TULSA PRESERVATION COMMISSION

Staff Report
September 3, 2026
HP-0805-2026

HP PERMIT NUMBER: HP-0805-2026

PROPERTY ADDRESS: 1615 South Owasso Avenue

DISTRICT: North Maple Ridge

APPLICANT: 38th Street Investment Corp.

OWNER: 38th Street Investment Corp.

A. CASE ITEMS FOR CONSIDERATION

1. Construction of fence in street yard

Work completed without a historic preservation permit

B. BACKGROUND

DATE OF CONSTRUCTION: 1919
ZONED HISTORIC PRESERVATION: 1993; Ordinance amendment 2005
NATIONAL REGISTER LISTING: Maple Ridge Historic Residential District, 1983
CONTRIBUTING STRUCTURE: Yes
STYLE/CONSTRUCTION: ITALIAN RENAISSANCE REVIVAL
PREVIOUS ACTIONS:

COA – August 14, 1997
Replacement of brick steps between the sidewalk and the front yard

HP-17-006 – February 9, 2017 – TPC Approval

1. Construction of an addition on the second story

HP-0536-2024 – January 10, 2024 – Staff Approval

1. Repair and replacement in-kind of damaged wood elements on the roofline
2. Removal of non-historic concrete block wall
3. Repair in-kind of damaged concrete and mortar on the entry steps

HP-0537-2024 – January 11, 2024 – TPC Approval

1. Replacement of front porch railing
2. Replacement of step railing replacement of railing around roof in the back sunroom
3. Installation of wood decking in the back sunroom. Replacement of door hardware
4. Removal and replacement of light fixtures on the porch

C. ISSUES AND CONSIDERATIONS

The applicant proposes the installation of a 4-foot-tall metal fence to enclose the front street yard on the west side of the residence. The fence is designed to be mounted on the upper tier of the existing concrete retaining wall, with support posts anchored into the wall structure. The applicant indicates that the proposed fence is intended to reference and visually correspond to the fence design on the adjacent property to the north.

During the Historic Preservation Permit Subcommittees review on July 9, 2026 the subcommittee recommended revising the existing fence at the entry point at the top of the stairs. A more prominent and appropriate entry gate was encouraged to better reflect the original character of the home. It was suggested that this could be accomplished by making the gate a focal point or adding elements such as pots on the bulkheads.

During the Historic Preservation Permit Subcommittee review on August 27, 2026, the applicant returned with no requested revisions. The Subcommittee again recommended denial of the fence in its current construction, citing Guidelines D 1.3 and D 1.4. The applicant stated that they wished to move forward with submission to the full commission.

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.

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



2014 (Google Street View)



2024 (Google Street View)


View southeast from street



View northeast from driveway



View south from street



View of neighbor to the west



View of neighbor with similar fence adjacent to the north

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.

Construction of exterior fencing to match design of neighboring fences of adjacent property and across the street.

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.**

X_____ 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

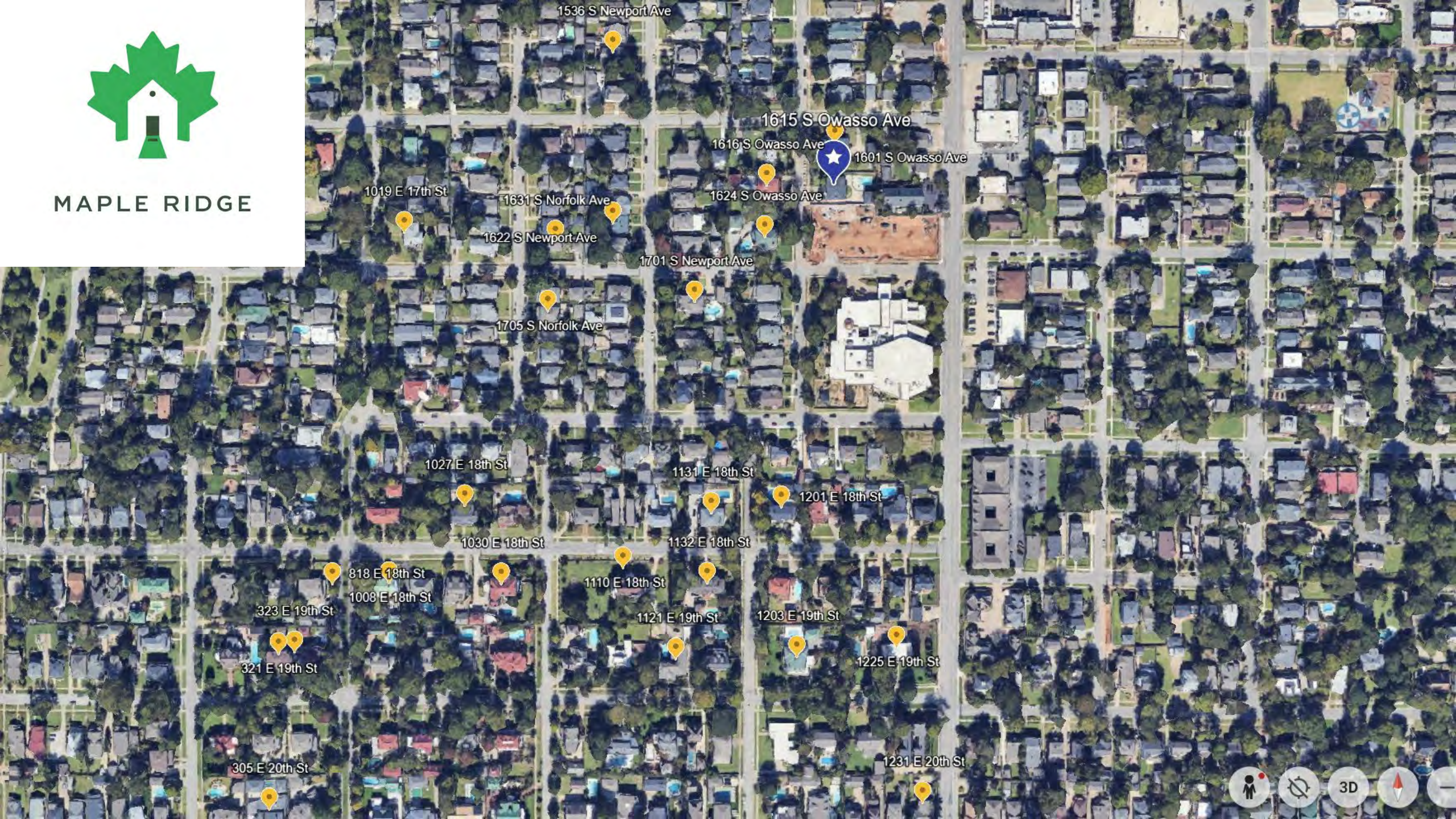
_____ An additional site plan showing approximate height, width and front setback of proposed project and all adjacent structures to show relationship to neighborhood

