HP PERMIT NUMBER: HP-0586-2024

PROPERTY ADDRESS: 1711 SOUTH TROOST AVENUE

DISTRICT: SWAN LAKE

APPLICANT: GLENGDA ARMSTRONG

REPRESENTATIVE: N/A

A. CASE ITEMS FOR CONSIDERATION
   1. INSTALLATION OF HANDRAIL

B. BACKGROUND
   DATE OF CONSTRUCTION: 1919
   ZONED HISTORIC PRESERVATION: 1994
   NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS: NONE FOUND

B. ISSUES AND CONSIDERATIONS
   1. The applicant proposes the installation of a handrail on the left and right side of the concrete porch step for safety reasons. The proposed handrail is a single post wrought iron rail that would be installed in the ground. The proposed rail is gray and 58 (fifty-eight) inches in height.

       2. 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.

          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, bulk-heads, 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.

1995 Survey Photo
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.

I am 70 years old with feet, knees & back issues which impact my strength, balance and stability. I need the handrails to prevent a fall.

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)
Single Post Handrail Wrought Iron Post Mount Step Grab Supports in Ground Long Post Fits 1 or 2 Steps Grab Rail Single Post Railing (Gray)

About this item
- [MAIN PARAMETERS] - The in-ground single post handrail fits 1 or 2 step railing for stairs.
- [REAL WROUGHT IRON] - This single post wrought iron rail is very stout and most of the visible welds are covered by an attractive cast iron cover. The post are fused together with decorative cast iron parts at the transition points.
- [STEADY & DELICATE DESIGN] - Designed with powder coating technology, welded steel with hand forged scrolls, the in ground ornamental top rail is constructed with stylish matte gray.
- [EASILY SET UP & CLEAN] - Two options available for easy indoor or outdoor use.
EFFECTLESS INSTALLATION
In-ground mounting saves your time & energy

 afflicted

Dig a 18" hole and filled with concrete

Roll over image to zoom in

Rolling (Gray)
Visit the VEVOR Store
4.6 ★★★★★ 178 ratings
Amazon's Choice Overall Pick
50+ bought in past month

$94.99
Or $31.67/mo (3 mo). Select from 2 plans
FREE Returns
Save up to 9% with business pricing. Sign up for a free Amazon Business account

Brand LOVSHARE
Material Wrought Iron
Color Gray
Item Weight 10.3 Pounds
Finish Type Powder Coated

About this item
- [MAIN PARAMETERS] - The in-ground single post handrail fits 1 or 2 step railing for stairs.
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- [EASILY SET UP & CLEAN] - Two options available for easy indoor or outdoor installation. Easily mounts to the soil of the garden and cements or bricks.
- [WIDE APPLICATION] - The single post outdoor handrail is widely used for gardens, residential buildings, commercial office buildings, hotels, etc.

Customer ratings by feature
Sturdiness ★★★★★ 4.6

Other sellers on Amazon
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Create a free account
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Product information

Technical Details

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Additional Information

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<td>Date First Available</td>
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Warranty & Support

Amazon.com Return Policy: Amazon.com Voluntary 30-Day Return Guarantee: You can return many items you have purchased within 30 days following delivery of the item to you. Our Voluntary 30-Day Return Guarantee does not affect your legal right of withdrawal in any way. You can find out more about the exceptions and conditions here.

Manufacturer's warranty can be requested from customer service. Click here to make a request to customer service.

Feedback

Would you like to tell us about a lower price?
1-2 STEPS SINGLE POST HANDRAIL
A great helper for your family members

Roll over image to zoom in

$94.99
Or $31.67 /mo (3 mo). Select from 2 plans
FREE Returns
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<td>4.5</td>
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See all reviews

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