



TULSA PRESERVATION COMMISSION

STAFF REPORT

Thursday, July 11, 2019

HP-0112-2019

HP PERMIT NUMBER: HP-0112-2019

PROPERTY ADDRESS: 1232 EAST 18TH STREET

DISTRICT: NORTH MAPLE RIDGE HISTORIC DISTRICT

APPLICANT: JODY L. COLLINS

REPRESENTATIVES: NONE

1. CASE ITEMS FOR CONSIDERATION

1. Construction of retaining wall

2. BACKGROUND

DATE OF CONSTRUCTION: 1928

ZONED HISTORIC PRESERVATION: 1993: ORDINANCE AMENDMENT 2005

NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC DISTRICT: 1983

CONTRIBUTING STRUCTURE: NO

PREVIOUS ACTIONS:

HP-16-080 – NOVEMBER 10, 2016 – TPC DENIAL

1. Remove damaged siding on dormers and rear porch and replace with HardiePlank Lap Siding
2. Replace windows on rear porch with vinyl, single-hung windows
3. Install Plantation Shutters on north façade of residence

Work started without a Historic Preservation Permit

HP-16-089 – DECEMBER 8, 2016 – TPC APPROVAL

1. Remove damaged siding on dormers and rear porch and replace with Hardie-Plank Lap Siding
2. Replace windows on rear porch with vinyl, single-hung windows with condition that exterior muntins are applied
3. Replace dormer windows on south facade

HP-0007-2018 – MAY 22, 2018 – TPC APPROVAL

1. Replacement of chain-link fence with wooden fence

3. ISSUES AND CONSIDERATIONS

1. Construction of retaining wall
 - i. Proposed is the replacement of the ties on the site with a VERSA-LOK Retaining Wall System. The wall would extend from the driveway northward along the eastern side of the site. During the review by the Tulsa Preservation Commission on June 25, a sample of the material was requested, and the applicant agreed to continuation of the review during the Regular Meeting of the Tulsa Preservation Commission on July 11.

ii. References: *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 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



N

17 FT

0. LIGHT PDL

0.5 STAIRS 115 FT

WALL

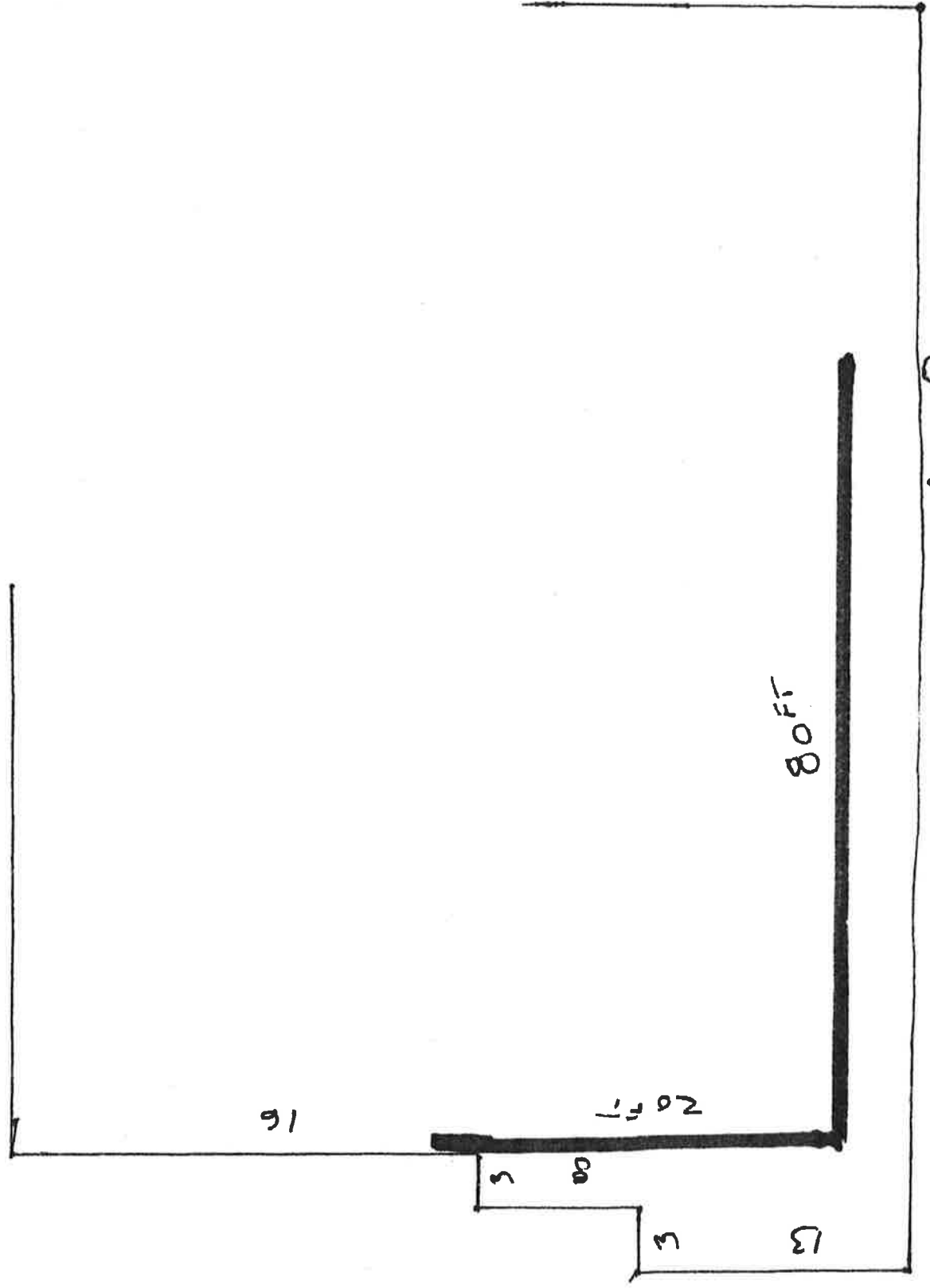
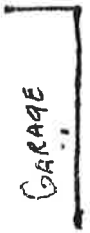
80 FT