_____ 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)


1615 S OWASSO AVENUE
TULSA, OK 74120
* Pictures and examples provided by the applicant

MAPLE RIDGE

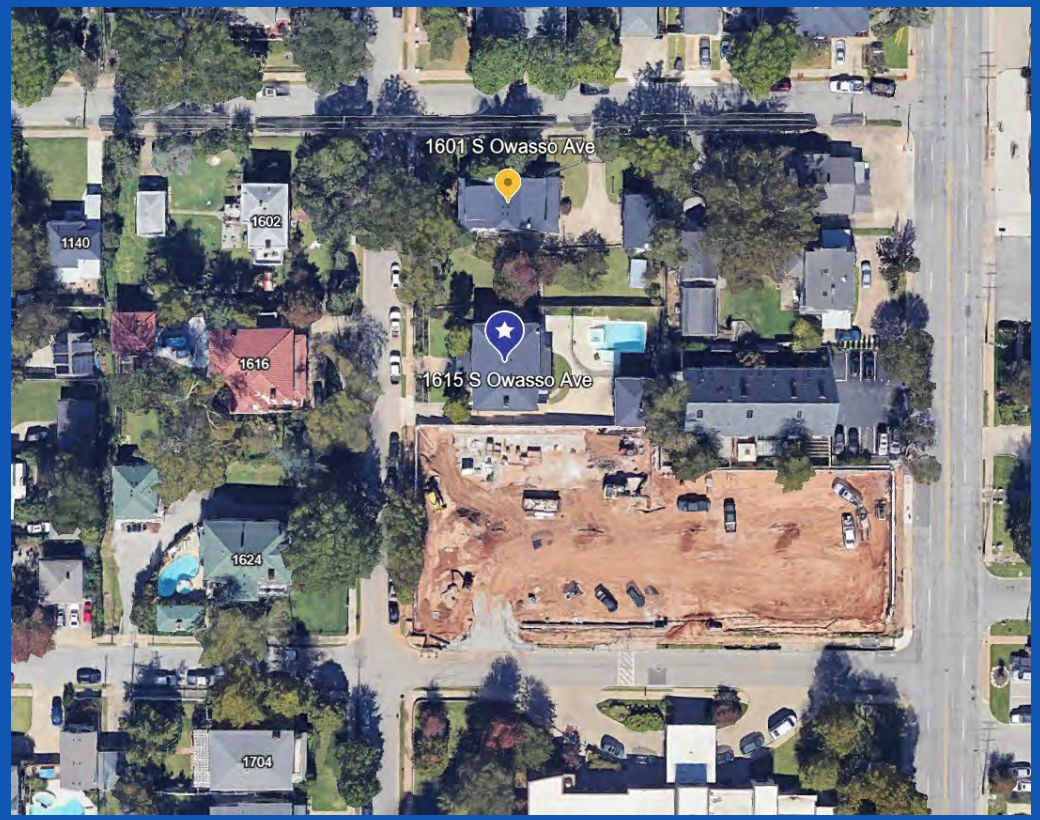

1536 S Newport Ave
1615 S Owasso Ave
1616 S Owasso Ave
1601 S Owasso Ave
1624 S Owasso Ave
1019 E 17th St
1631 S Norfolk Ave
1622 S Newport Ave
1701 S Newport Ave
1705 S Norfolk Ave
1027 E 18th St
1131 E 18th St
1201 E 18th St
1030 E 18th St
1132 E 18th St
818 E 18th St
1008 E 18th St
1110 E 18th St
323 E 19th St
1121 E 19th St
1203 E 19th St
1225 E 19th St
321 E 19th St
305 E 20th St
1231 E 20th St
3D

	Address	Pillars?		Address	Pillars?		Address	Pillars?
1	1601 S Owasso	No	9	1631 S Norfolk	No	17	1030 E 18th	Yes
2	1616 S Owasso	No	10	1201 E 18th	No	18	818 E 18th	Yes
3	1624 S Owasso	Yes	11	321 E 19th	No	19	1008 E 18th	No
4	1701 S Newport	Yes	12	323 E 19th	Yes	20	1121 E 19th	Yes
5	1705 S Norfolk	No	13	1110 E 18th	Yes	21	1203 E 19th	No
6	1019 E 17th	No	14	1027 E 18th	No	22	1225 E 19th	No
7	1536 S Newport	No	15	1131 E 18th	Yes	23	1231 E 20th	Yes
8	1622 S Newport	No	16	1132 E 18th	Yes	24	305 E 20th	No

