

HP PERMIT NUMBER: HP-0728-2025

PROPERTY ADDRESS: 823 North Cheyenne Avenue

DISTRICT: Brady Heights/ The Heights

APPLICANT: Chance Dobson

REPRESENTATIVE: N/A

A. CASE ITEMS FOR CONSIDERATION

1. Construction of driveway in street yard
2. Removal of addition on north side of east façade
3. Construction of porch
4. Alteration of roof on enclosed porch
5. Replacement of vent in gable on east façade
6. Replacement of siding with shingles in gable on east façade
7. Replacement and installation of siding
8. Installation of French doors on east façade
9. Installation of screen door on north side of enclosed porch
10. Replacement of windows with screens on enclosed porch
11. Installation of light fixture on east façade
12. Construction of safety rail
13. Construction of fence in street yard

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1917

ZONED HISTORIC PRESERVATION: 1999

NATIONAL REGISTER LISTING: BRADY HEIGHTS HISTORIC DISTRICT, 1980

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION: Craftsman Bungalow

PREVIOUS ACTIONS:

COA – January 12, 2006 – TPC Approval

Repair and replace original eave details, siding materials, and decorative details with like materials and characteristics with the following conditions: to recommend approval of open eaves; that the front eave projections be restored; and replacement of all exterior materials would be to match the existing based on the old photographs; that the exposed soffits, decking, and bead board should be similar in design and appearance.

COA-15-062 – January 14, 2016 – TPC Approval

Reconstruct character-defining features to front façade according to plans submitted:

Replacement of non-original door with Craftsman-style three-light, three paneled wood door as submitted

Replace non-original gable vent with a wood vent

Install fascia trim according to drawings submitted

Replace non-original clapboard siding on the front façade with wood cedar shingles

HP-0106-2019 – May 13, 2019 – Staff Approval

Repair and replacement in kind of shingles

B. ISSUES AND CONSIDERATIONS

1. Proposed are several alterations to the rear (east side) of the residence. Because the property is located on a corner lot, the Work on the primary residence is visible from the street and subject to review. The first proposal is the construction of a 20-foot-wide driveway in the street yard. The driveway will serve a new detached garage, which is located outside of the street yard and is not subject to the HP Permit requirement.

The second set of proposals involve the removal of an addition at the northeast corner of the house. The date the addition was constructed is unknown. In its place, an uncovered porch/deck would be built. On the east façade of the residence, wood shingles would be installed in the main gable, a set of French doors would be installed, and a new light fixture would be installed next to the doors.

The proposed deck connects to the existing enclosed porch on the southeast corner of the residence, which would remain. On the enclosed porch, the applicant proposes to replace the shed roof with a gabled roof, replace the windows with screens, and install a new door on the north side. Novelty siding matching the existing siding would be replaced and installed throughout this area of the residence and on the east façade of the house.

The installation of a safety rail is also proposed. A cellar currently exists under the enclosed porch but is accessible only through a small panel. The applicants intend to build a set of steps and install a door leading to the cellar. It is staff's opinion that this would most likely not be visible from the street. However, a safety rail would be necessary around the steps and is shown in the proposed elevations and rail details.

Finally proposed is the construction of a fence in the street yard, which would be 5' - 2½" tall and be constructed with wood. The detail of the fence and its gate are included in the application packet.

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.3 Doors and Door Surrounds

- A.3.1 Retain and preserve original historic doors and door surrounds, including frames, glazing, panels, sidelights, fanlights, and transoms.
- A.3.2 Do not remove, cover, or move existing door, sidelight, fanlight, and transom openings.
- A.3.3 To return the home to its original historic appearance, remove non-historic doors and replace them using physical or pictorial evidence of the originals. If no evidence exists, select doors and surrounds which are consistent with the architectural style of your home.
- A.3.4 To gain thermal efficiency, storm doors which maintain the appearance and allow maximum visibility of the original historic doors may be installed. Unfinished or clear-finished metals are not allowed. (Storm doors can be staff approved.)
- A.3.5 If replacement of deteriorated doors is necessary, select doors and surrounds which are consistent with the architectural style of your home.
- A.3.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.
- A.3.7 When adding new door openings, maintain the proportions of the façade. Match the dimensions and trim details of other doors and surrounds on your home. Select doors and surrounds which are consistent with the architectural style of your home.
- A.3.8 Use clear glass in new or replacement doors and sidelights.
- A.3.9 Exterior security bars and grilles are discouraged.

A.4 Windows and Window Trim

- A.4.1 Retain and preserve original historic windows, including glazing, trim, muntins, and character-defining details.
- A.4.2 Do not remove, cover, or move existing window openings.
- A.4.3 To return the home to its original historic appearance, remove non-historic windows and trim. When selecting replacements, use physical or pictorial evidence. If no evidence exists, select windows which are consistent with the architectural style of your home.
- A.4.4 To gain thermal efficiency, storm windows which maintain the appearance and allow maximum visibility of the original historic windows may be installed. Unfinished and clear-finished metals are not allowed. (Storm windows can be staff approved.)
- A.4.5 If replacement of deteriorated windows is necessary, match the original historic windows in sash design, size, shape, muntin pattern, location, glazing area, and tint. Insulated glass (double-pane) windows may be used. Exterior muntins are required on simulated-divided-light windows.
 - .1 Brady Heights – Match the original historic window material.
 - .2 Elmwood – Match the original historic window material
- A.4.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.
- A.4.7 When adding new window openings, maintain the proportions of the façade. Match the size, design, and pattern of the existing windows. Align the headers of new windows with the existing windows.
- A.4.8 Exterior security bars and grilles are discouraged.

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,

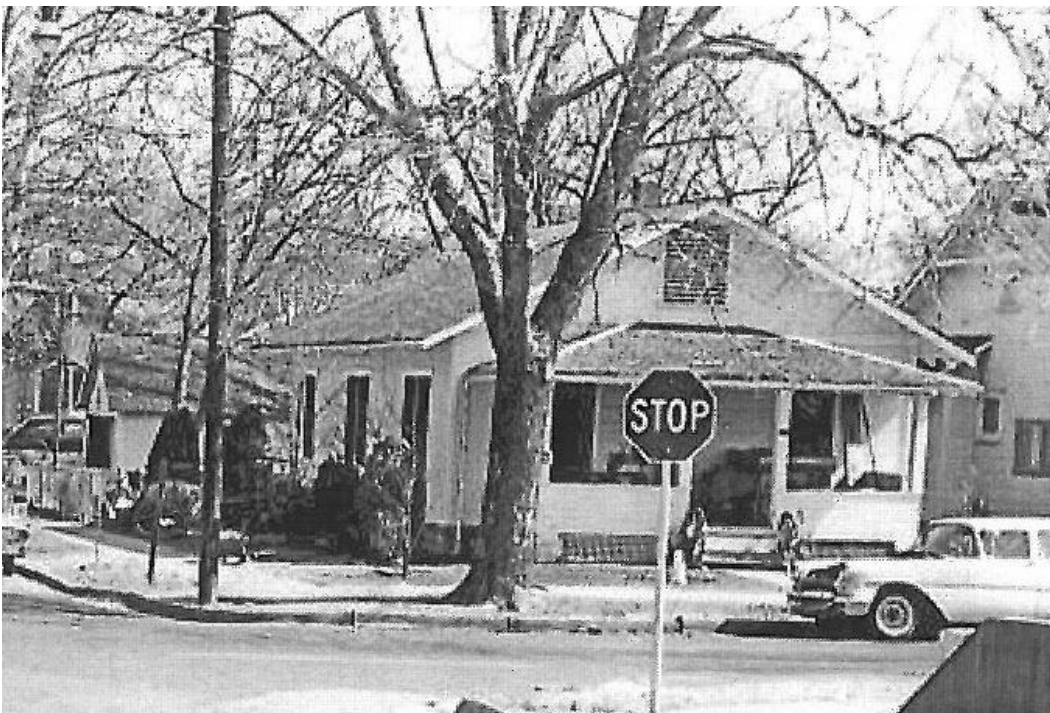
steps, bulkheads, skirt/stem wall, and decorative details, such as crown molding, trim, eave brackets, and exposed rafter tails.

- 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.

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



1950s



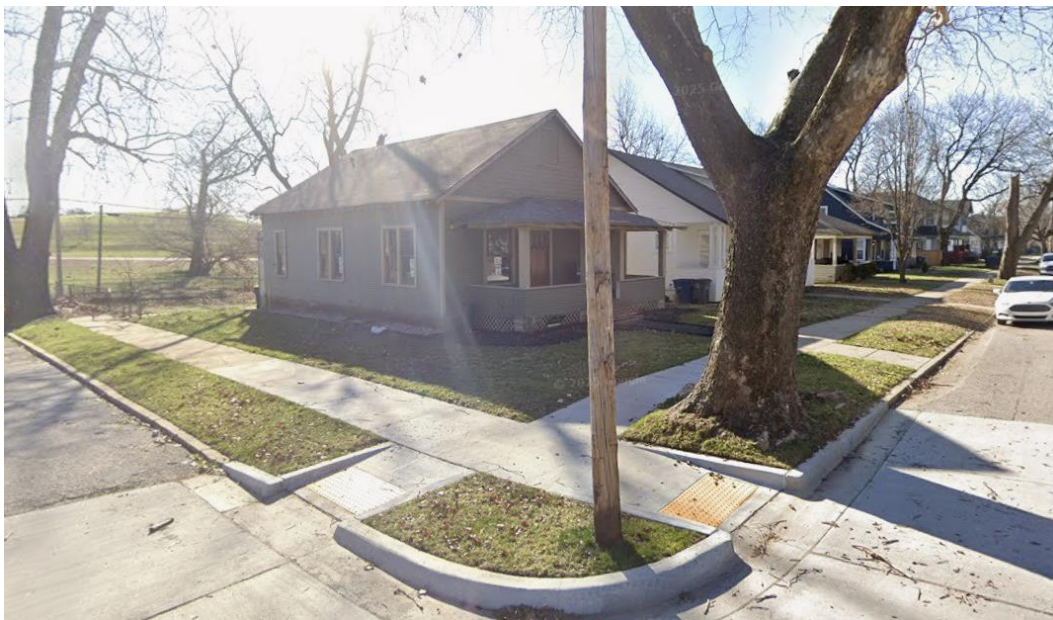
2001



2001



2016



March 2025 (Image from Google Street View)



March 2025 (Image from Google Street View)



March 2025 (Image from Google Street View)



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 plan to repair the existing enclosed porch and rebuild the single sloped roof to a gable style roof to match the rest of the house. As well as replacing the windows with only wooden screens along all three sides of the enclosed porch. In addition to the existing enclosed porch we also plan on demo-ing the non-original existing north structure with a new porch that matches the original style and clad of the house.

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)

823 N CHEYENNE AVE

HISTORICAL PRESERVATION PERMIT SET



SCOPE OF WORK:

EXISTING ENCLOSED PORCH:

- REPAIRING WALLS AND ANYTHING STRUCTURAL BELOW THE ROOF.

