

HP PERMIT NUMBER: HP-0812-2026

PROPERTY ADDRESS: 1865 East 17th Street

DISTRICT: Yorktown

APPLICANT: Josh Shriner

OWNER: Wilde Holdings, LLC

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of retaining wall
Work completed without an historic preservation permit

B. BACKGROUND

DATE OF CONSTRUCTION: 1923

ZONED HISTORIC PRESERVATION: 1995

NATIONAL REGISTER LISTING: Yorktown Historic District, 2002

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION:

Bungalow/Craftsman. This one-story, vinyl-clad resource has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are one-over-one hung and the wood door is glazed flush. The partial porch is screened with almost solid wood railings with painted brick wing walls and a wrought iron rail along the stairs. The porch is under the principal front gable and has short, tapered, wood columns on painted brick columns. There is a brick chimney on the side. Decorative details include double and triple windows and triangular knee braces. There is a rear detached garage.

(National Register of Historic Places, Yorktown Historic District, NRIS #02000657)

PREVIOUS ACTIONS:

HP-0777-2026 – May 7, 2026 – TPC Approval

1. Replacement of windows

HP-0751-2026 – March 9, 2026 – TPC Approval

1. Removal of porch enclosure
2. Construction of rails on porch
3. Installation of mailbox
4. Installation of light fixture

C. ISSUES AND CONSIDERATIONS

Proposed is the replacement of the front retaining wall adjacent to the sidewalk. The previous wall was removed and replaced with a concrete block retaining wall using units designed to resemble weathered stone. The blocks appear to be dry-stacked rather than mortared. The new wall is approximately 2 feet in height, consistent with the former wall. This work was completed without the required HP Permit.

During the review on July 30, 2026, the Historic Preservation Permit Subcommittee recommended denial of the application. HPPS recommended gently sloping the grade where the wall is located and, if feasible, incorporating one or two courses of the original stone. HPPS also suggested considering a concrete cap finished with mortar to match the previous wall. The commissioners discussed whether any of the original stone may be salvageable or whether a full slope like the neighboring property to the west may be the best option. Applicant was asked to come to the next TPC meeting with options that reflect HPPS discussion.

1. 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.

2. 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.

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

G.2 Paving

G.2.1 Retain and preserve original historic paving, steps, and bulkheads through repair.

G.2.2 Ensure that the design of new paving is consistent with historic elements found along the same street and within the same neighborhood.

G.2.3 Use paving materials that are consistent with the historic paving found along the same street and within the same neighborhood. Asphalt and stained concrete are not allowed.

G.2.4 Surface parking lots do not support the historic character of the district.

Construction of parking lots is strongly discouraged, but will be considered on a case-by-case basis provided that the following guidelines are met:

- .1 Match the front setback pattern of the historic structures on the same side of the street. On corner lots, match the setback pattern of the historic structures on all adjoining streets. When the setback pattern of the historic structures on the same side of the street varies, locate the parking lot between the minimum and maximum of the prevailing setbacks.
- .2 The screening that is required by the Zoning Code shall meet the conditions of G.1.4 and G.1.5. Ensure that screening is of sufficient height and density to obscure the view of the parking lot from the street and adjacent historic structures.
- .3 When possible, provide vehicular access to the parking lot from an alley or arterial street to minimize the traffic impact on residential streets.