Total Houses w/Pillars	10
Total Houses w/o Pillars	14



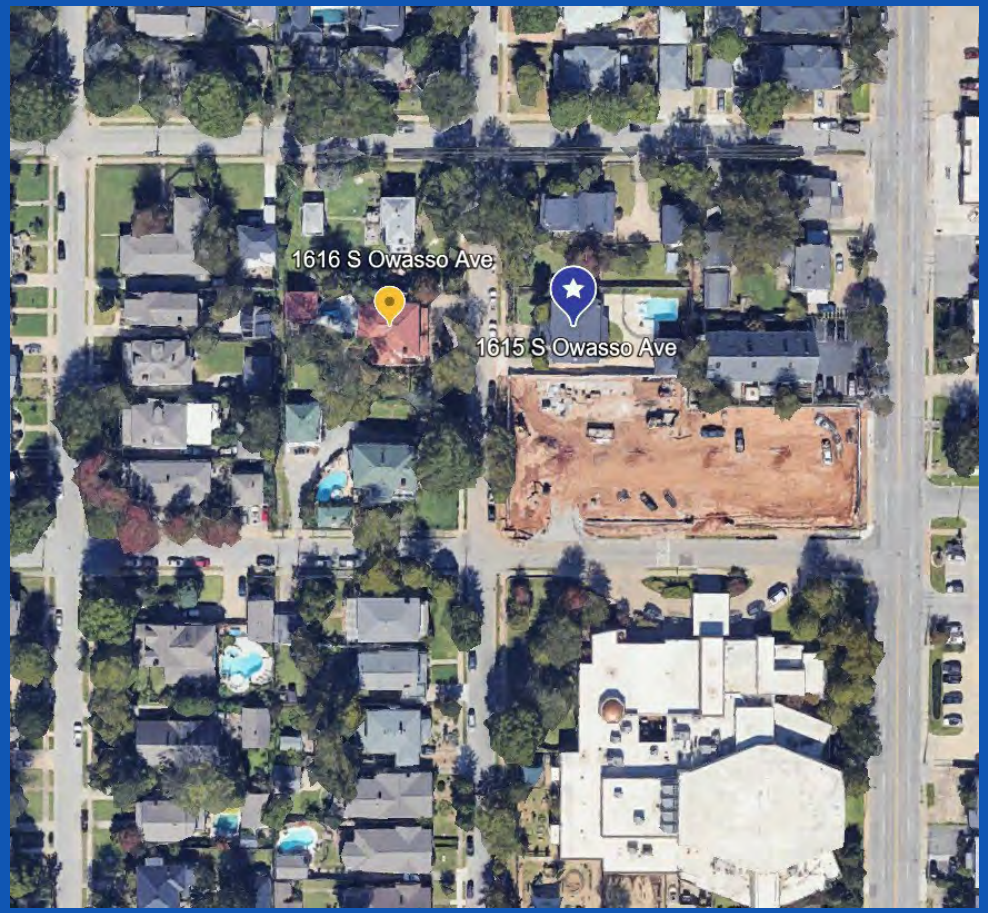




1601 S OWASSO AVENUE

TULSA, OK 74120

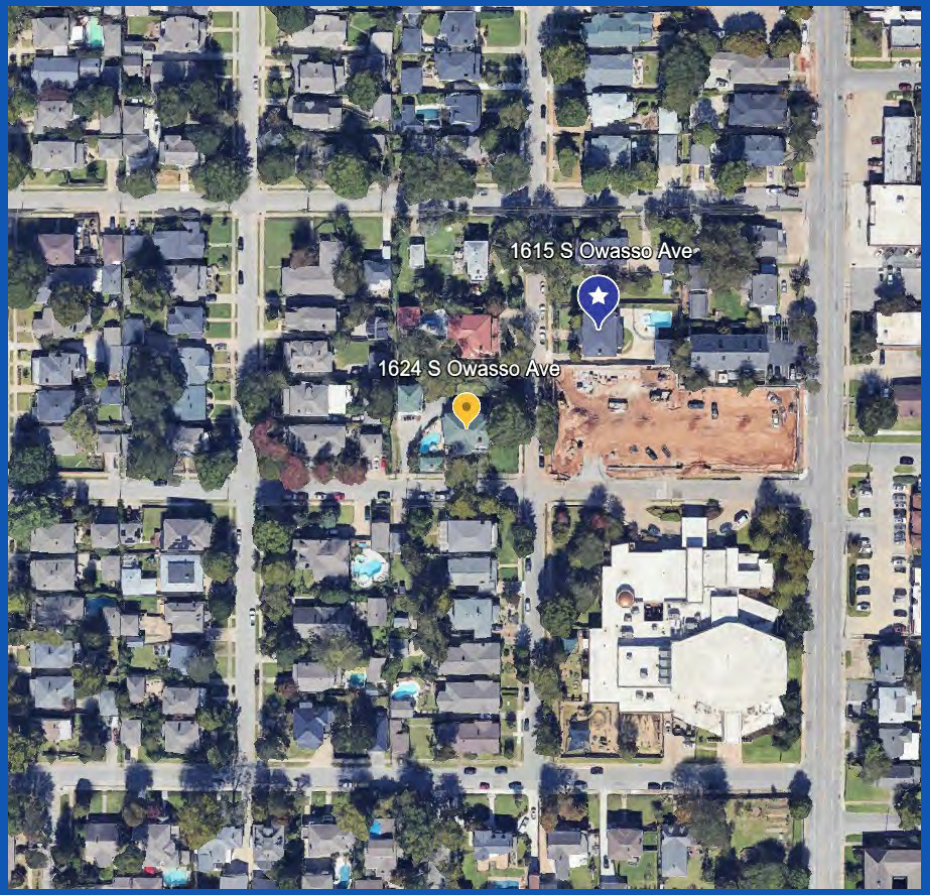




1616 S OWASSO AVENUE

TULSA, OK 74120

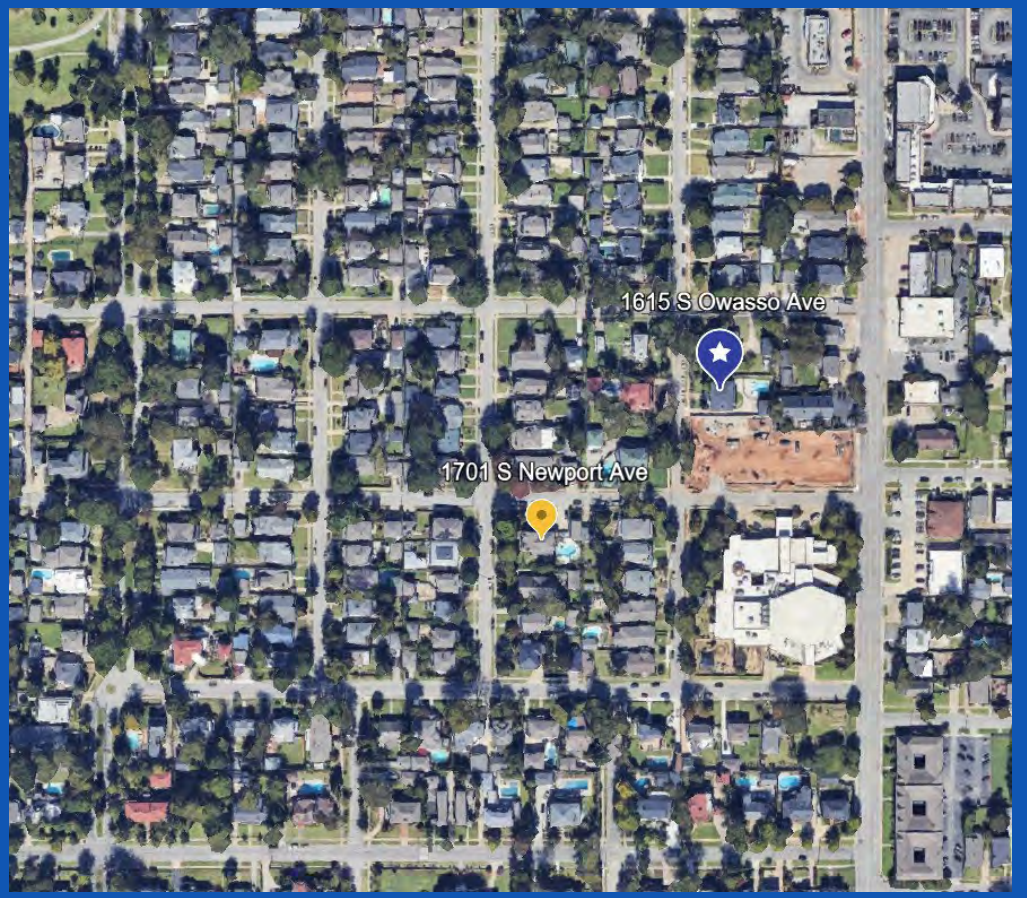




1624 S OWASSO AVENUE

TULSA, OK 74120