- RE-FRAMING THE SINGLE SLOPE ROOF INTO A GABLE STYLE ROOF TO MATCH THE EXISTING HOUSE.
- REPLACING WINDOWS WITH WOODEN SCREENS AND ADDING SOME WHERE NEEDED

THE PORCH ADDITION:

- DEMOLISHING THE EXISTING NON-ORIGINAL STRUCTURE

- REBUILDING A NEW PORCH WITH A STEEL BASE AND CONCRETE FLOOR

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Cover Sheet

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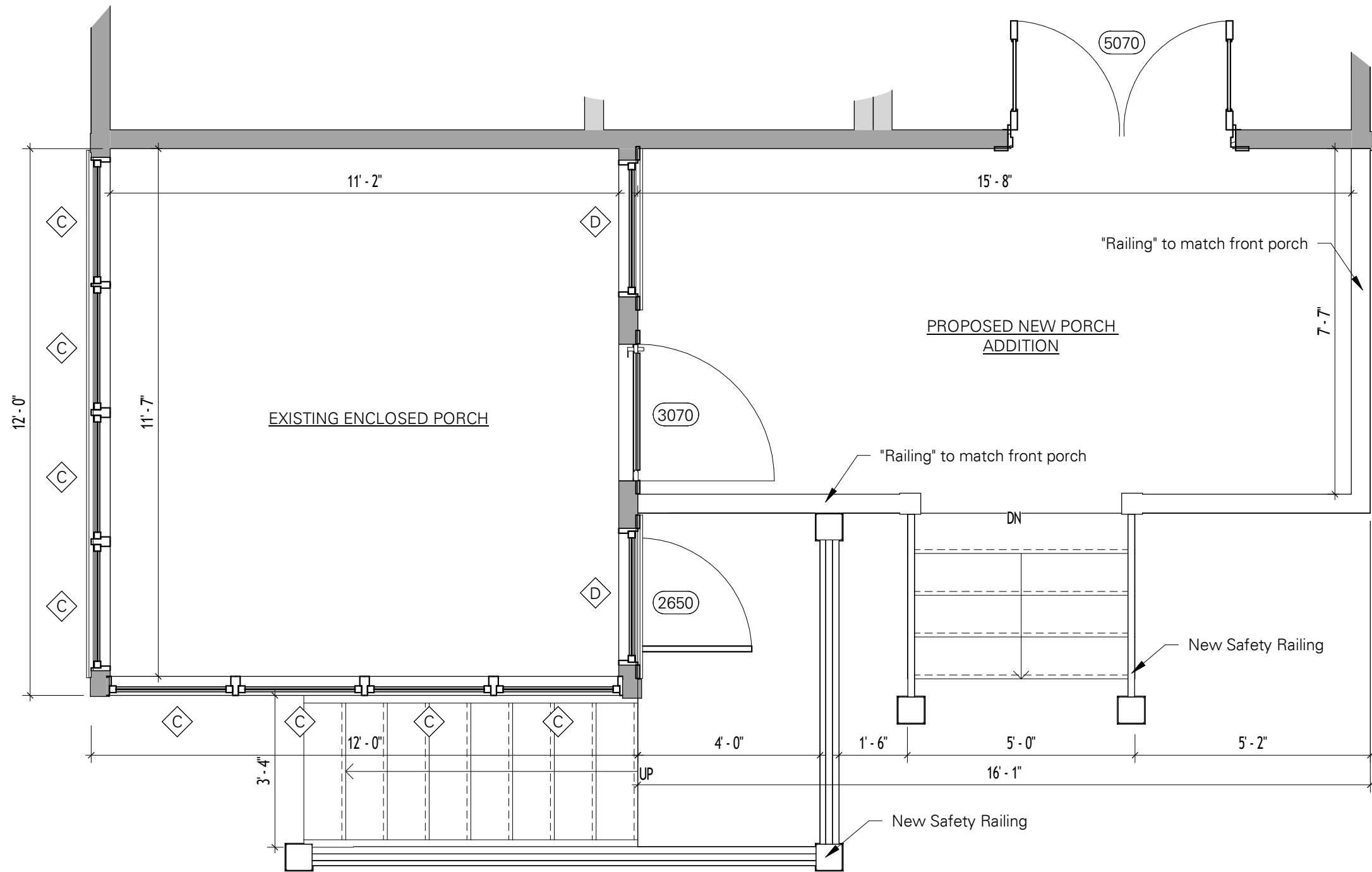
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| PROJECT # | 25-0634 |
| JOB # | 64532 |
| DRAWN BY: | WCM |
| DRAWN DATE: | 12/5/25 |
| SCALE: | 1/8" = 1'-0" |

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| Cover Sheet | |
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② Back Porch Floor Plan
3/8" = 1'-0"

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Floor Plan

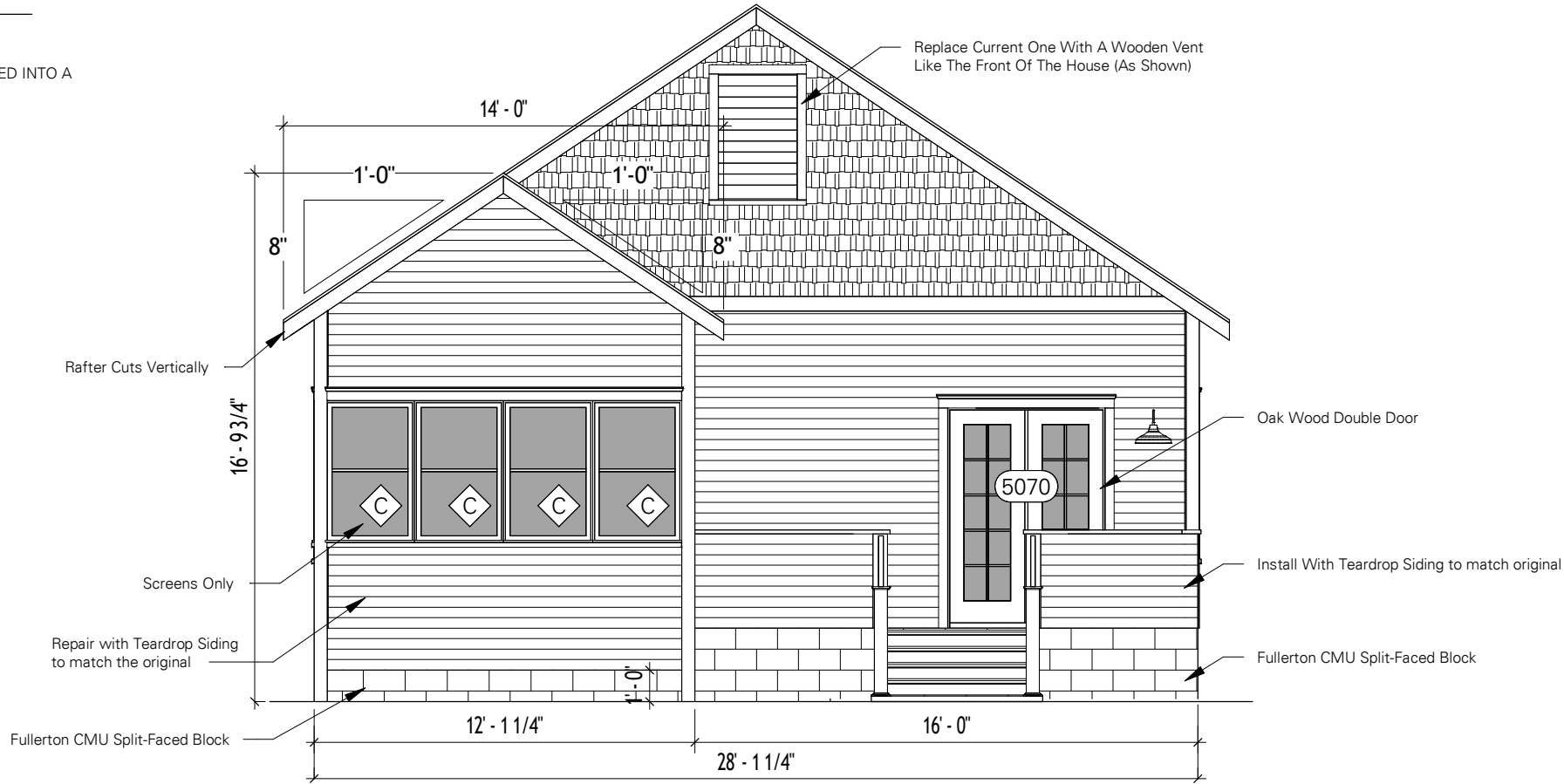
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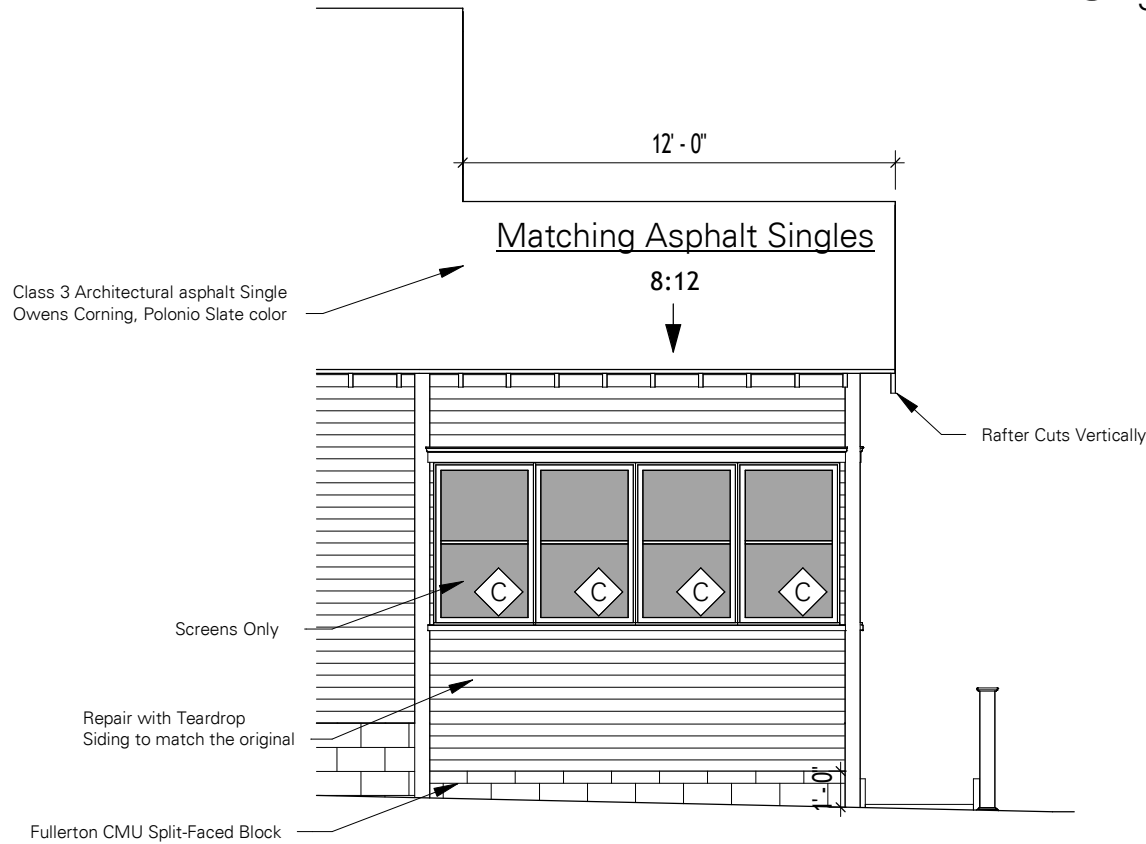
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| Floor Plan | |
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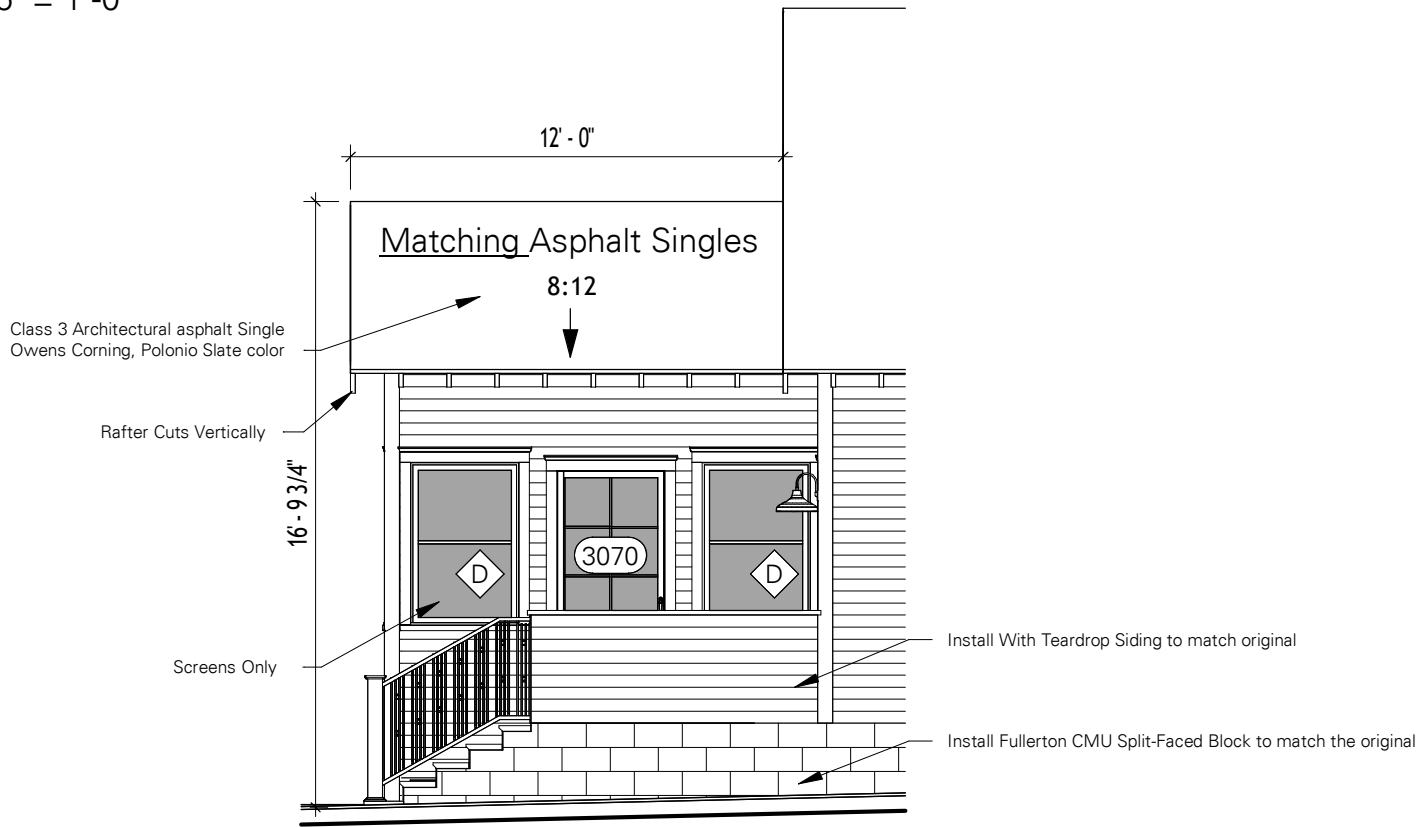
- EXISTING ENCLOSED PORCH IS BEING REPAIRED BELOW THE ROOF
- EXISTING ENCLOSED PORCH'S ROOF WITH BE REPLACED AND REFRAMED INTO A GABLE STYLE ROOF TO MATCH EXISTING HOUSE AS SHOWN
- RAFTERS ARE TO BE CUT VERTICALLY TO MATCH THE EXISTING HOUSE