20 FT

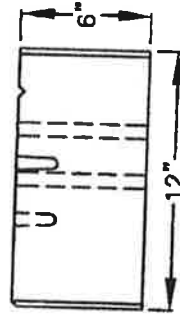
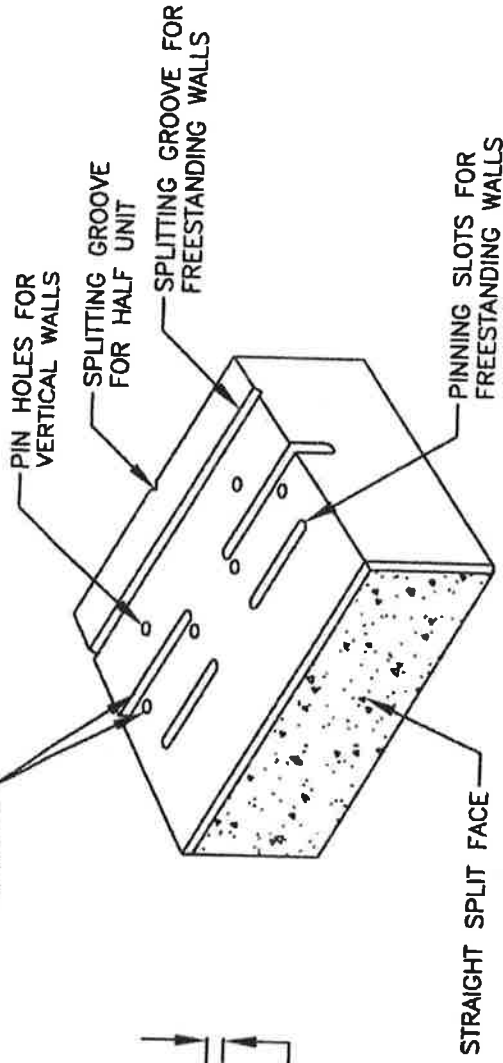
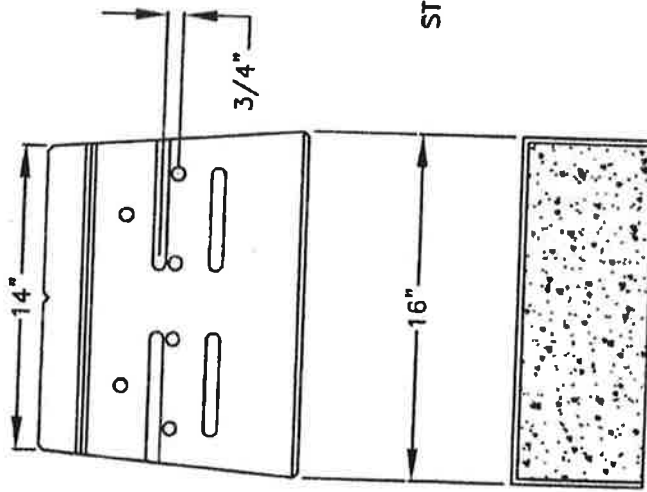
16

SIDE WALK

GARAGE



PIN HOLES AND SLOTS FOR 3/4" SETBACK WALL CONSTRUCTION



VERSA-LOK UNIT
 UNIT DIMENSIONS
 SCALE: NONE

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.



VERSA-LOK®
 Retaining Wall Systems
 (800) 770-4325 fax (851) 770-4068
 8348 Hwy 38 Sta 1, Odessa, LA 70562

VERSALOK STANDARD DETAILS	DATE: 11/27-11
STANDARD UNIT	DRAWN BY: PPS
	CHECKED BY:
	DATE: 10/2007
REV. NO. and description: none	