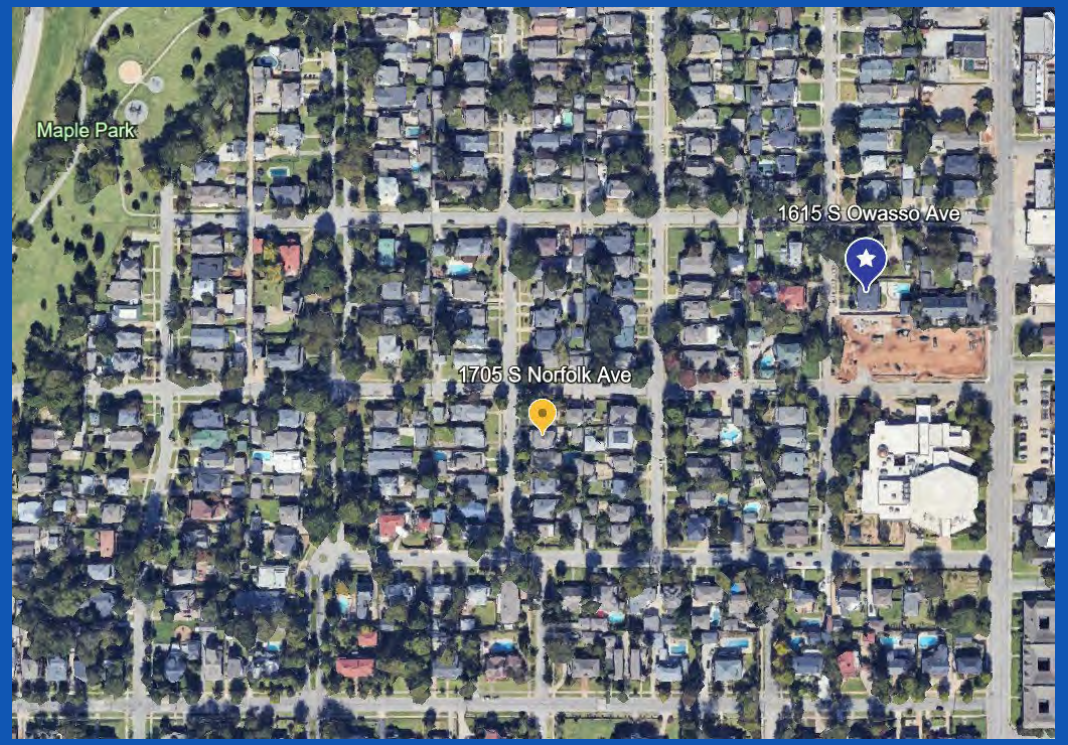




1701 S NEWPORT AVENUE

TULSA, OK 74120

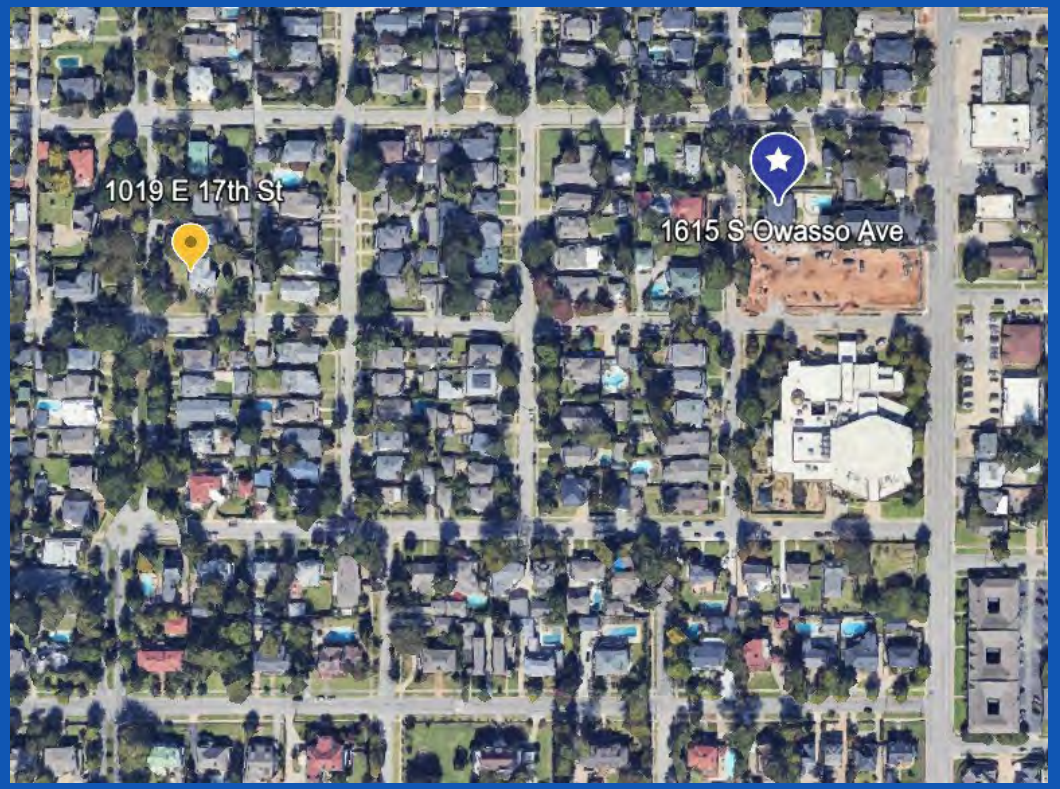




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TULSA, OK 74120

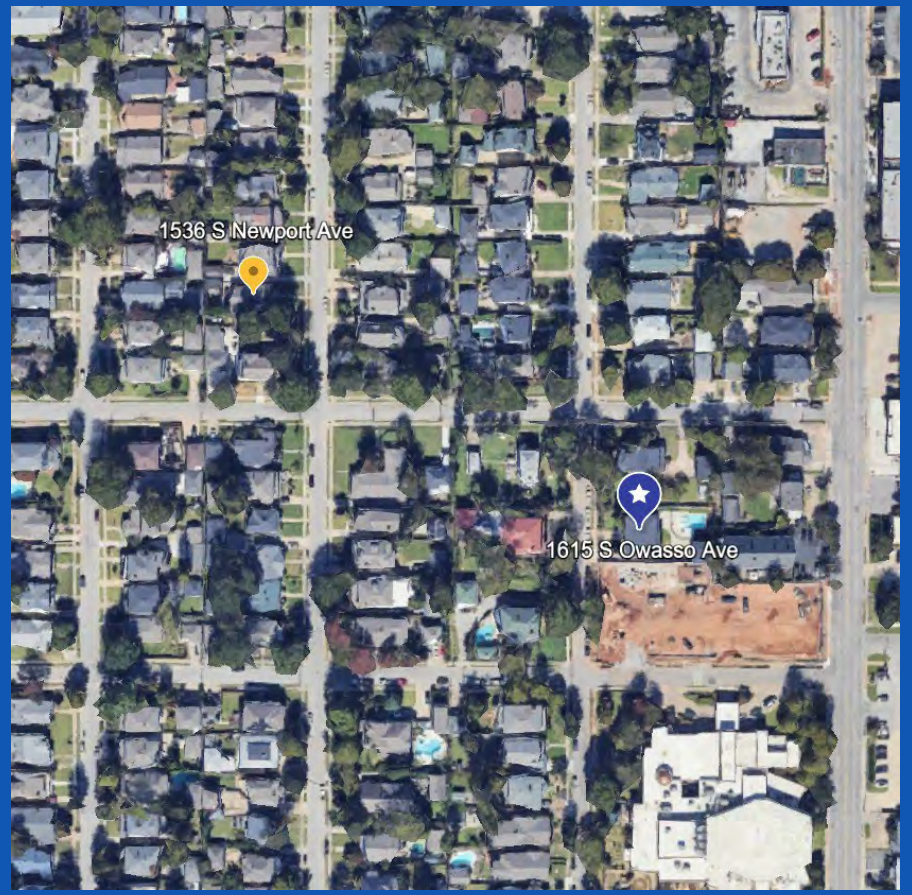




1019 E 17TH STREET

TULSA, OK 74120

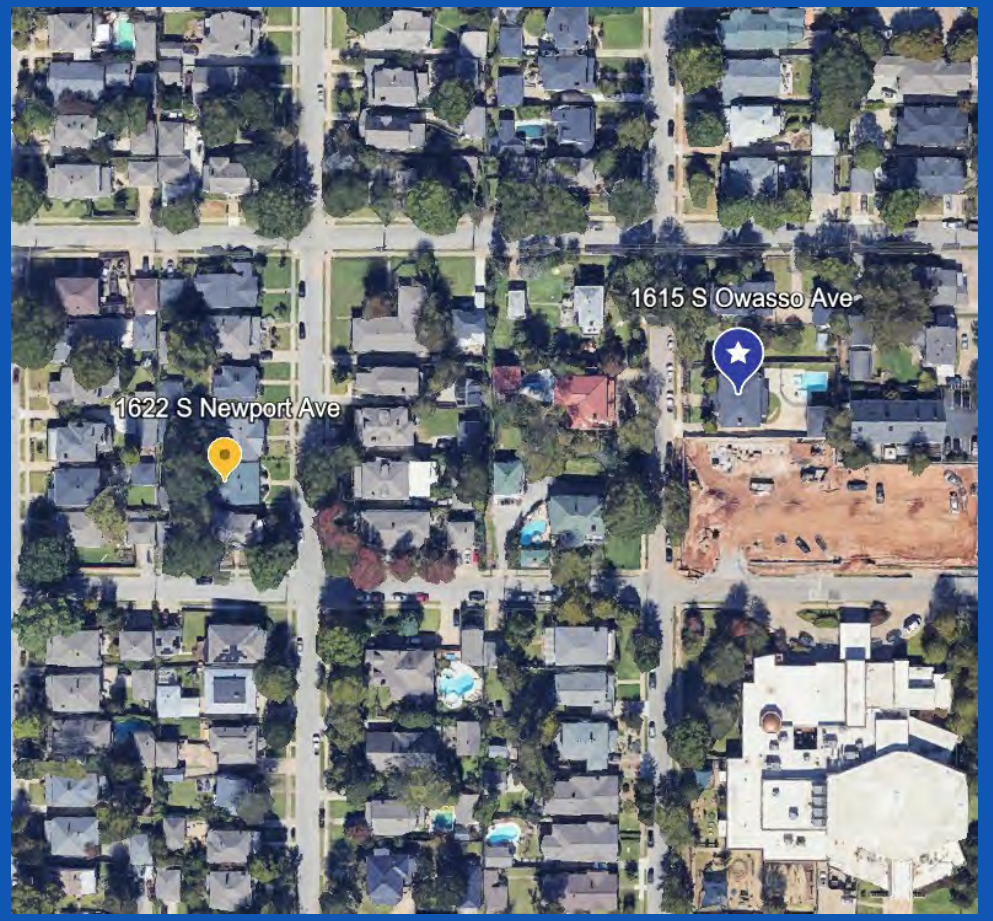