① East Porch Elevation
3/16" = 1'-0"



② South Porch Elevation
3/16" = 1'-0"



③ North Porch Elevation
3/16" = 1'-0"

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Porch Elevations

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| JOB # | 64532 |
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| SCALE: | 3/16" = 1'-0" |

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| Porch Elevations | |
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NOTES:

- GARAGE IS PAST THE STREET YARD, OR BEHIND THE HOUSE COMPLETELY



① South Overall Building Elevation
1" = 10'-0"



② North Overall Building Elevation
1" = 10'-0"

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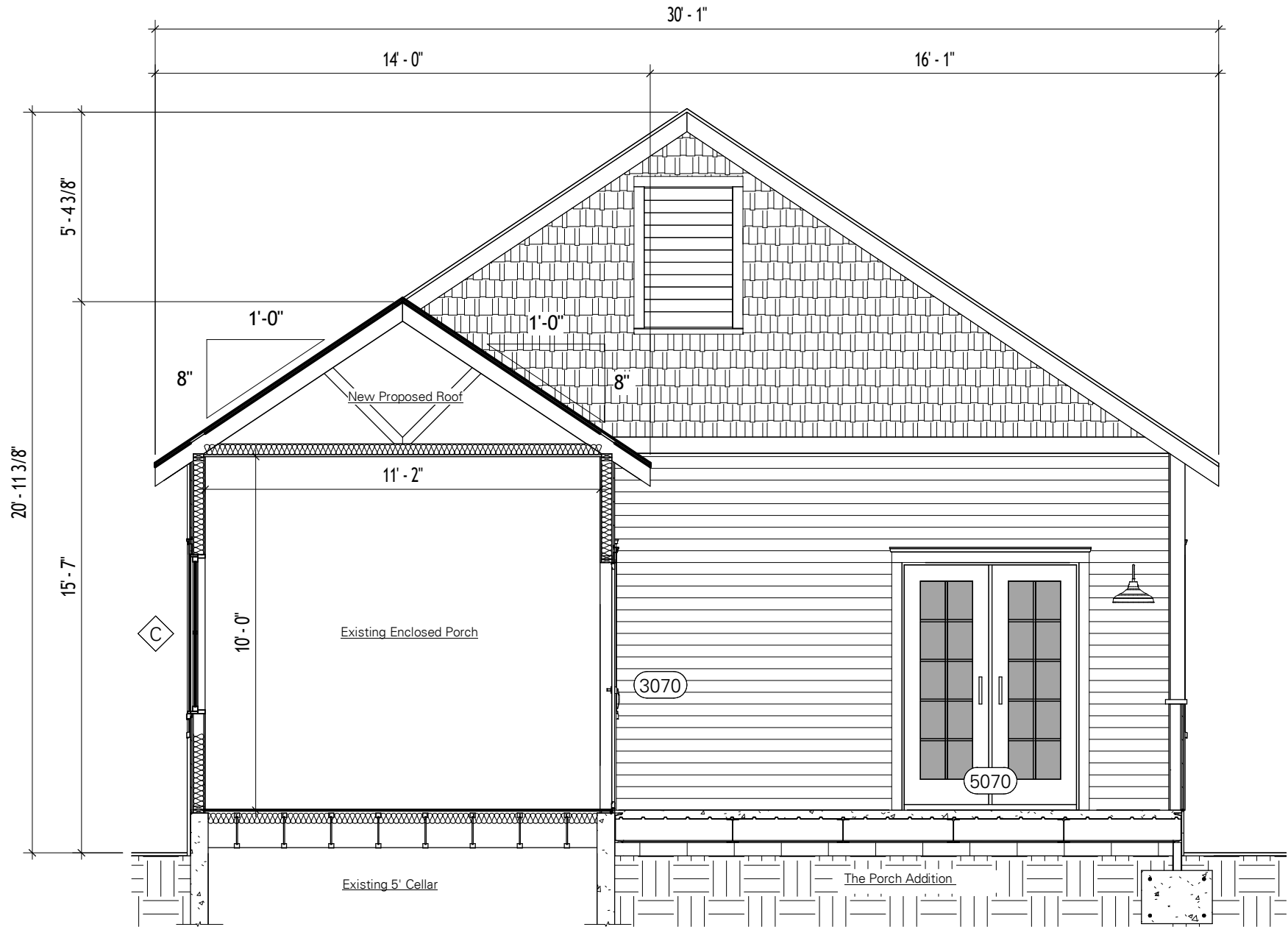
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Elevations With House



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| DRAWN DATE: | 12/5/25 |
| SCALE: | 1" = 10'-0" |

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| Elevations With House | |
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③ Back Porch Section
1/4" = 1'-0"

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Section



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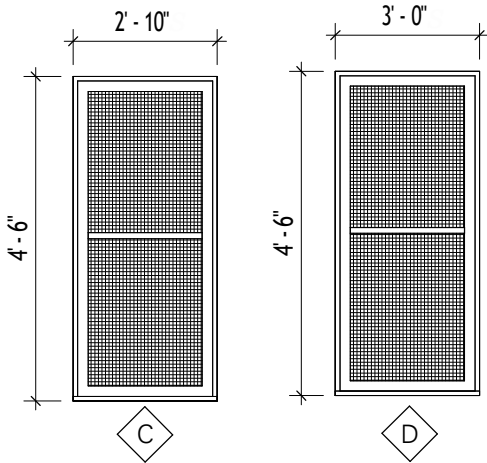
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Section

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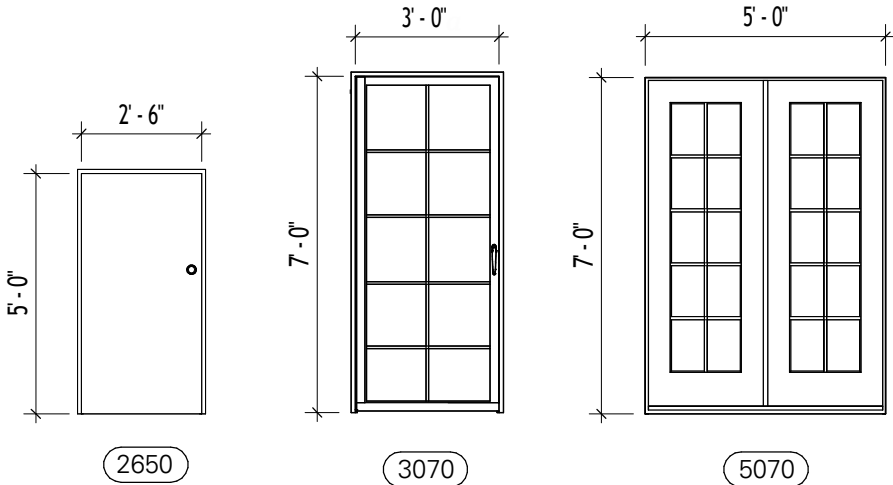
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| Window Schedule | | | | | | | | |
|-----------------|-----------|--------------------|----------|------|--------|----------|--------------|---------------|
| Count | Type Mark | Width x Height | Material | Type | Finish | Comments | Description | Type Comments |
| 8 | C | 2' - 10" x 4' - 6" | Wodden | | | | Screens Only | |
| 2 | D | 3' - 0" x 4' - 6" | Wodden | | | | Screens Only | |



Window Elevations
3/8" = 1'-0"

| Door Schedule | | | | | | | |
|---------------|------|-------------------|---------------|-------------|----------------|--------------|------------|
| Count | Mark | Width x Height | Type Comments | Material | Frame Material | Frame Finish | Comments |
| 1 | 3070 | 3' - 0" x 7' - 0" | Exterior | Wood Screen | | | Main House |
| 1 | 5070 | 5' - 0" x 7' - 0" | Exterior | Oak | | | Main House |
| 1 | 2650 | 2' - 6" x 5' - 0" | Exterior | Oak | | | Main House |



Door Elevations
1/4" = 1'-0"

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823 N Cheyenne Historical Preservation Permit Set