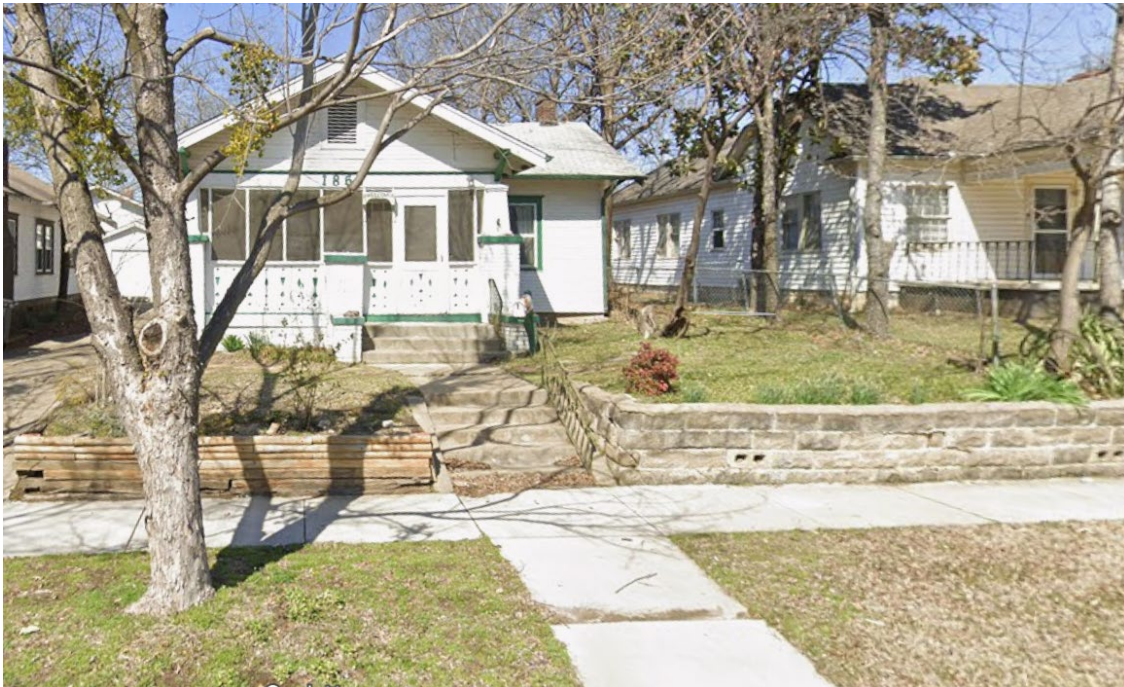
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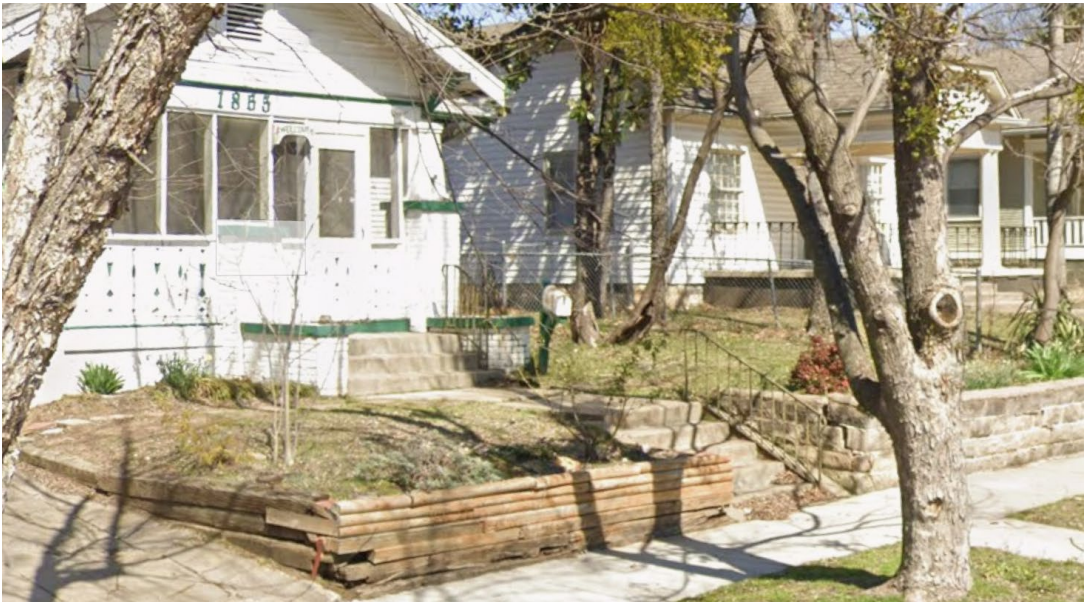
2001



March 2025, Google Street View



March 2025, Google Street View



March 2025, Google Street View



Measurements, image provided by the applicant



Newly constructed wall, image provided by applicant

YARD PROPOSAL

Choose how the front yard meets the sidewalk

Both alternatives create a mowable finished grade, preserve the stairs and driveway, protect the neighboring wall, and finish with Zoysia sod.



OPTION A - LOW RETAINING WALL

Preserves more elevation and gives the frontage a defined architectural edge.



OPTION B - FULL-YARD SLOPE

Removes the wall but requires a larger earthwork cut and broader site disturbance.

Decision lens: Balance mowability, soil export, appearance, drainage, construction complexity, and long-term maintenance.