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TULSA, OK 74120

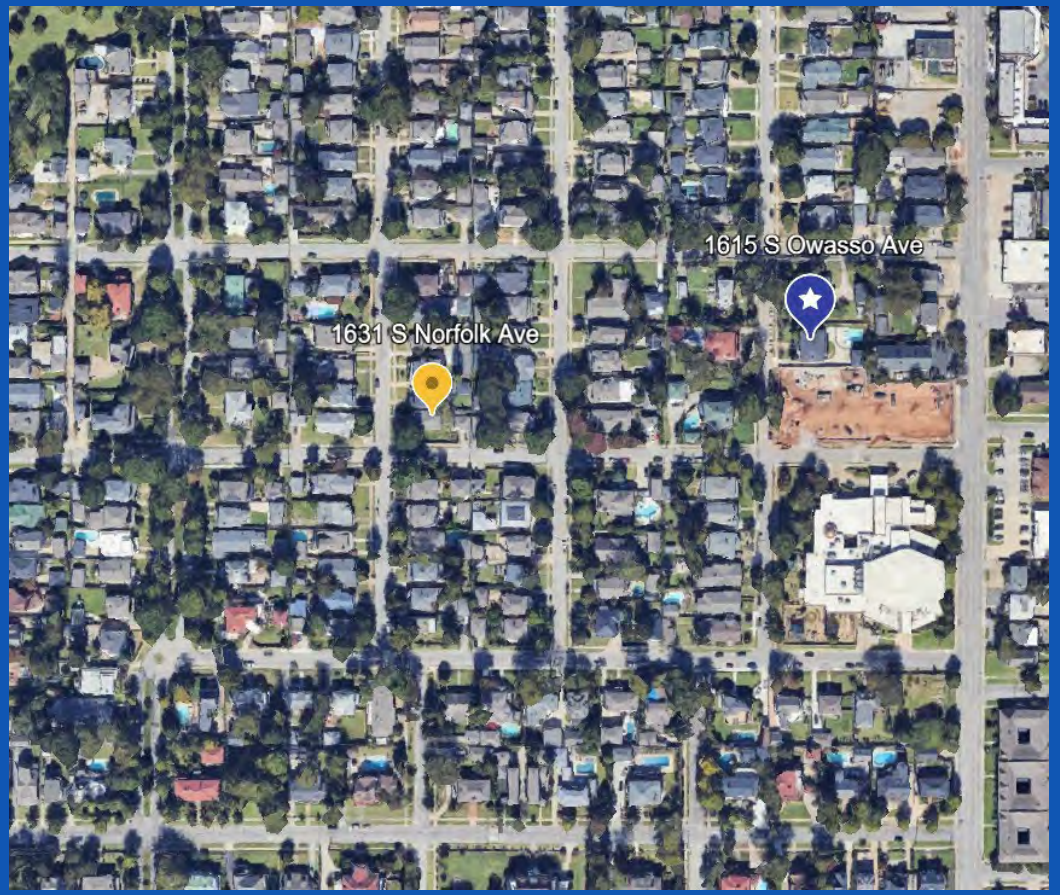




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TULSA, OK 74120

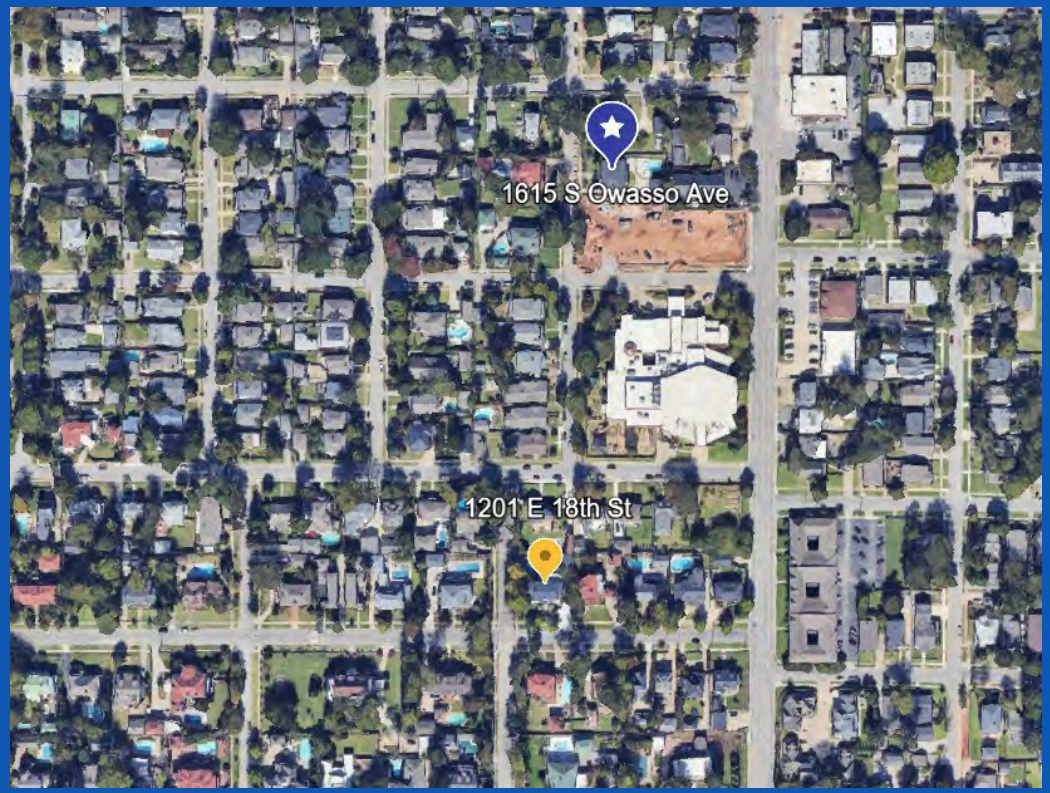




1631 S NORFOLK AVENUE

TULSA, OK 74120

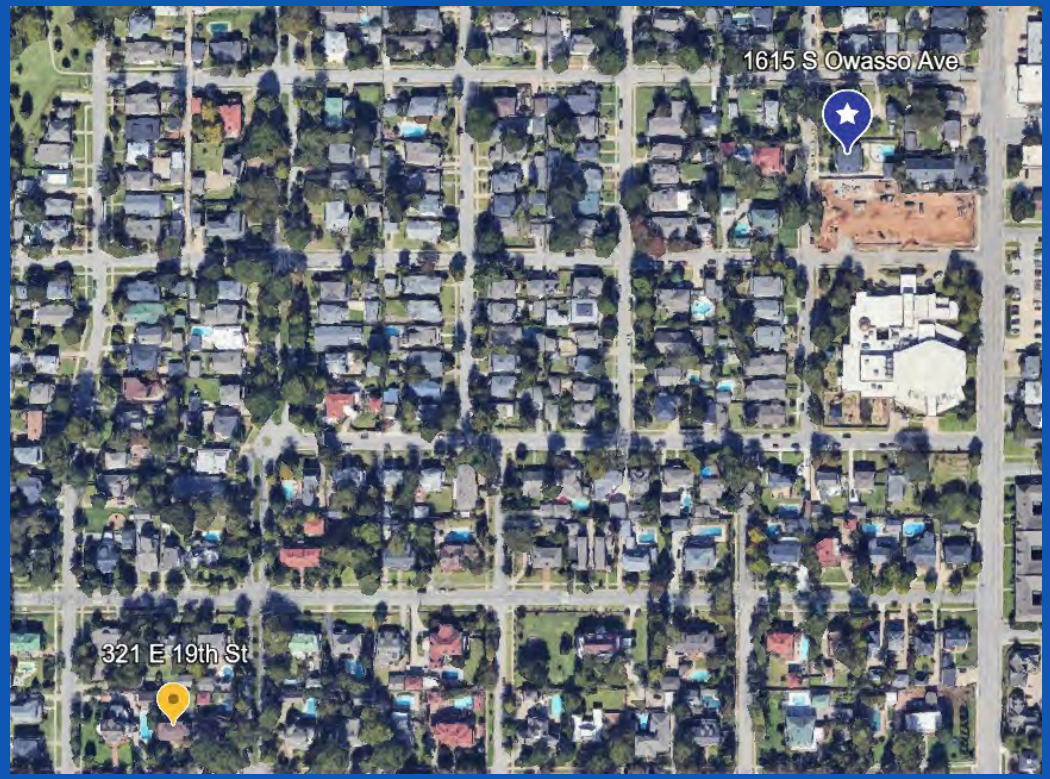