823 N CHEYENNE AVE
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Door and Window Schedule

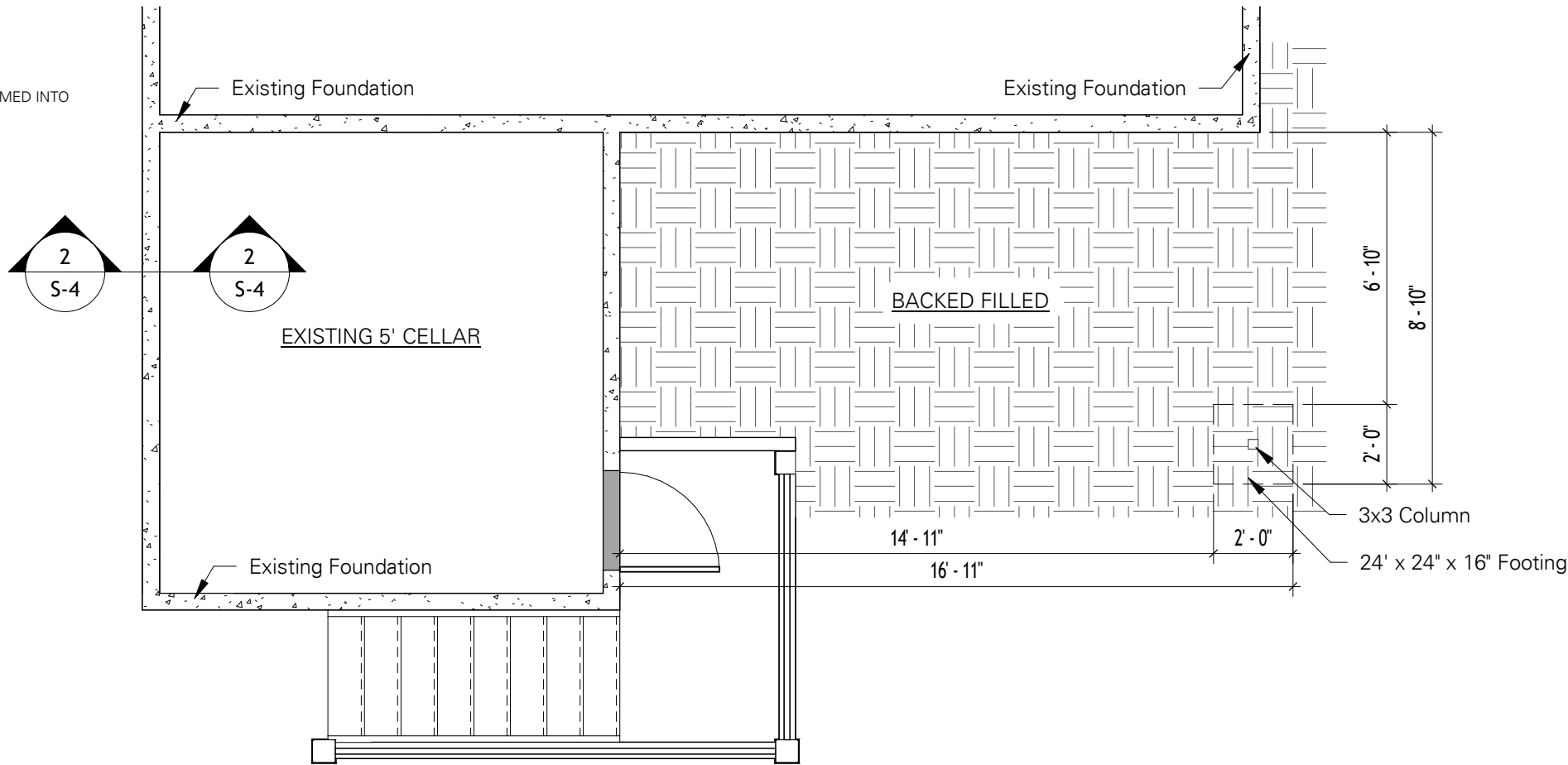
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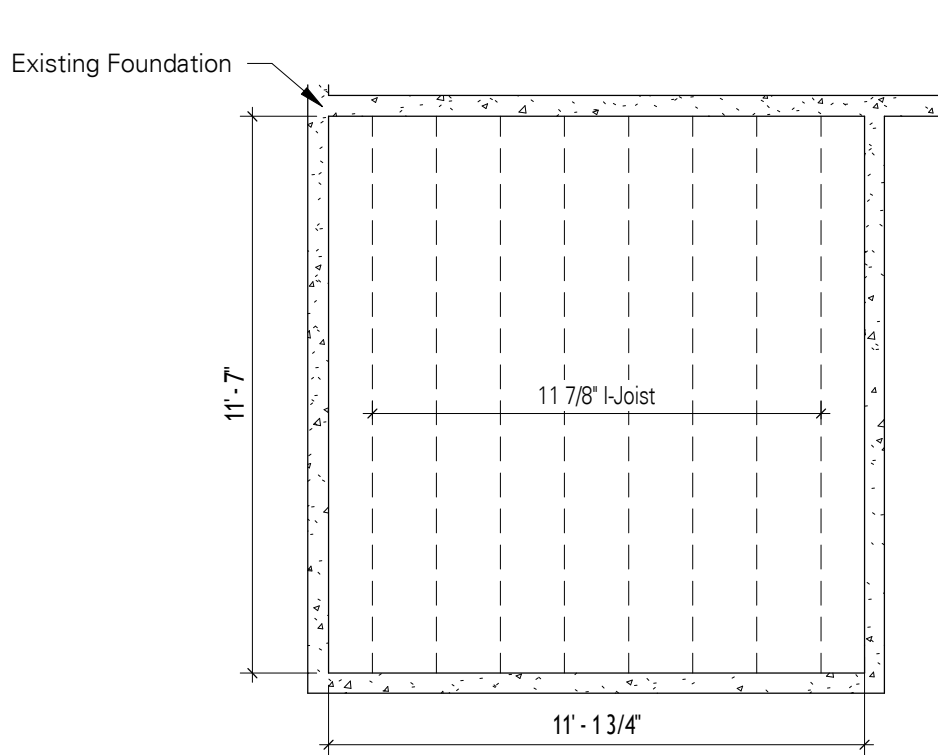
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| SCALE: | As indicated |
| Door and Window Schedule | |
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NOTES:

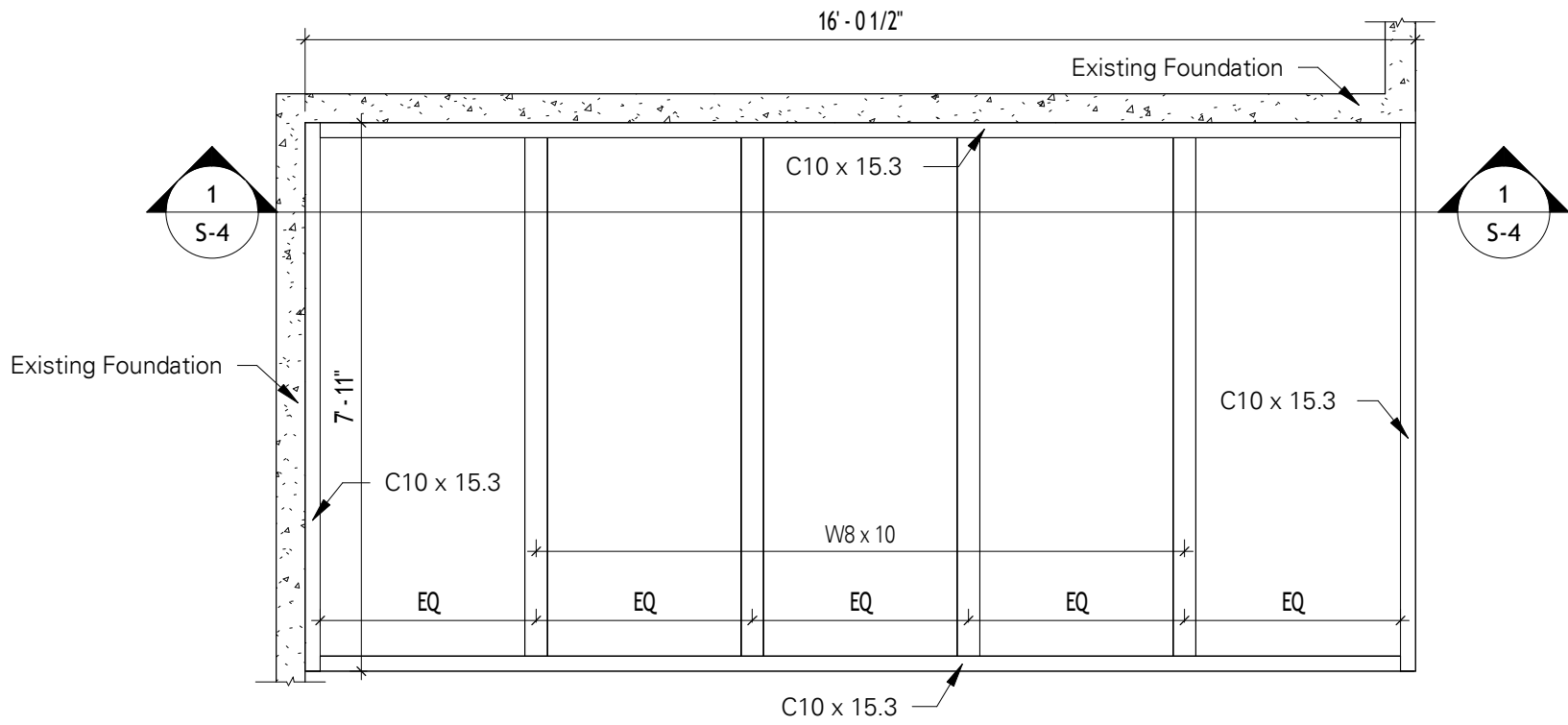
- ALL WELDS ARE 3/16" WELDS
- EXISTING ENCLOSED PORCH IS BEING REPAIRED BELOW THE ROOF
- EXISTING ENCLOSED PORCH'S ROOF WITH BE REPLACED AND REFRAMED INTO A GABLE STYLE ROOF



1 Porch Addition Footings
1/4" = 1'-0"



2 Enclosed Porch Strutral Layout
1/4" = 1'-0"



3 Porch Addition Structural Layout
3/8" = 1'-0"

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Porch Structural

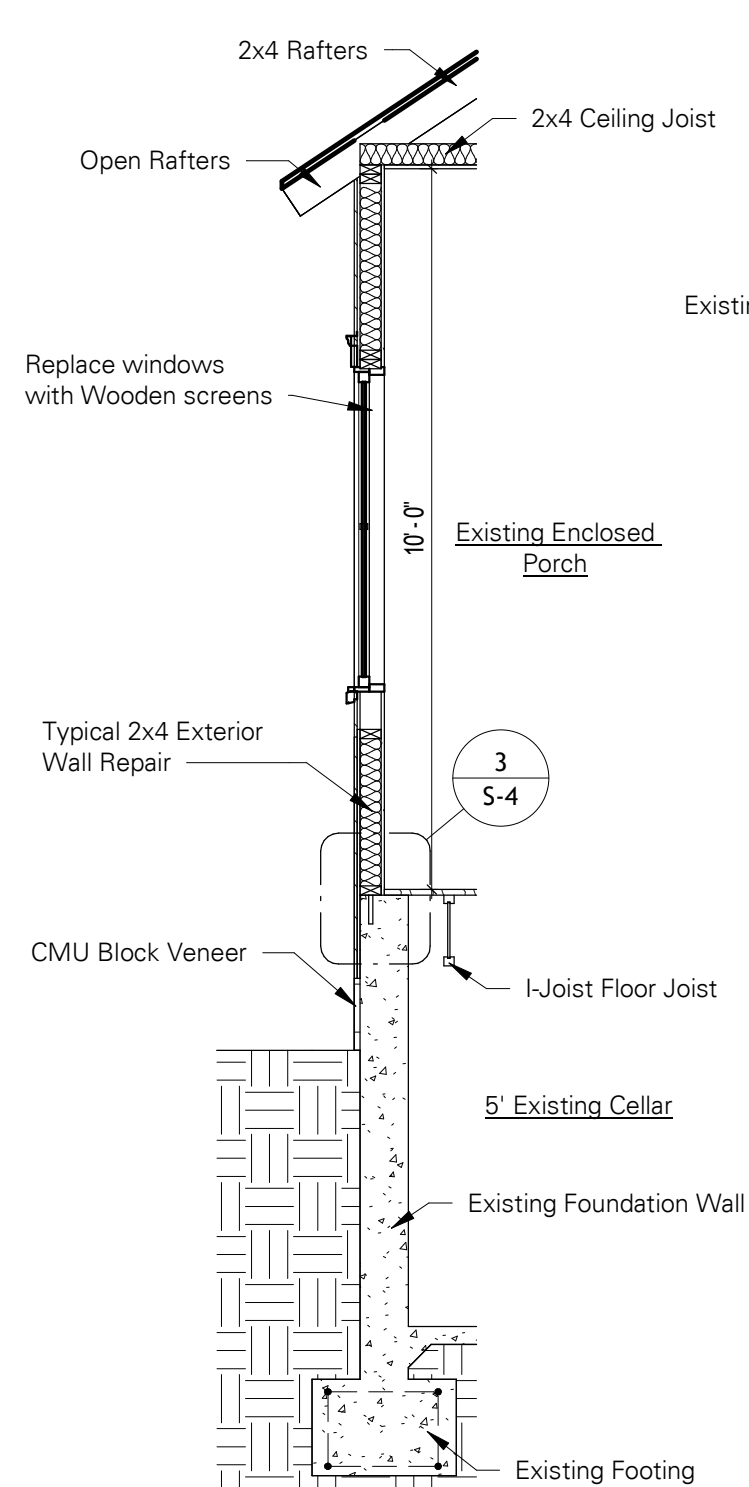
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BUILDING SYSTEMS
A VENTAIRE COMPANY
909 N. Wheeling Ave,
Tulsa OK, 74110

