

HP PERMIT NUMBER: HP-0708-2025

PROPERTY ADDRESS: 1214 South Newport Avenue

DISTRICT: TRACY PARK

APPLICANT: Ashley Wozniak **REPRESENTATIVE:**

N/A

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of fascia with Hardie board
2. Removal of corbels

B. BACKGROUND

DATE OF CONSTRUCTION: 1929

ZONED HISTORIC PRESERVATION: 2023

NATIONAL REGISTER LISTING: TRACY PARK HISTORIC DISTRICT, 1982

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION: NR Description

PREVIOUS ACTIONS: None Found

B. ISSUES AND CONSIDERATIONS

1. The applicant states the current fascia is plywood and would like to replace it with 1 by 8, smooth Hardie-board. The applicant also proposes the replacements of the corbels on the front façade. The applicant believes they are not original to the home.

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.

3. 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.5.3 If replacement of deteriorated architectural roof features 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 roof features.
- .1 Elmwood – Match the original historic roof material
- A.5.4 To return the home to its original historic appearance, use physical or pictorial evidence. If no evidence exists, select architectural roof features which are consistent with the architectural style of your home.
- A.5.5 Replacement of existing roof covering—wood shingles, asphalt shingles, clay tile, etc.—with the same material does not require HP Permit review (for example, replacing an asphalt-shingled roof with asphalt shingles). Architectural shingles are encouraged.
- A.5.6 When proposing to change the materials of your roof covering, replacement materials that maintain the character of the structure and the size, shape, pattern, texture, and directional orientation of the original historic roof covering will be considered on a case-by-case basis.
- .1 Yorktown – Metal roofing is not allowed.
- A.5.7 When replacing your roof covering, replace an entire roof section if it is visible from the street.

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.



January 2022



March 2025





Corbels



Applicant provided neighborhood examples with no corbels

HP PERMIT NUMBER: HP-0684-2025

PROPERTY ADDRESS: 1204 S Newport Ave

DISTRICT: TRACY PARK

APPLICANT: Greg Eimen

REPRESENTATIVE: N/A

A. CASE ITEMS FOR CONSIDERATION

1. Removal of wood porch columns
2. Installation of new capped brick columns on porch and stairs

B. BACKGROUND

DATE OF CONSTRUCTION: 1923

ZONED HISTORIC PRESERVATION: 2023

NATIONAL REGISTER LISTING: TRACY PARK HISTORIC DISTRICT, 1982

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION: 2-story brick Prairie Style residence, with a hipped roof, boxed eaves, double hung windows. A symmetrical front entry and wide porch has large square brick supports with a matching low brick walled patio(enclosed) to the north and steps leading to a porte cochere to the south that is typical of an American Four-Square.

PREVIOUS ACTIONS:

HP-0684-2025-A - July 2025 - TPC Approval

3. Rebuild/Install of a new low brick porch wall on the front portion of northeast side of the wraparound porch/patio
4. Replace existing wood siding with new brick porch walls on back portion of northwest corner and east side of enclosed porch.
5. Install new casement windows on the north and east side of the enclosed porch

HP-0683-2025 - July 2025 - Staff Approval

1. Removal of non-historic porch enclosure (wood siding)
2. In-kind repair/replacement of concrete porch/patio floor

HP-0456-2023 - June 2023 - TPC Approval

1. Replacement of retaining wall south of driveway

B. ISSUES AND CONSIDERATIONS

1. Staff have approved the in-kind the replacement of the concrete porch/patio floor and steps and while doing so the applicants would like to
 1. Remove the existing wood porch columns on the front porch. The applicant believes that the colonial columns are not original due to the cuts and "newer" concrete pours under the posts and the fact that the current columns are shimmed and do not fit under the porch beam (they stick out) it is likely the

piers were shorter and not load bearing but may have been removed and replaced with the existing columns.

2. Install two shorter porch brick columns on the porch and stairs to coordinate with the existing tall brick porch columns that will then be capped with historic caps excavated from the applicant's backyard and/or matched with existing.

At the July 10th, 2025, meeting, the subcommittee moved to forward proposal items 1 and 2 to the full Commission with no recommendation and asked the applicant to provide staff with neighborhood examples of similar columns and additional options for the Commission to consider.

Separately, the subcommittee recommended approval as presented for proposal items 3, 4 and 5. **Cited Guidelines:** A.2.2, A.2.3, A.4.7 and A.6.1, A.6.3

The applicant has provided the request drawings, project explanation and photos that were presented at the July 17th, 2025, Tulsa Preservation Commission meeting.

At the July 17th, 2025, Tulsa Preservation Commission meeting, the commission voted to approve proposal items 3, 4 and 5 as presented and elected to continue proposal items 1 and 2.

The applicants have since explored several porch columns and post options since the last commission meeting and the applicant would like to remove the existing wood columns and restore them to a shorter more historic square brick pillar style (with no posts) and top with the excavated caps from their yard that match existing caps located at other points along the porch and matching those proposed on the new stairs as discussed in the previous commission meeting.

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.

3. 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.2 Exterior Walls

- A.2.1 Retain and preserve the original historic wall materials and character-defining details, including, but not limited to, window and door trim, eave brackets, and embedded porch columns.
- A.2.2 To return the home to its original historic appearance, remove non-historic siding and trim. Repair and restore the underlying historic siding, trim, and details. Removal of non-historic siding is encouraged (and may be staff approved).
- A.2.3 If replacement of deteriorated wall materials is necessary, use matching materials (wood, brick, etc.) that maintain the size, shape, pattern, texture, and directional orientation of the original historic material.
- A.2.4 When proposing to use materials different from the original historic wall materials, replacement materials that maintain the character of the structure and the size, shape, pattern, texture, and directional orientation of the original historic siding will be considered on a case-by-case basis.
- A.2.5 In order to maintain the historic appearance of the structure, do not apply paint to unpainted brick or stone walls. Staff can approve the removal of paint from brick or stone surfaces to return the structure to its original historic appearance. Repainting previously painted surfaces does not require HP Permit review.