1201 E 18TH STREET

TULSA, OK 74120

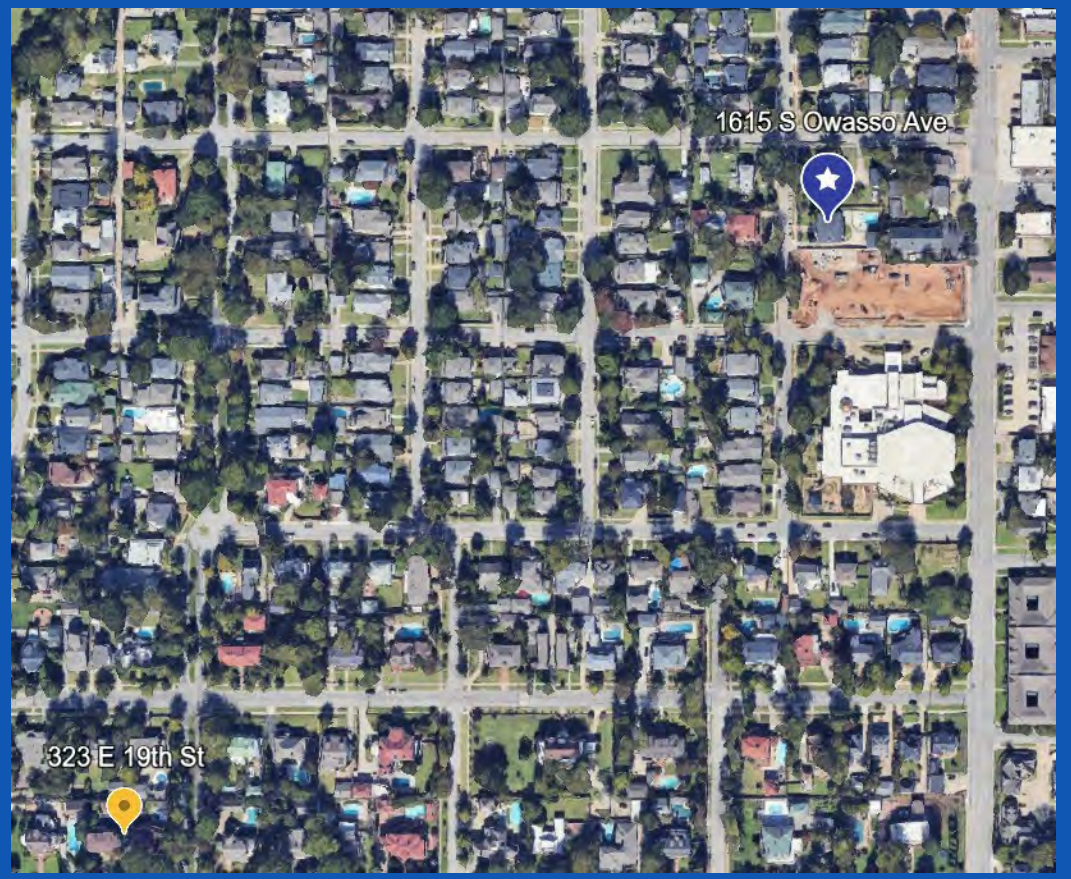




321 E 19TH STREET

TULSA, OK 74120

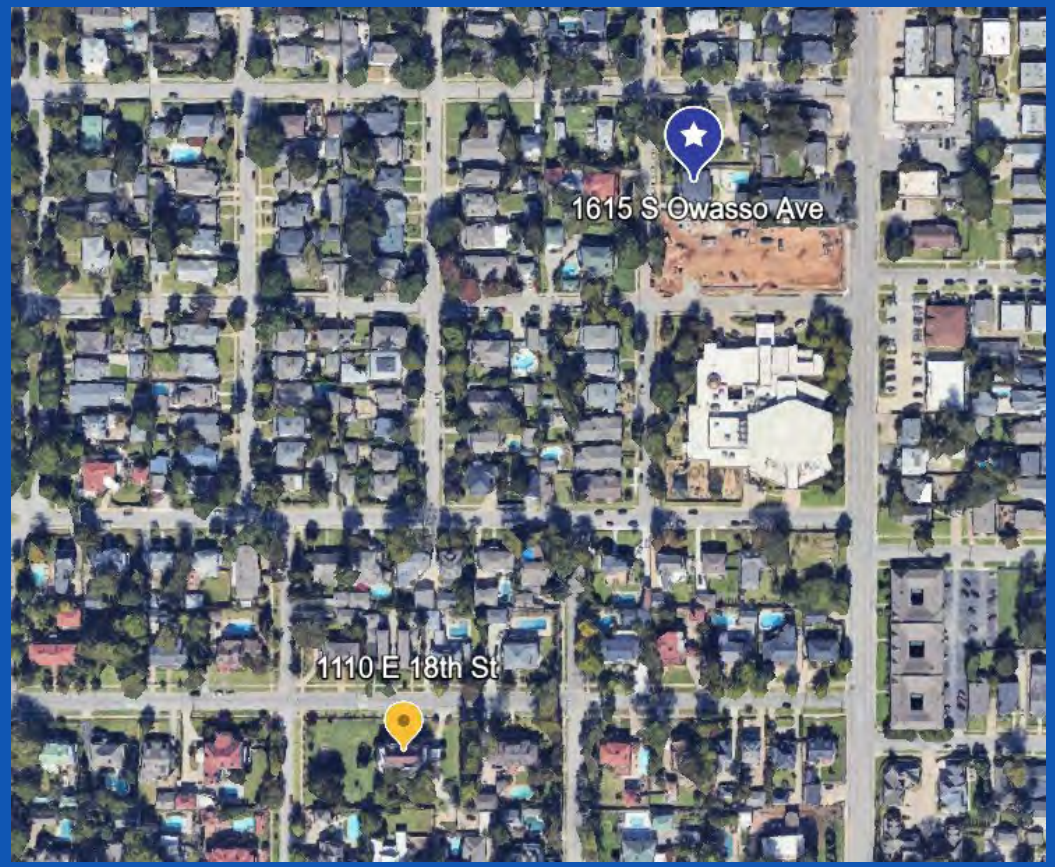




323 E 19TH STREET

TULSA, OK 74120

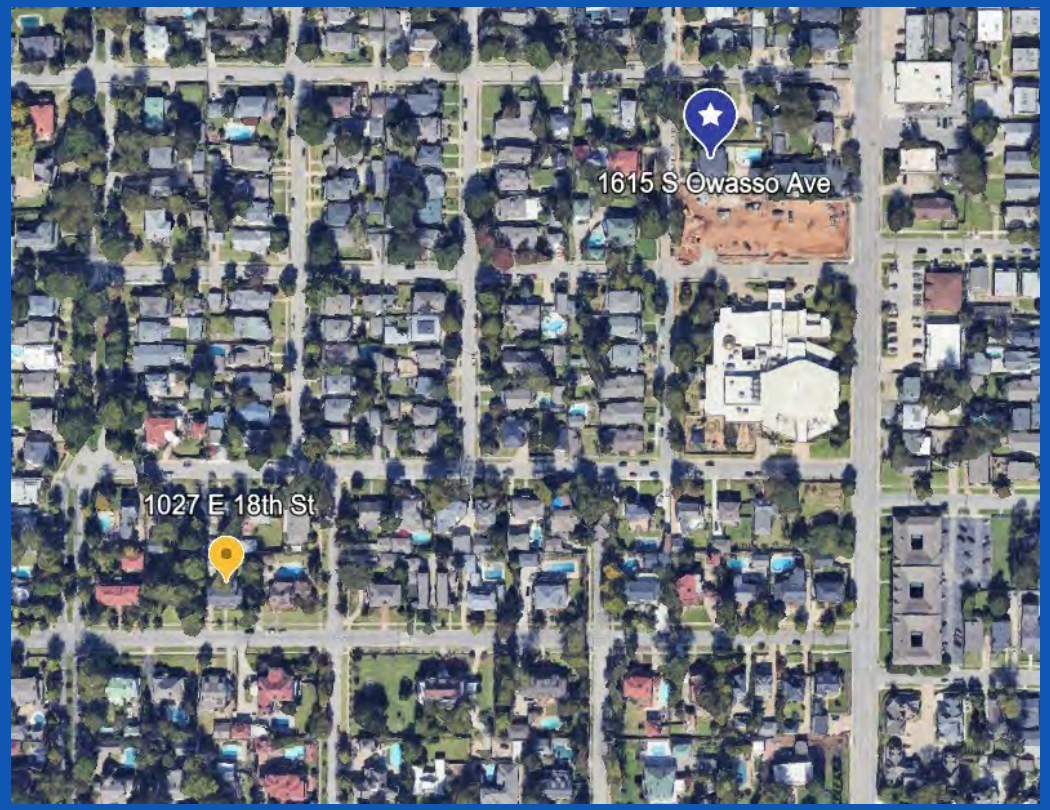




1110 E 18TH STREET

TULSA, OK 74120

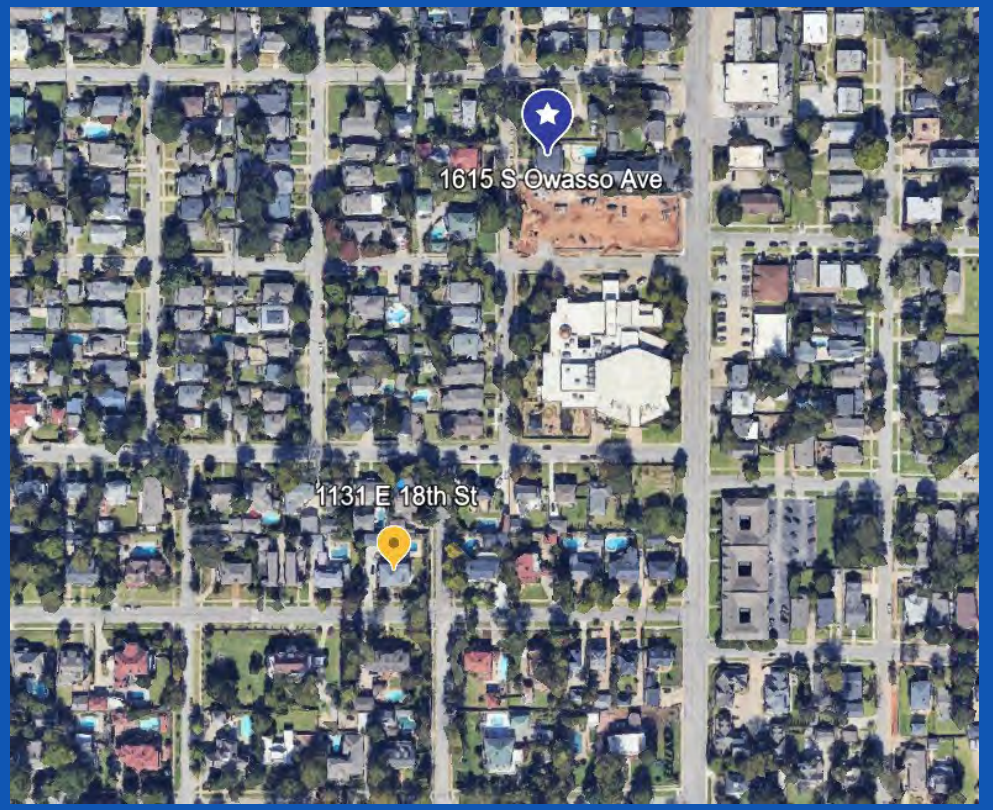