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| PROJECT # | 25-0634 |
| JOB # | 64532 |
| DRAWN BY: | WCM |
| DRAWN DATE: | 12/5/25 |
| SCALE: | As indicated |

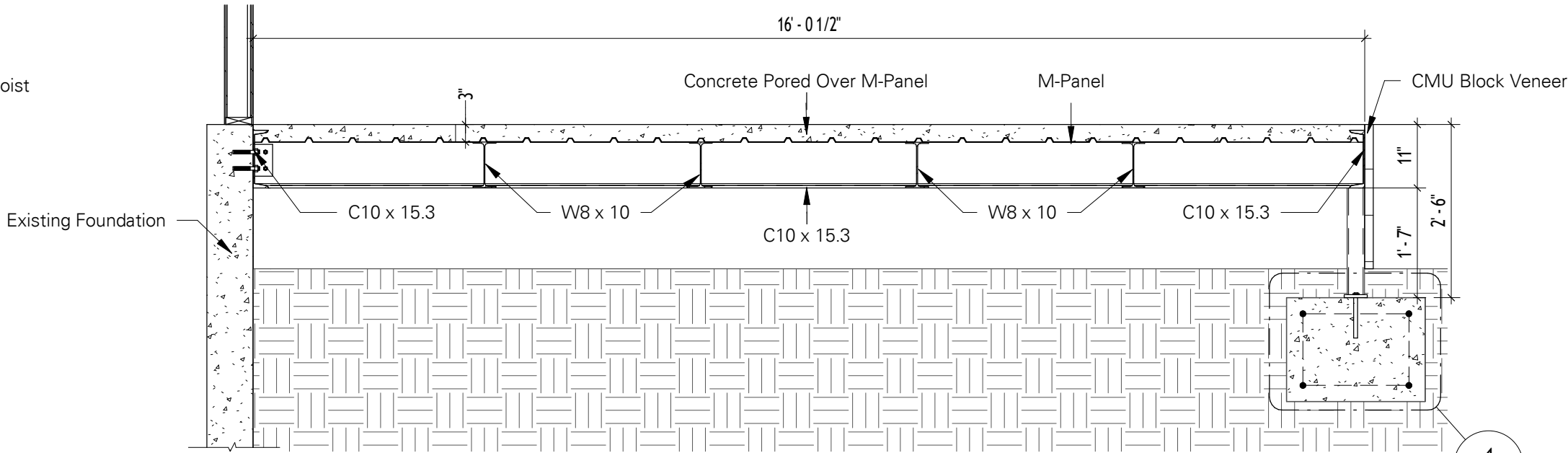
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| Porch Structural | |
| S-3 | |
| SHEET # | OF |
| 7 | 14 |

NOTES:

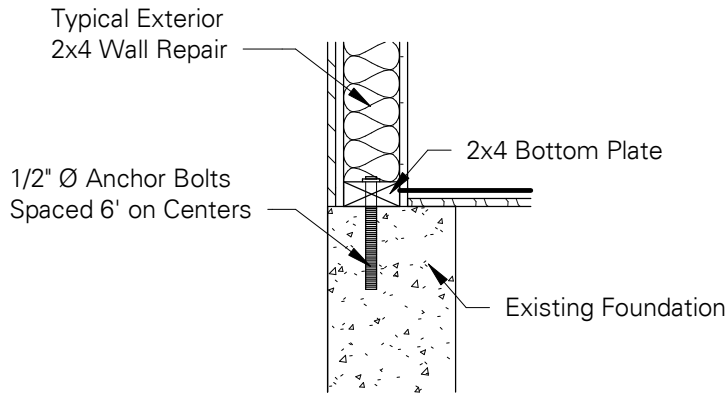
- All Welds are 3/16" Welds
- Existing Enclosed porch is being Repaired Below the Roof
- Existing Enclosed Porch's Roof with be Replaced and Reframed into a Gable Style Roof



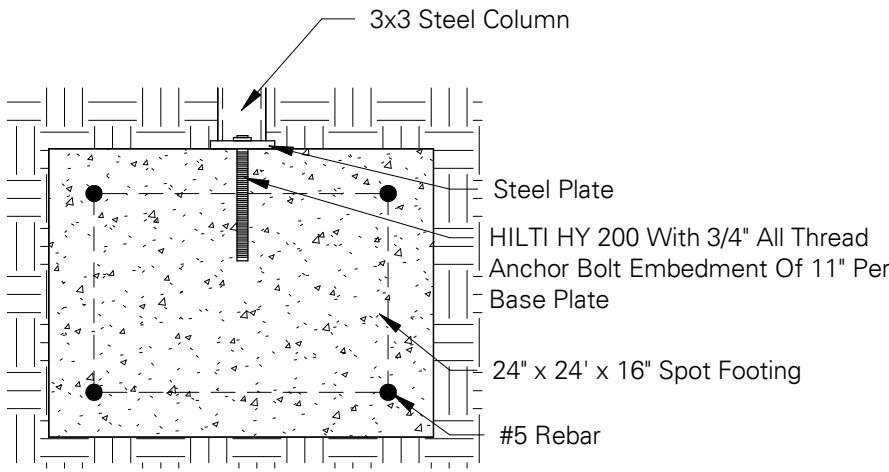
2 Enclosed Porch Wall Section
3/8" = 1'-0"



1 Porch Section 1
1/2" = 1'-0"



3 Enclosed Porch Foundation Connection
1" = 1'-0"



4 Porch Foundation Details
1" = 1'-0"

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823 N Cheyenne Historical Preservation Permit Set
823 N CHEYENNE AVE
Tulsa, OK 74106
Porch Details

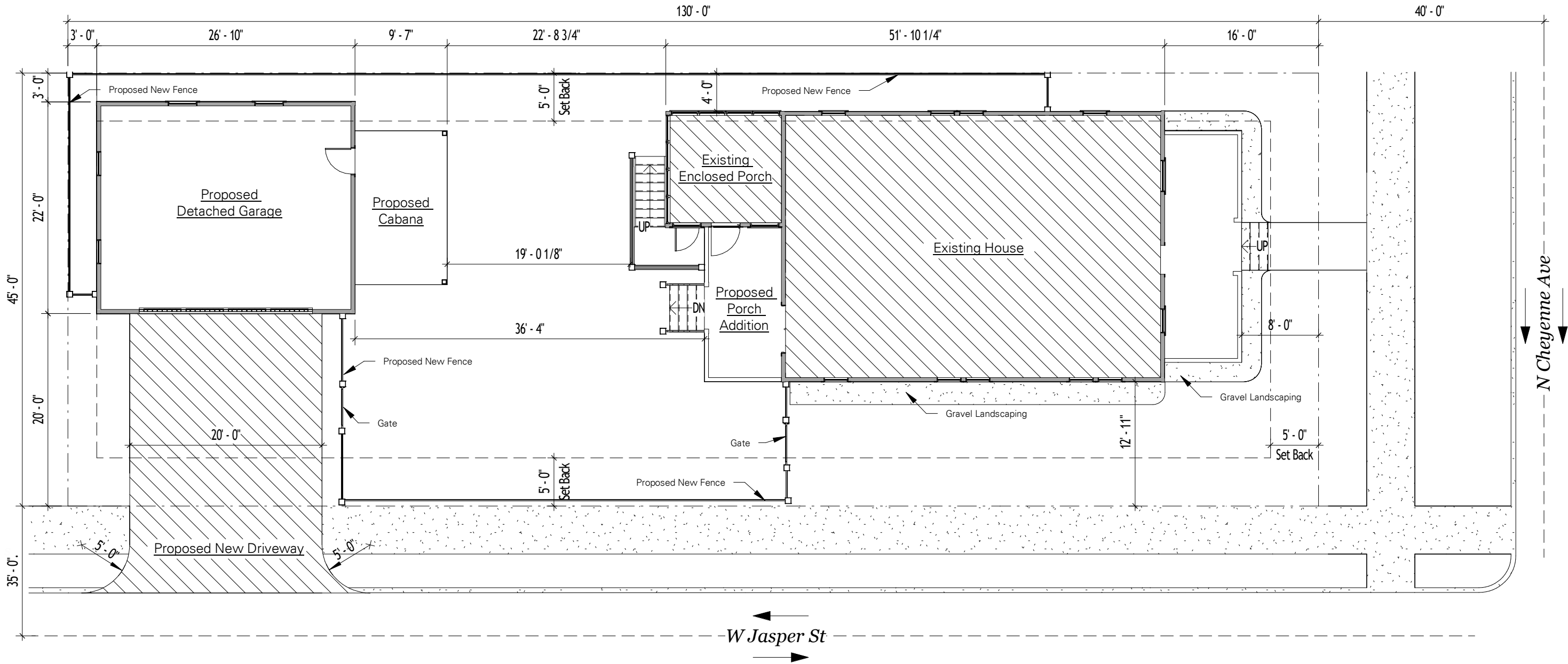
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Tulsa OK, 74110

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| PROJECT # | 25-0634 |
| JOB # | 64532 |
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| DRAWN DATE: | 12/5/25 |
| SCALE: | As indicated |

| | |
|---------------|-----------|
| Porch Details | |
| S-4 | |
| SHEET # | OF |
| 8 | 14 |

NOTES:

- EXISTING ENCLOSED PORCH IS BEING REPAIRED BELOW THE ROOF
- EXISTING ENCLOSED PORCH'S ROOF WITH BE REPLACED AND REFRAMED INTO A GABLE STYLE ROOF
- GARAGE IS PAST THE STREET YARD, OR BEHIND THE HOUSE COMPLETELY



1 Site Plan
3/32" = 1'-0"



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823 N Cheyenne Historical Preservation Permit Set
823 N CHEYENNE AVE
Tulsa, OK 74106
Site Plan



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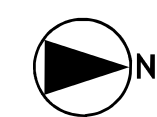
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| PROJECT # | 25-0634 |
| JOB # | 64532 |
| DRAWN BY: | WCM |
| DRAWN DATE: | 12/5/25 |
| SCALE: | 3/32" = 1'-0" |

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| Site Plan | |
| C-1 | |
| SHEET # | OF |
| 9 | 14 |