OPTION A

A low wall preserves elevation and controls the transition



Concept intent: two exposed 6-inch courses, a buried starter course, and a glued



- 1 Survey elevations; mark utilities, property limits, steps, driveway, tree roots, and the neighboring wall.
- 2 Remove the existing wall, strip reusable topsoil, and excavate the lawn to a smooth target of 4H:1V or flatter where grades allow.
- 3 Excavate a planning trench 24 inches wide by 12 inches deep.
- 4 Compact 6 inches of dense-graded aggregate in lifts; set the first block course level and buried.
- 5 Stack the rear-lip units, install drainage stone and an outlet as needed, then adhere matching caps.
- 6 Replace 3-4 inches of topsoil, install Zoysia sod, roll, water, and establish.

Specified face unit: Pavestone RockWall Large, Pecan - 17.44 in wide x 6 in high x 7 in deep, approximately 40 lb, with a self-aligning rear lip.

VIEW SPECIFIED BLOCK

OPTION A - ALTERNATE MATERIAL

Reinforced CMU (cinder block) wall with concrete caps

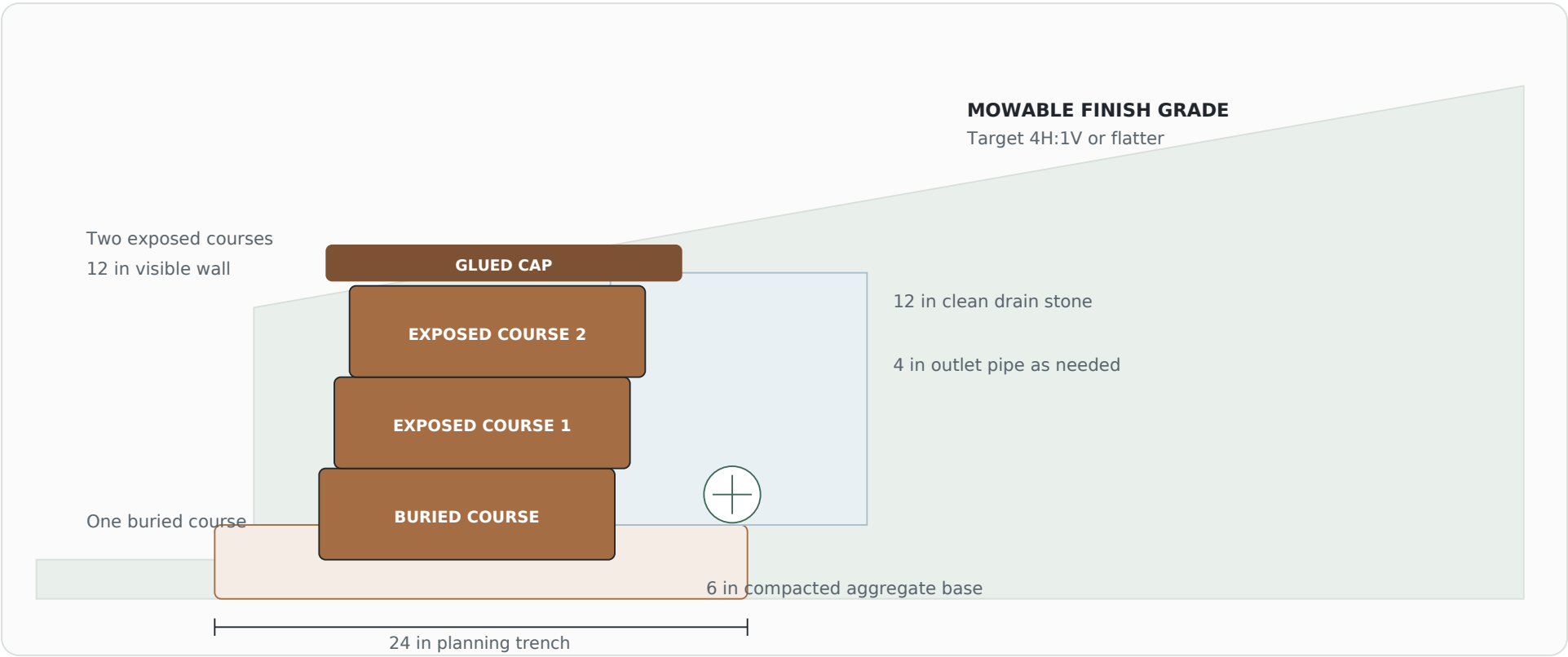


- 1 Verify the wall alignment and final height; mark utilities and confirm site elevations.
- 2 Excavate the wall area and prepare a reinforced concrete footing sized for the site conditions.
- 3 Install CMU blocks in a running bond with reinforcing and grouted cores as required.
- 4 Apply wall waterproofing and install drainage stone with an outlet behind the wall.
- 5 Install matching concrete caps, complete the finish grade, and install Zoysia sod.