1027 E 18TH STREET

TULSA, OK 74120

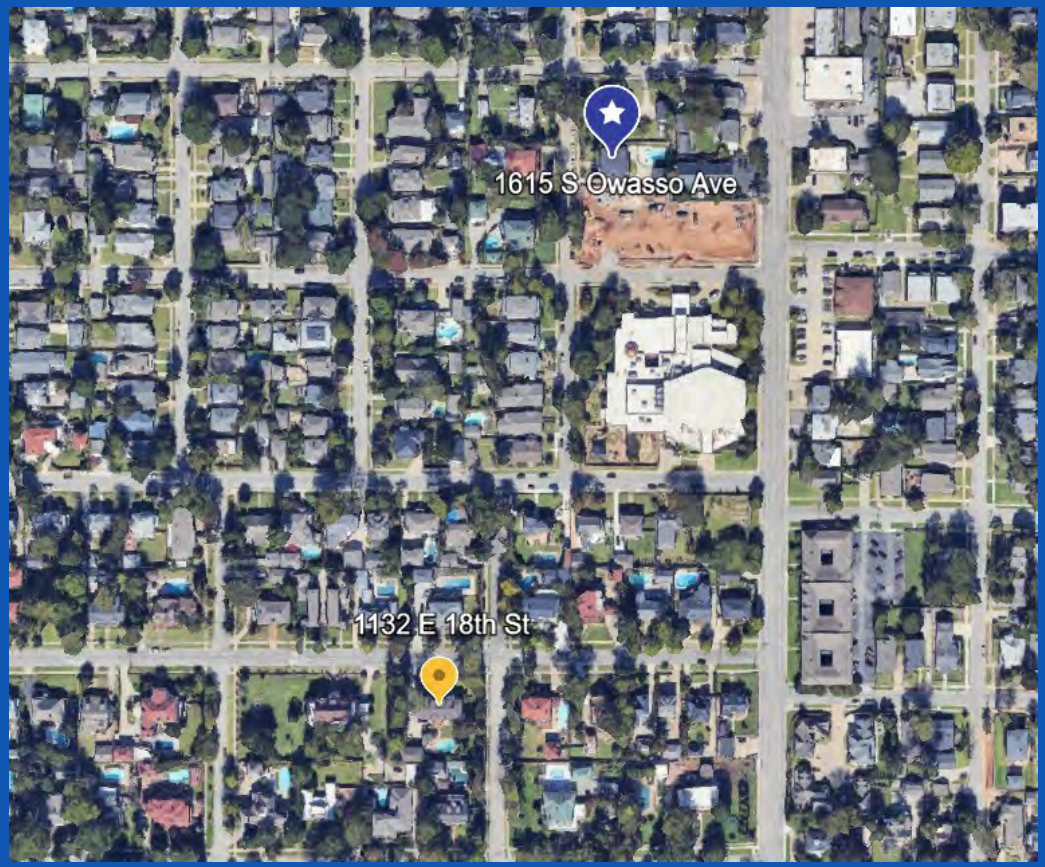




1131 E 18TH STREET

TULSA, OK 74120

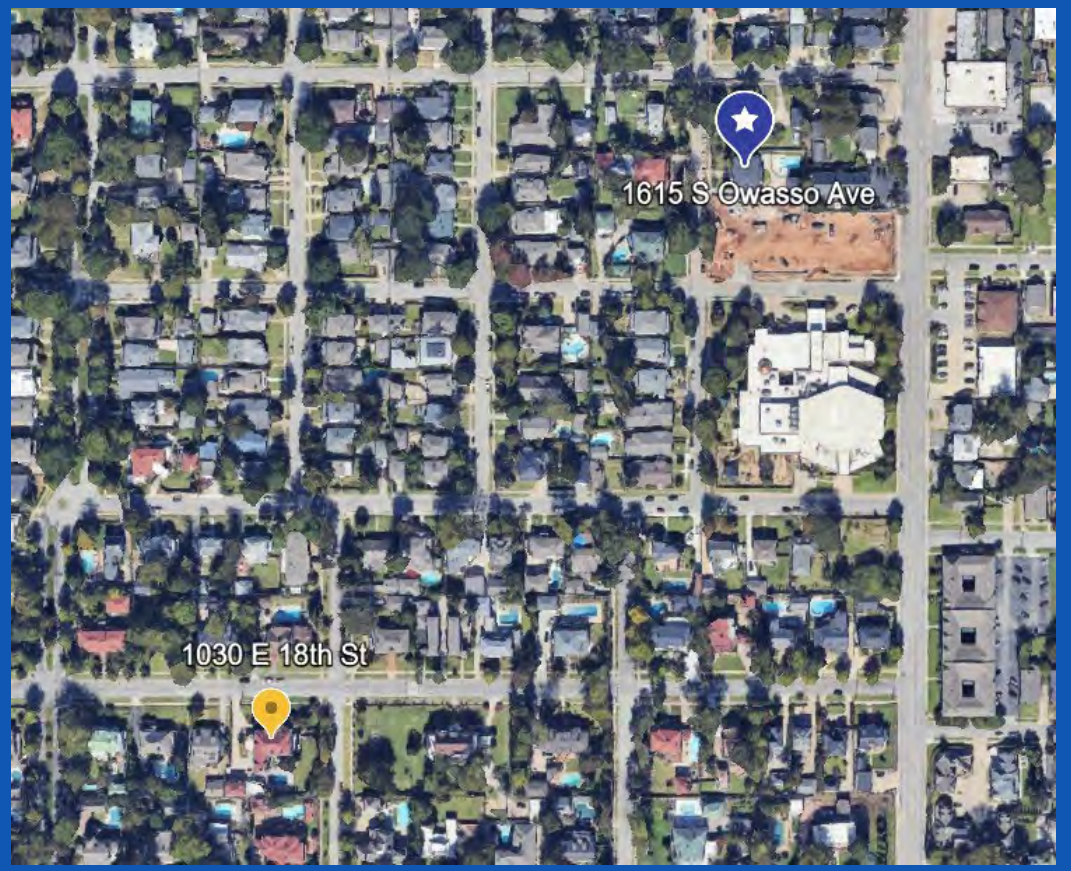




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TULSA, OK 74120

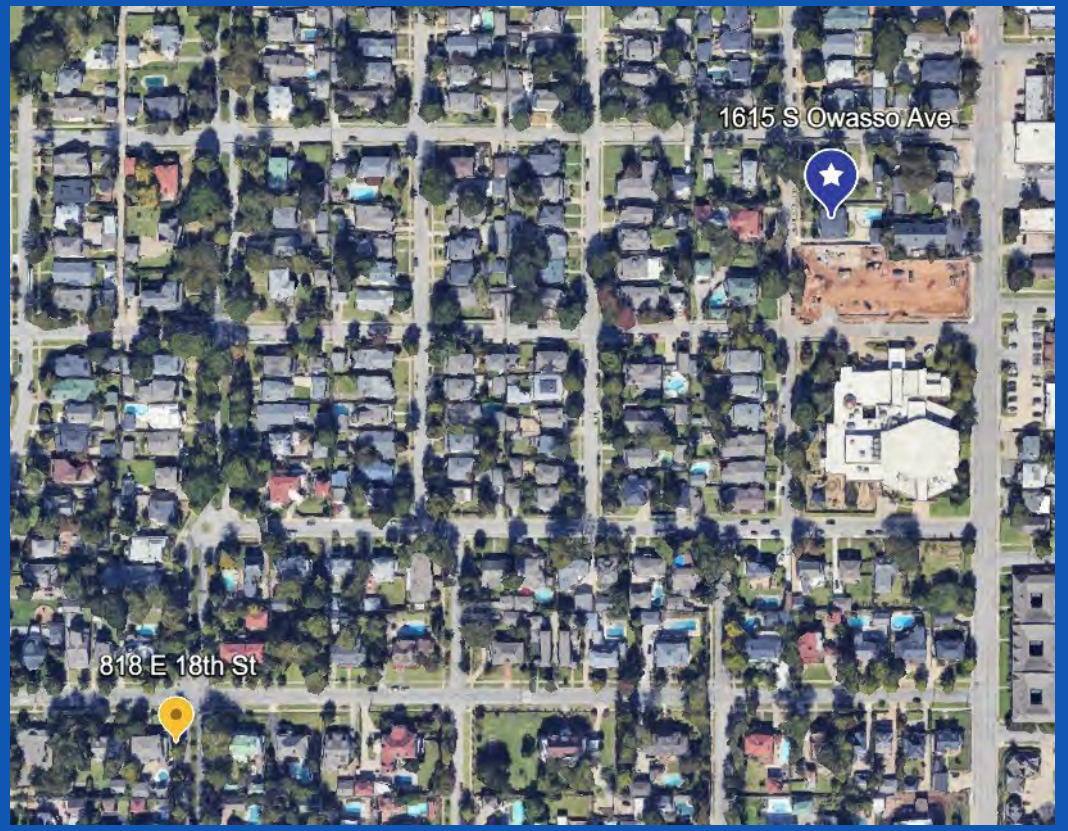




1030 E 18TH STREET

TULSA, OK 74120