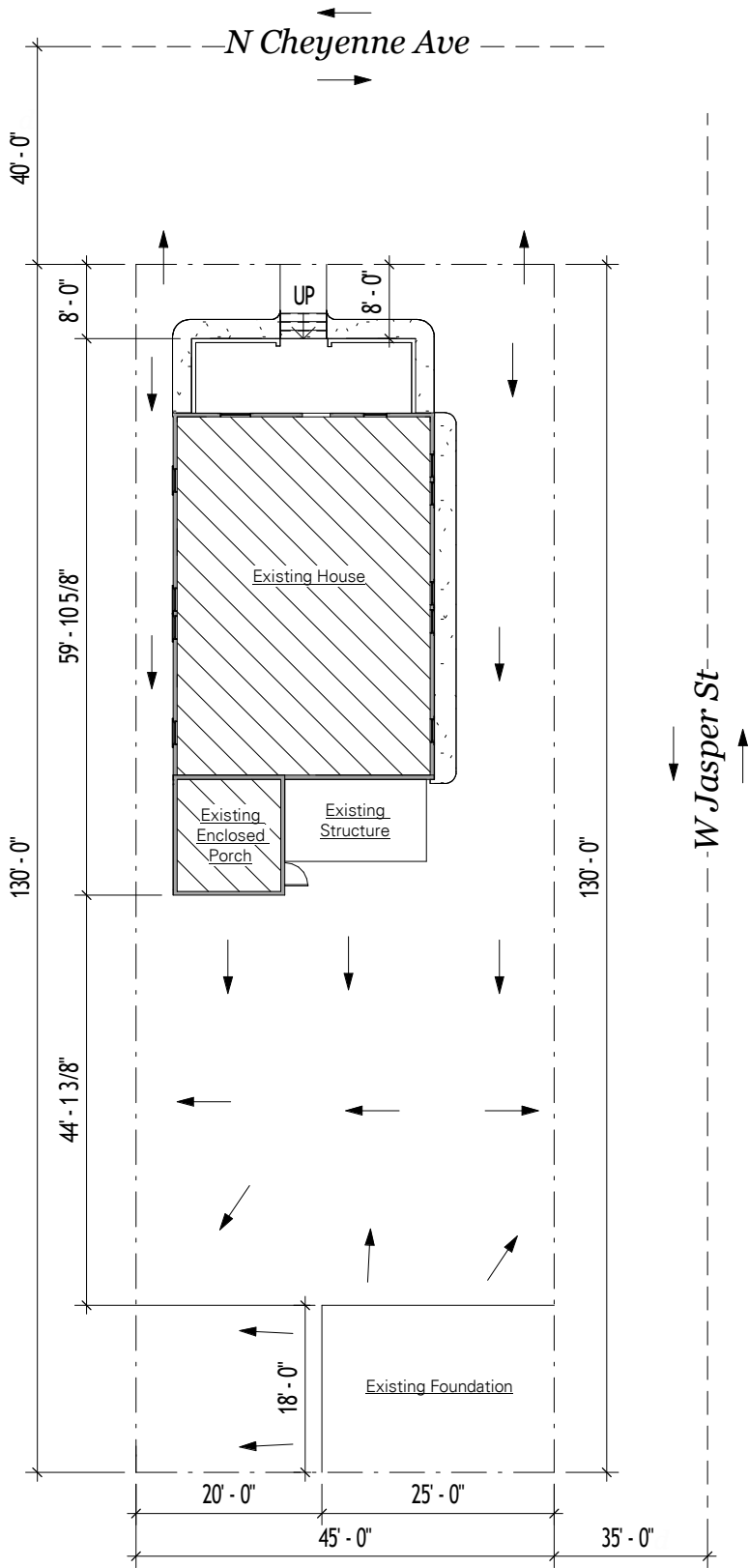
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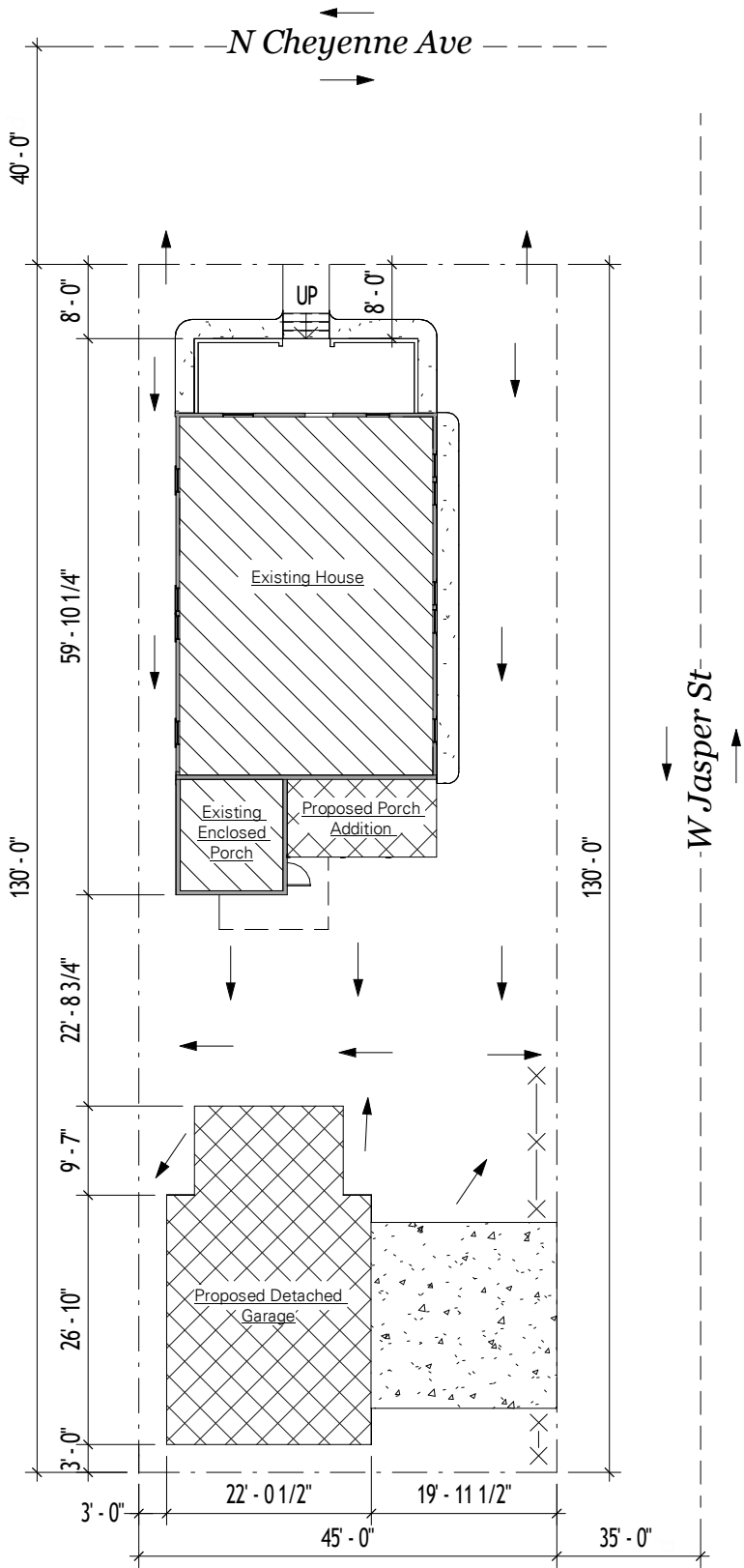
= SILT FENCING
- = GRAVEL LANDSCAPING
- = NEW CONSTRUCTION
- = CONCRETE



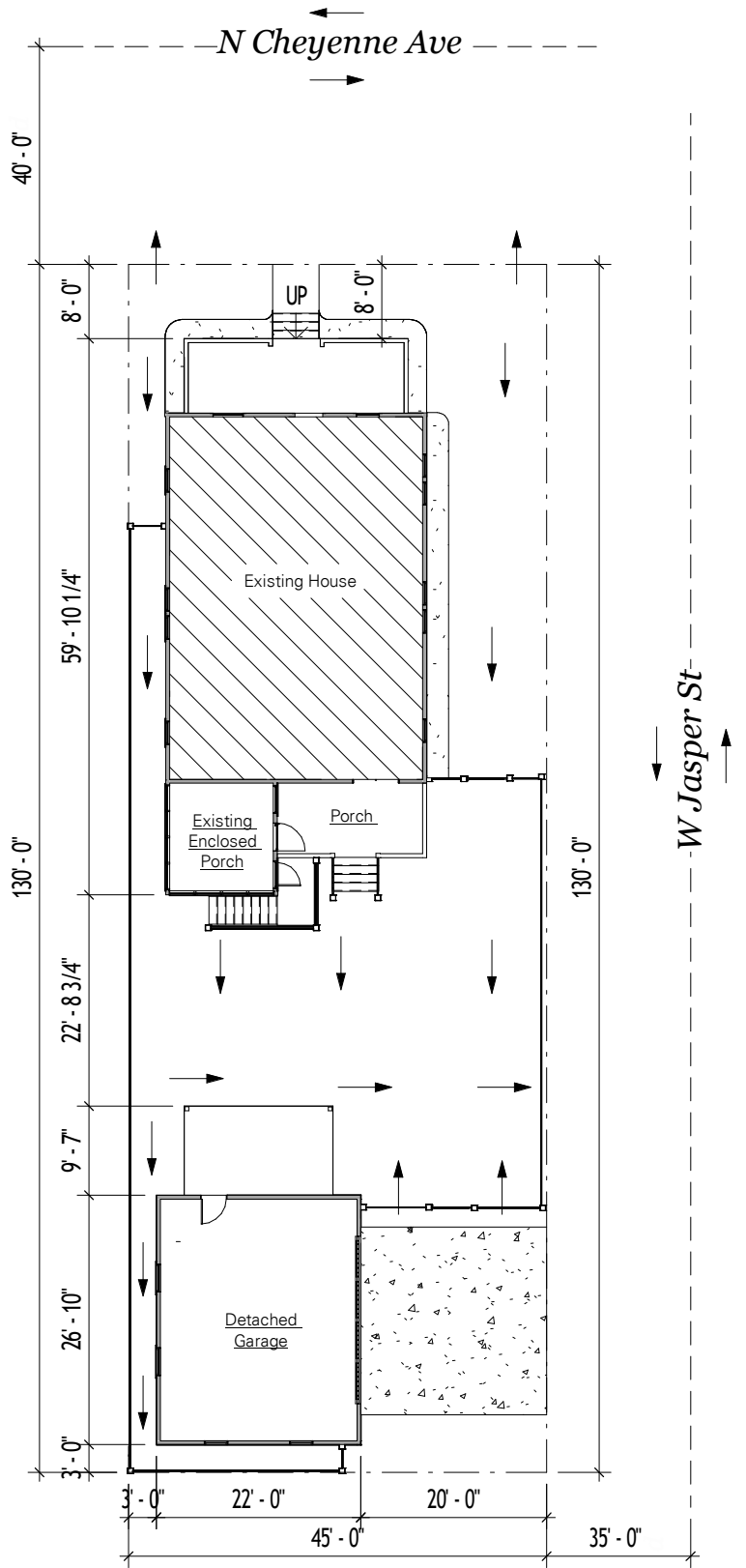
1 Current Drainage Paths
1" = 20'-0"



2 Erosion Control Measures
1" = 20'-0"



3 Post Construction Drainage Paths
1" = 20'-0"



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823 N Cheyenne Historical Preservation Permit Set
823 N CHEYENNE AVE
Tulsa, OK 74106
Drainage Plan

SAGEBRUSH
BUILDING SYSTEMS
A VENTAIRE COMPANY
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Tulsa OK, 74110

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| JOB # | 64532 |
| DRAWN BY: | WCM |
| DRAWN DATE: | 12/5/25 |
| SCALE: | 1" = 20'-0" |

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| Drainage Plan | |
| C-2 | |
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| 10 | 14 |

CURRENT SITE PICTURES: #1



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823 N Cheyenne Historical Preservation Permit Set
823 N CHEYENNE AVE
Tulsa, OK 74106
Current Site Condition

**SAGEBRUSH**
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| PROJECT # | 25-0634 |
| JOB # | 64532 |
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| DRAWN DATE: | 12/5/25 |
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Current Site Condition

R-1

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| SHEET # | OF |
| 11 | 14 |

CURRENT SITE PICTURES: #2



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823 N Cheyenne Historical Preservation Permit Set
823 N CHEYENNE AVE
Tulsa, OK 74106
Current Site Condition