Alternate wall material: Straight-faced concrete masonry with a clean capped top. The yard shape remains the same as Option A and finishes with Zoysia sod.

ROCKWALL SECTION

The foundation, drainage, and buried course carry the wall



PLANNING QUANTITIES PER LINEAR FOOT

0.074 yd3/LF wall-trench excavation	0.041 yd3/LF base aggregate incl. 10%	0.041 yd3/LF drain stone incl. 10%
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OPTION B

A continuous slope simplifies the hardscape but expands the earthwork

- 1** Remove the existing wall and strip reusable topsoil.
- 2** Establish finish elevations at the porch, stairs, driveway, sidewalk, property edges, and neighboring wall.
- 3** Excavate the full lawn and shape one continuous plane at 4H:1V or flatter.
- 4** Compact any fill zones in controlled lifts; do not compact the final planting soil.
- 5** Restore 3-4 inches of topsoil and install Zoysia sod.



Concept intent: an uninterrupted lawn plane with no new wall at the sidewalk.

RECOMMENDED DIRECTION

Approve Option A for measured design development

Why Option A

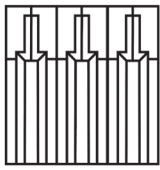
It offers the strongest balance of mowability, finished appearance, controlled grade transition, and lower soil export - especially if the yard does not have enough run for a gentle wall-free slope.

Recommendation is preliminary and depends on field elevations, drainage, utilities, soil conditions, and final cost.

Decision factor	Option A	Option B
Finished character	Defined architectural edge	Open, uninterrupted lawn
Earthwork	Lower mass cut; adds trench	Higher full-yard cut
Grade flexibility	Better with limited run	Requires adequate run
Construction	Base, drainage, block, caps	Primarily grading and sod
Maintenance	Inspect caps and drainage	Simpler hardscape upkeep

See completed retaining walls and landscape installations

Open the GreenView Outdoor Google portfolio: [Google portfolio - retaining walls and landscape installs](#)



HP PERMIT NUMBER: HP-0820-2026

PROPERTY ADDRESS: 1430 East 19th Street

DISTRICT: Swan Lake

APPLICANT: Austin Boardman

OWNER: Austin Boardman

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of door

B. BACKGROUND

DATE OF CONSTRUCTION: 1940

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009

CONTRIBUTING STRUCTURE: No

STYLE/CONSTRUCTION:

This small one-story weatherboard-sided residence is Minimal Traditional in style. It has a composition shingle side gabled roof and a brick chimney on the slope. There is a single overhead door on the right and a small porch with a panel door. Six-over-six double hung windows have wood shutters. The house has been re-sided with vertical wood panels. (National Register of Historic Places, Swan Lake Historic District, NRIS # 98000140)

PREVIOUS ACTIONS: N/A

C. ISSUES AND CONSIDERATIONS

1. The applicant proposes replacing the existing front door with a 6-lite clear glass, right-hand fiberglass door. The applicant intends to reuse the existing door hardware.

2. Reference: *Tulsa Zoning Code*

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- A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

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.



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.

Repaint and siding repair (extensive rot). Removal of vestigial shutters. Replacement of front door

with natural wood door w/ window. Replacement of front storm door with new storm door w/ screen.

Reglazing and painting of windows. Removal of vestigial storm window frames.

All work will be contracted by Clean Slight Painting who has extensive experience working in the HP districts. Exact replacement siding boards will be sourced from Mill Creek Lumber where necessary.

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](#))



1995



January 2016 (Google Street View)



January 2016 (Google Streetview)



2026 front façade (picture provided by applicant)



Current front door



North Tulsa 10PM 74120

W.



North Tulsa 10PM 74120

Shop All Services

DIY

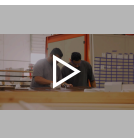
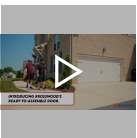
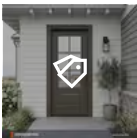
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