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.



May 2025 Survey Photo



Historic Preservation

Permit

APPLICATION FORM

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.

We will be removing the existing enclosed patio along the north end of the home, remove the roof on the Northeast corner of the patio, remove the columns on the front staircase and remove the entire concrete patio. We will then reinstall the concrete patio at the same dimensions as original, install new front columns with brick bases and wood pillars above and re-enclose a portion of the north end of the patio below the original covered portion. This new enclosure will be fully bricked and include casement windows along the North and East walls. The Northeast roof will not be replaced.

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)



Front Entry - East Elevation



Northeast Elevation



North Elevation



Covered Patio Floor - Carpet



Northeast Corner - Damage 1



Northwest Corner- Damage



East Patio - Separation Damage



Northeast Corner - Damage 2



North Patio - Separation Damage



Replacement Brick



Brick Comparison



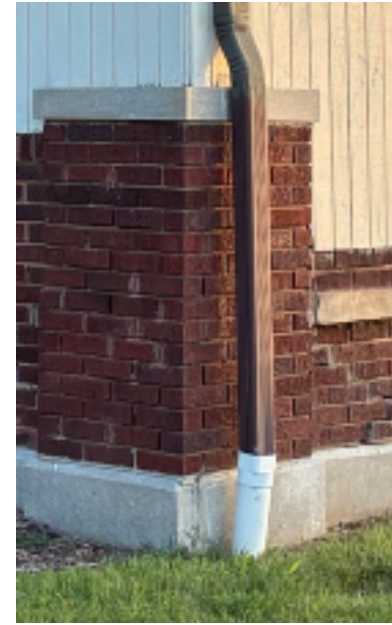
East entry patio damage



Existing East Entry Column



East patio floor

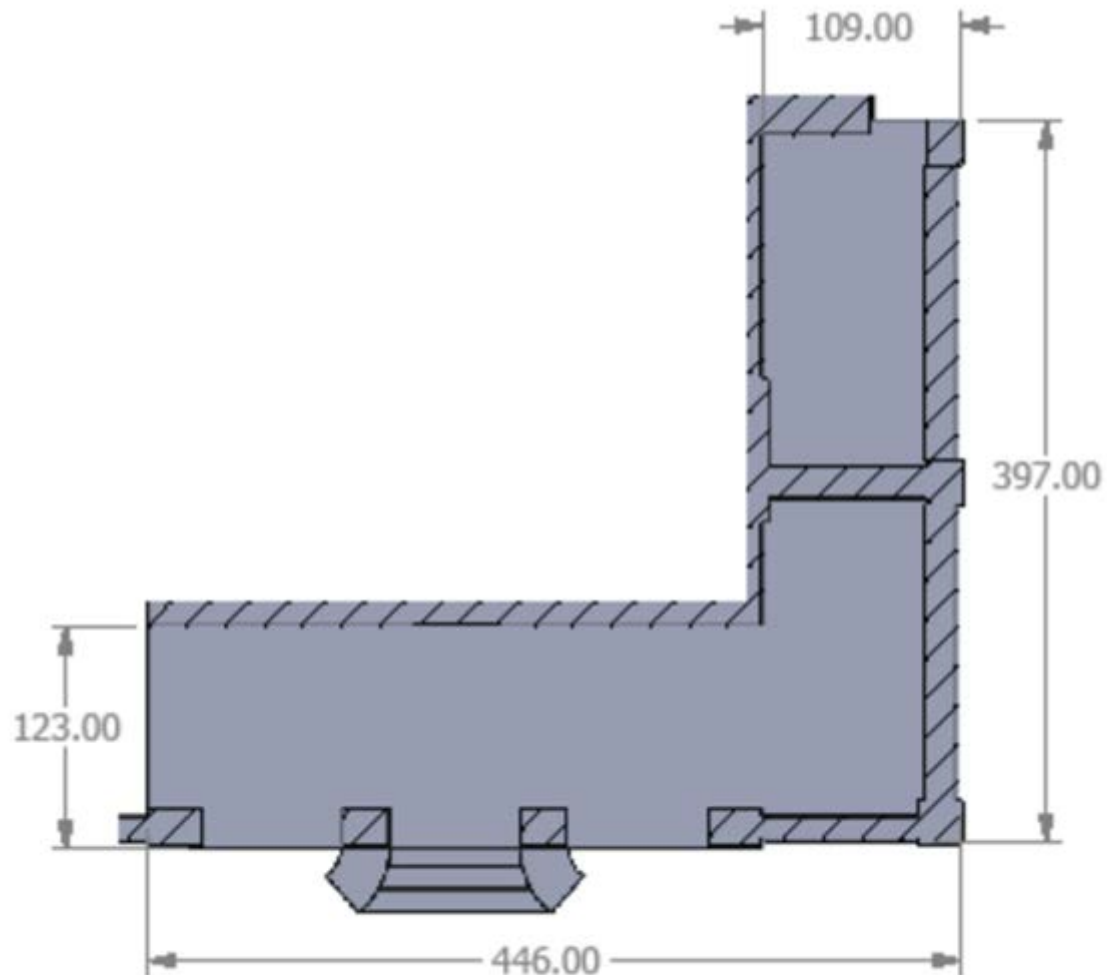


EXISTING



PROPOSED

1204 S. NEWPORT AVE
PATIO PROJECT



PLAN VIEW
LOOKING DOWN

Proposed Plan: Restore square brick columns on porch, rebuild steps and add brick detail and cap as shown.