SAGEBRUSH

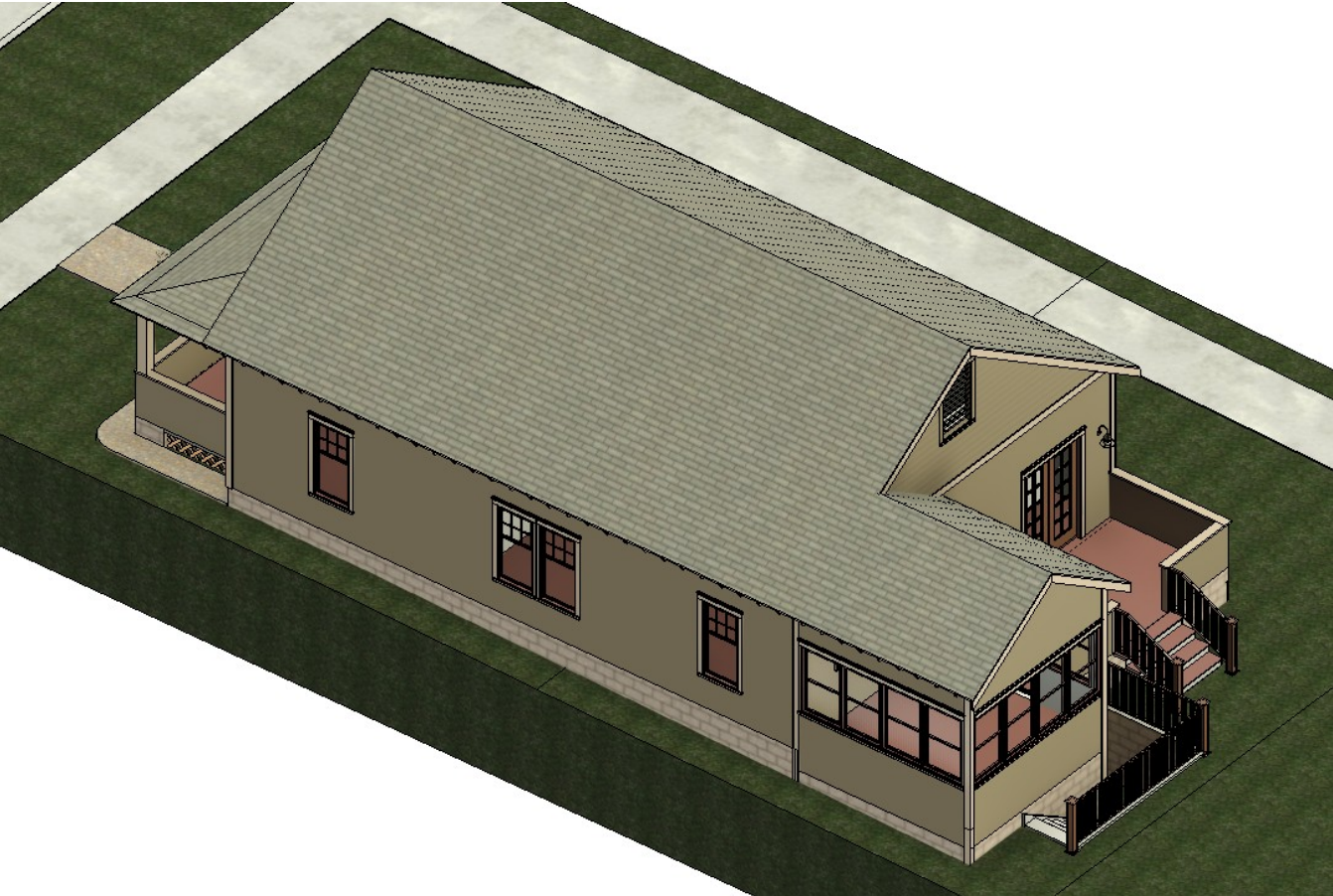
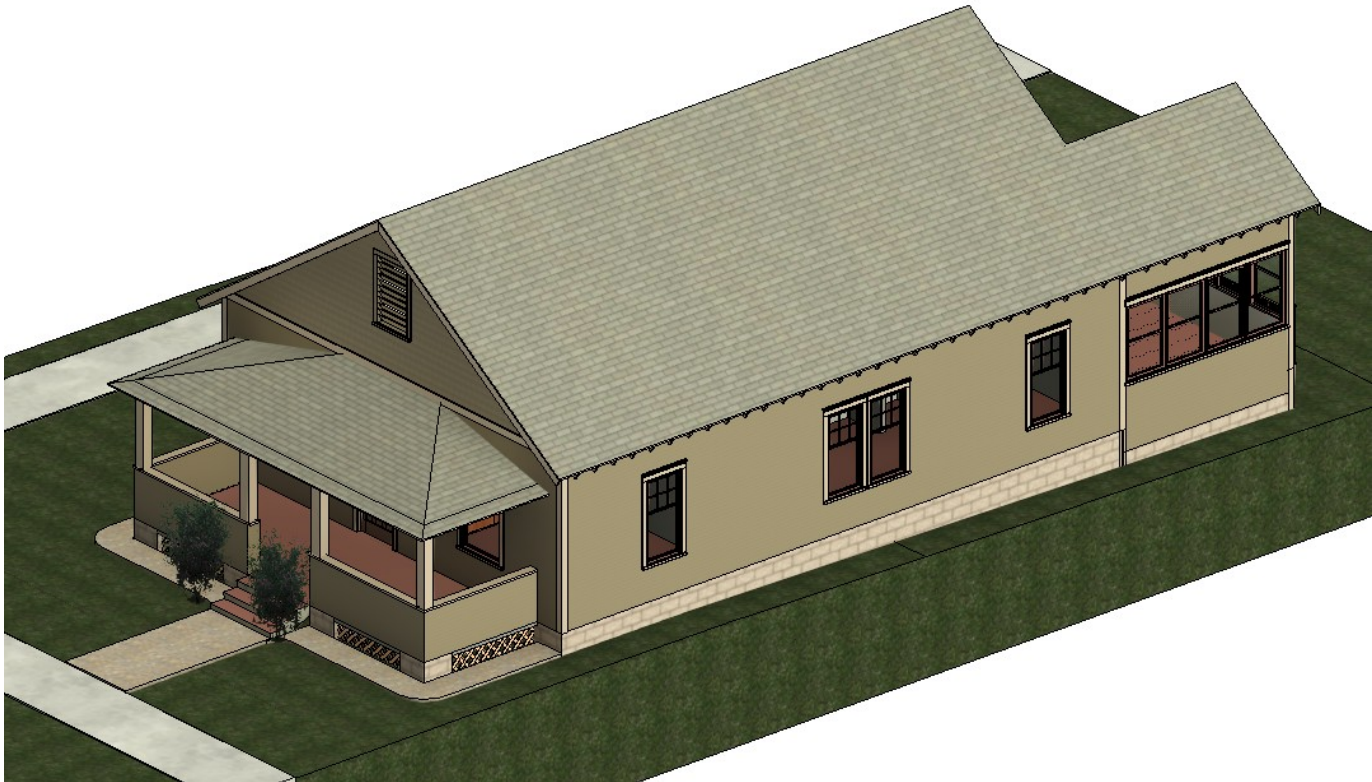
BUILDING SYSTEMS

A VENTAIRE COMPANY

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Tulsa OK, 74110

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| PROJECT # | 25-0634 |
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| DRAWN DATE: | 12/5/25 |
| SCALE: | |
| Current Site Condition | |
| R-2 | |
| SHEET # | OF |
| 12 | 14 |

PROPOSED EXTERIOR RENDERS



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823 N Cheyenne Historical Preservation Permit Set
823 N CHEYENNE AVE
Tulsa, OK 74106
Exterior Renders



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A VENTAIRE COMPANY

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Tulsa OK, 74110

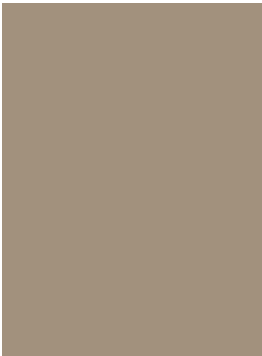
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| PROJECT # | 25-0634 |
| JOB # | 64532 |
| DRAWN BY: | WCM |
| DRAWN DATE: | 12/5/25 |
| SCALE: | |

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| Exterior Renders | |
| R-3 | |
| SHEET # | OF |
| 13 | 14 |

MATERIALS ON THE CURRENT HOUSE

- Asphalt Shingles are Class III Architecture Asphalt Shingles Owens Corning, Polonio Slate color

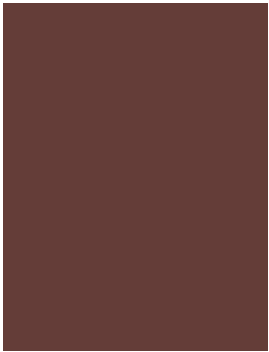
Trim: Kodiak Gray



Body: Olive Bark



Accent: Maroon Rust



Teardrop Siding: Was used to replace damaged siding and Painted to Colors Above



Door Hardware: Brass UL Mortise Entrance Handlesets (Antique Hardware)



Cedar Shingle Siding: Painted to Match House



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823 N Cheyenne Historical Preservation Permit Set
823 N CHEYENNE AVE
Tulsa, OK 74106
Material's Page



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| JOB # | 64532 |
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| DRAWN DATE: | 12/5/25 |
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| Material's Page | |
| M-1 | |
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| 14 | 14 |

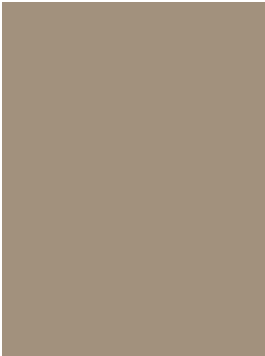
MATERIALS FOR THE PROPOSED PORCH

- Asphalt Shingles are Class III Architecture Asphalt Shingles Owens Corning, Polonio Slate color
- Concrete for the open back porch

Exterior Light: Oakdale Matte Black



Trim: Kodiak Gray



Body: Olive Bark



Accent: Maroon Rust



Teardrop Siding: Will be used to replace damaged siding and Painted to Colors Above



Door Hardware: Mormont Mortise Knob (Antique Hardware) (To Match Front Door)



Wooden Screen Door:



Doubled Door: Light Oak Wood Double Door



Cedar Shingle Siding: Painted to Match House



Fullerton Split-Faced Block Panel: (Painted to match original)



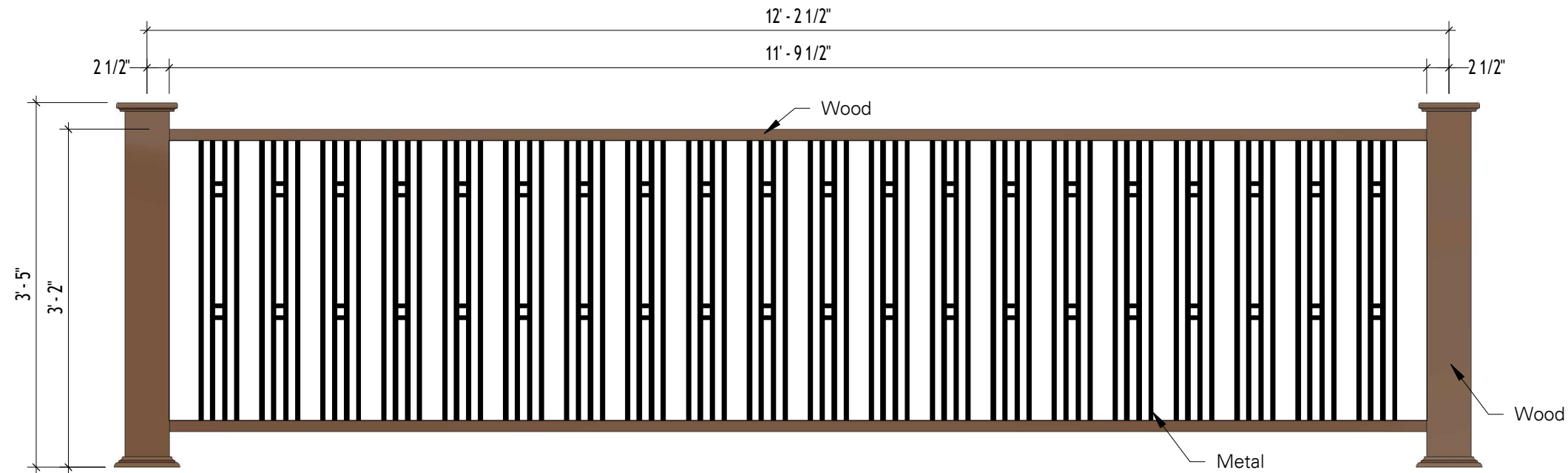
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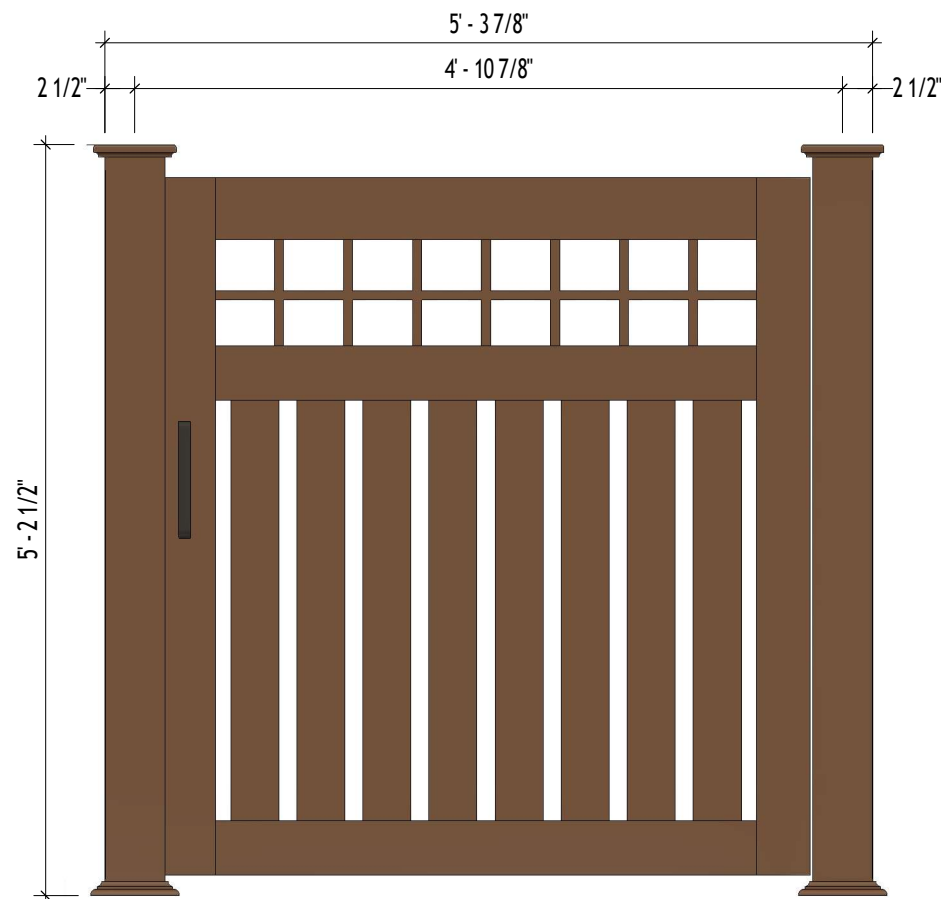
823 N Cheyenne Historical Preservation Permit Set
823 N CHEYENNE AVE
Tulsa, OK 74106
Material's Page

