrete masonry units
- Application to amend previous approval of an application by Tulsa Preservation Commission on June 27, 2017*

### B. BACKGROUND

DATE OF CONSTRUCTION: CA. 1922

ZONED HISTORIC PRESERVATION: 1995

NATIONAL REGISTER LISTING: YORKTOWN HISTORIC DISTRICT, 2002

CONTRIBUTING STRUCTURE: YES

PREVIOUS ACTIONS:

HP-17-062 – JUNE 13, 2017 – STAFF APPROVAL

Removal of non-historic siding

HP-17-062 – JUNE 27, 2017 – TPC APPROVAL

1. Construction of piers and columns on front porch with the condition that each column be placed on a cast concrete cap with a height of four inches (0'-4") and a reveal of at least one-and-a-half inch (0'-1-1/2")
2. Installation of shake siding on gable

### C. ISSUES AND CONSIDERATIONS

1. Adjustment of height of pier on front porch
2. Construction of caps with concrete masonry units
  - i. The applicant has proceeded with the construction of the piers, adjusting the height of the middle pier to match the appearance of the porch of the residence located at 1827 East 17<sup>th</sup> Place and creating the caps from separate concrete masonry units. However, the heights of the piers were supposed to be identical, and the caps were supposed to be single pieces of cast concrete. An amendment to the previously approved application has been proposed to address these conditions.

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.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.

