



# TULSA PRESERVATION COMMISSION

## STAFF REPORT

Thursday, April 12, 2018

HP-18-024

**HP PERMIT NUMBER:** HP-18-024

**PROPERTY ADDRESS:** 1565 SOUTH YORKTOWN AVENUE

**DISTRICT:** YORKTOWN HISTORIC DISTRICT

**APPLICANT:** ALFREDO MADRID

**REPRESENTATIVE:** BRIAN SELLERS

### A. CASE ITEMS FOR CONSIDERATION

1. Replacement of columns

*Work completed without an 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:** NONE FOUND

**HP-17-097 – SEPTEMBER 14, 2017 – TPC DENIAL**

Replacement of columns on front porch

### C. ISSUES AND CONSIDERATIONS

1. Replacement of columns

- i. The applicant proceeded with the replacement of the wrought-iron columns previously on the porch after assessment of their condition. The newly installed columns are cedar posts to which brackets have been attached.

- 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.



1565 South Yorktown Avenue – Survey 2001



1565 South Yorktown Avenue – March 2018