SAGEBRUSH
BUILDING SYSTEMS
A VENTAIRE COMPANY
909 N. Wheeling Ave,
Tulsa OK, 74110

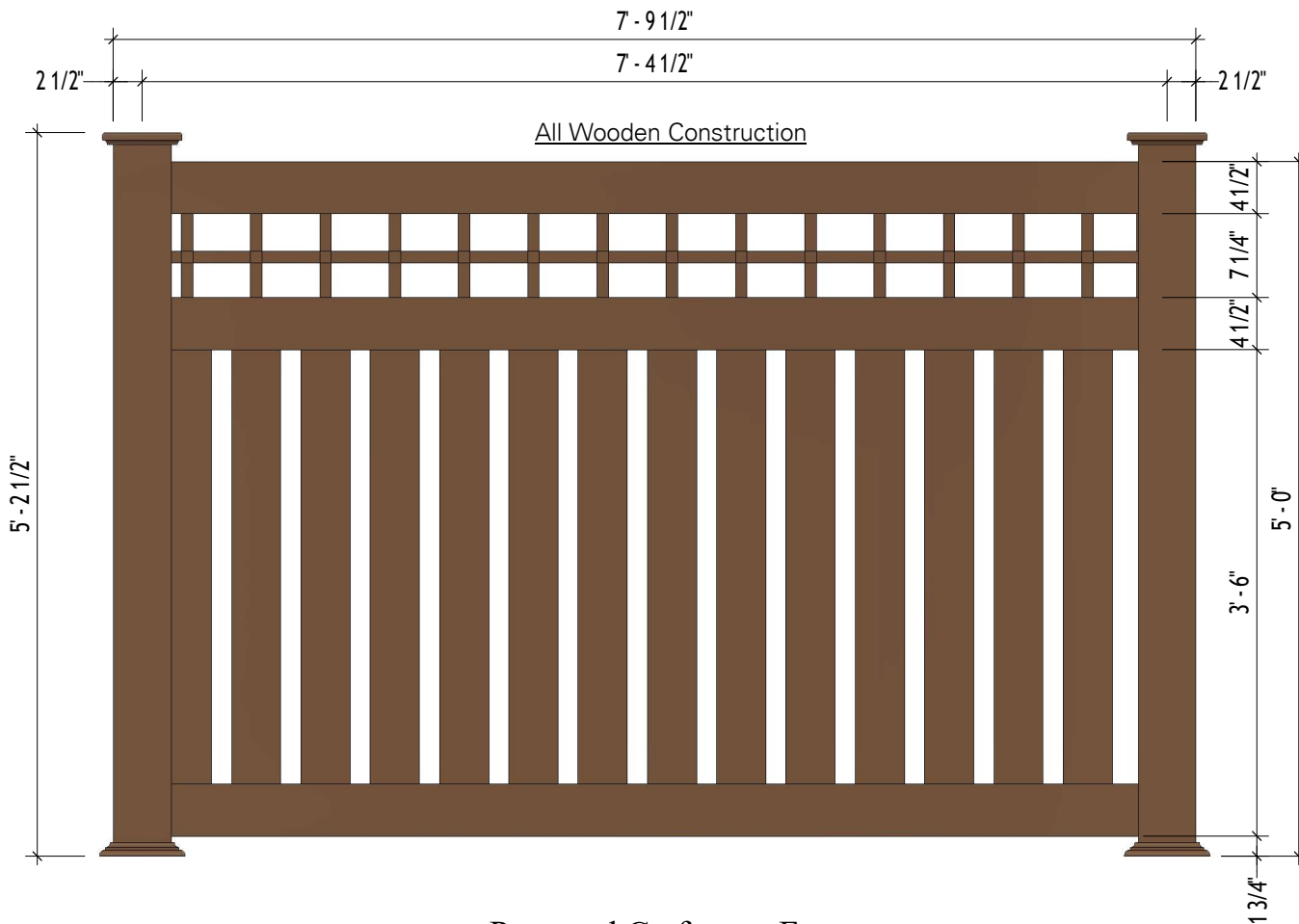
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| Material's Page | |
| M-2 | |
| SHEET # | OF |
| 14 | 14 |



① Propose Craftman Style Railing
3/4" = 1'-0"



② Proposed Craftsman Gate
3/4" = 1'-0"



③ Proposed Craftsman Fence
3/4" = 1'-0"

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823 N Cheyenne Historical Preservation Permit Set
823 N CHEYENNE AVE
Railing & Fencing Details

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A VENTAIRE COMPANY
909 N. Wheeling Ave,
Tulsa OK, 74110

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| PROJECT # | 25-0634 |
| JOB # | N/A |
| DRAWN BY: | WCM |
| DRAWN DATE: | 12/5/25 |
| SCALE: | 3/4" = 1'-0" |

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| Railing & Fencing Details | |
| M-3 | |
| SHEET # | OF |

HP PERMIT NUMBER: HP-0732-2026

PROPERTY ADDRESS: 1215 South Owasso Avenue

DISTRICT: Tracy Park

APPLICANT: Felipe Garcia

A. CASE ITEMS FOR CONSIDERATION

1. Removal of chimney

Work completed without an historic preservation permit

B. BACKGROUND

DATE OF CONSTRUCTION: 1921

ZONED HISTORIC PRESERVATION: 2023

NATIONAL REGISTER LISTING: Tracy Park Historic District, 1982

CONTRIBUTING STRUCTURE:

STYLE/CONSTRUCTION: 2-story Federal stucco with low-pitched roof, built 1921 by Ralph Shaw, Oils

(National Register of Historic Places, Tracy Park Historic District, NRIS #82003707)

PREVIOUS ACTIONS: None found

B. ISSUES AND CONSIDERATIONS

1. Proposed is the removal of the chimney on the south side of the residence. Due to structural concerns, the fireplace and chimney were removed. The roof and stucco were replaced to match the existing features where the chimney had previously been. Photographs are included in the staff report, and the applicant's description of the project is included as an attachment.

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.

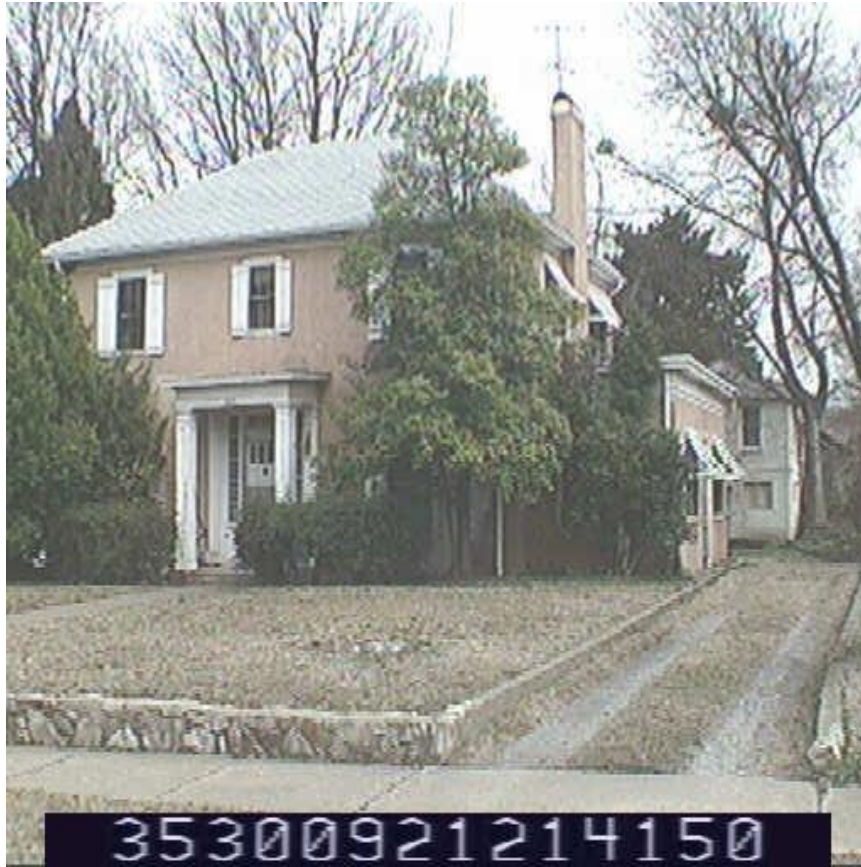
3. Reference: *Unified Design Guidelines – Residential Structures*

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.



Tulsa County Assessor photograph (date unknown but prior to 2002)



March 2025 – before removal of chimney (Image from Google Street View)



December 16, 2025 – After removal of chimney



December 16, 2025 – After removal of chimney



December 16, 2025 – After removal of chimney



Interior work in progress (Image provided by applicant)



Interior work in progress (Image provided by applicant)



Interior work in progress (Image provided by applicant)



Interior work in progress (Image provided by applicant)



Exterior work in progress (Image provided by applicant)



Exterior work in progress (Image provided by applicant)

Project Description

1215 S Owasso Ave.

The project involved the demolition and complete removal of an existing interior masonry fireplace and associated chimney breast and stack that had become structurally unsound and unsafe.

The fireplace was leaning noticeably, which had caused differential settlement, cracking, and damage to the adjacent floor structure. The masonry showed widespread mortar deterioration, cracked and displaced bricks, and signs of ongoing movement at the base. The fireplace had not been operable for an extended period and posed an imminent safety hazard due to the risk of further leaning, partial collapse, or additional structural damage to the floor system.

To address this immediate safety concern and prevent further deterioration of the home's structural elements, the fireplace, chimney breast, and chimney stack were carefully demolished and removed in their entirety.

Following removal, the structural loads previously supported by the masonry fireplace/chimney (roof and/or floor framing) were redistributed using three new Laminated Veneer Lumber (LVL) beams, each 6¾" wide × 16½" deep. These beams were installed to span the former fireplace opening and adequately support the existing framing above, restoring structural integrity to the affected area.

The openings created in the roof and exterior wall from the chimney removal were repaired using the same roofing materials as the existing roof and matching stucco materials on the exterior wall to maintain the original visual appearance of the house.

No new construction or additions were performed; the work was limited to demolition of the unsafe fireplace and chimney, installation of structural beams to maintain the load-carrying capacity of the existing floor and roof systems, and repairs to the roof and exterior wall using matching materials.