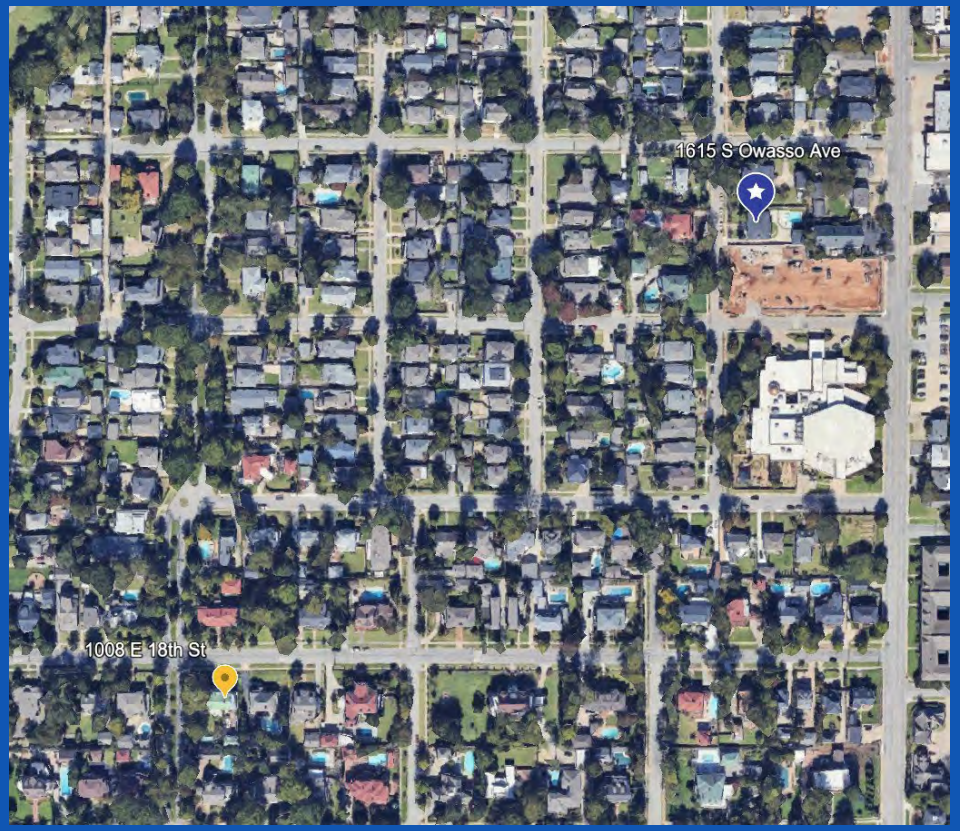




818 E 18TH STREET

TULSA, OK 74120

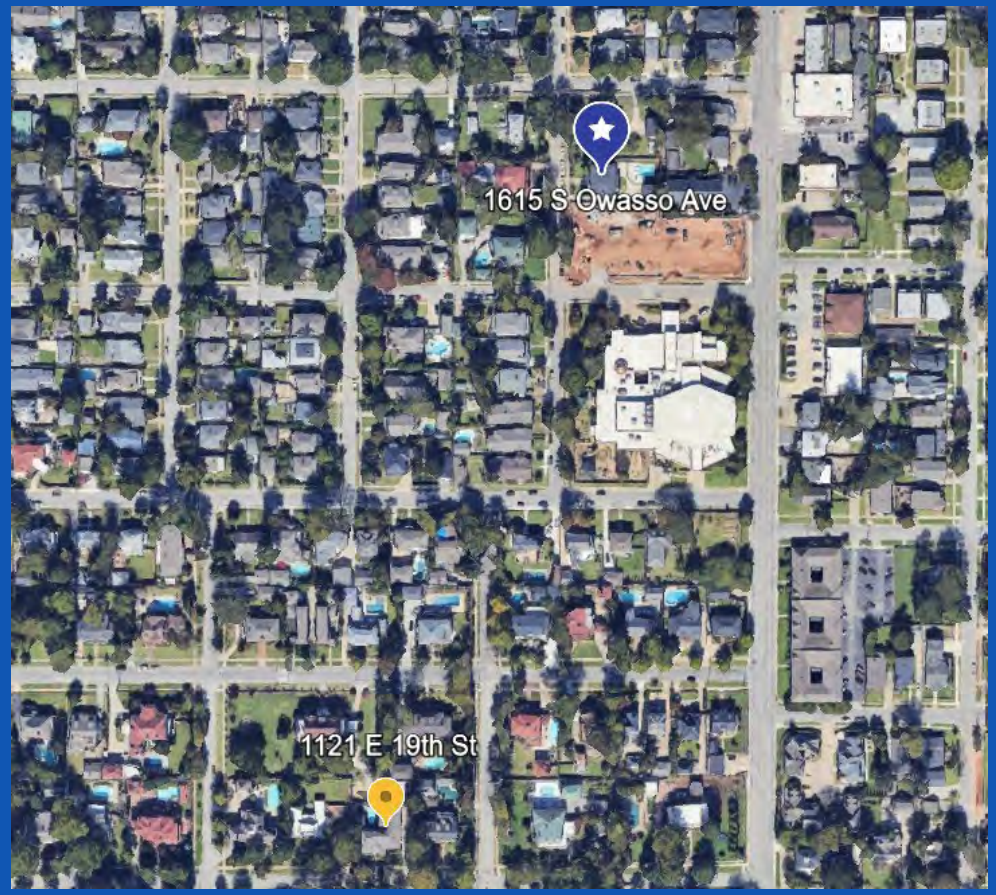




1008 E 18TH STREET

TULSA, OK 74120

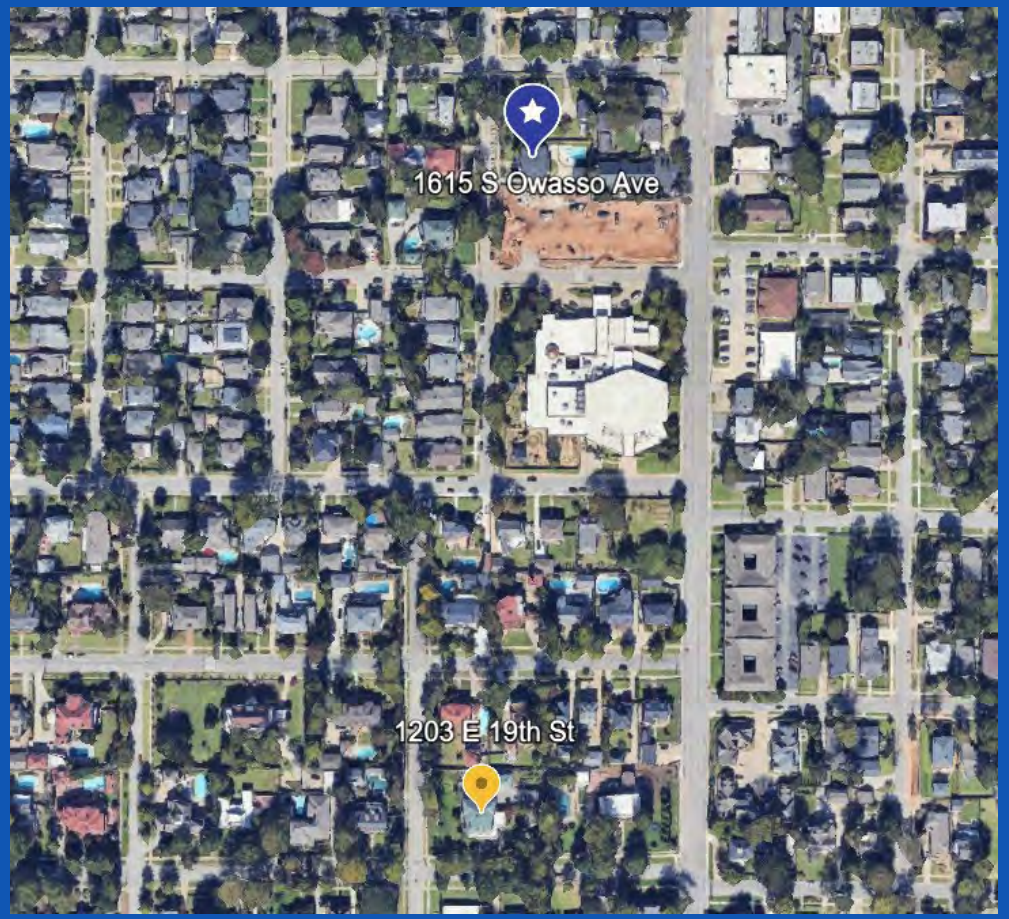




1121 E 19TH STREET

TULSA, OK 74120

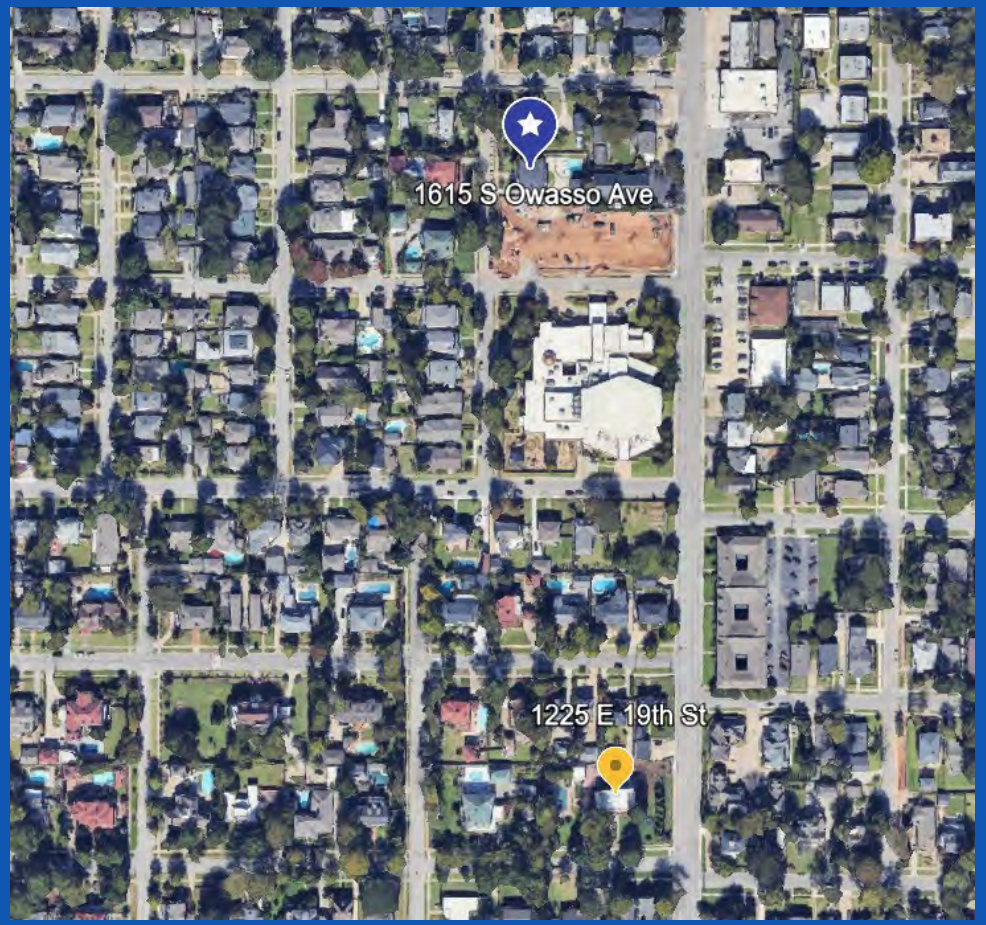




1203 E 19TH STREET

TULSA, OK 74120

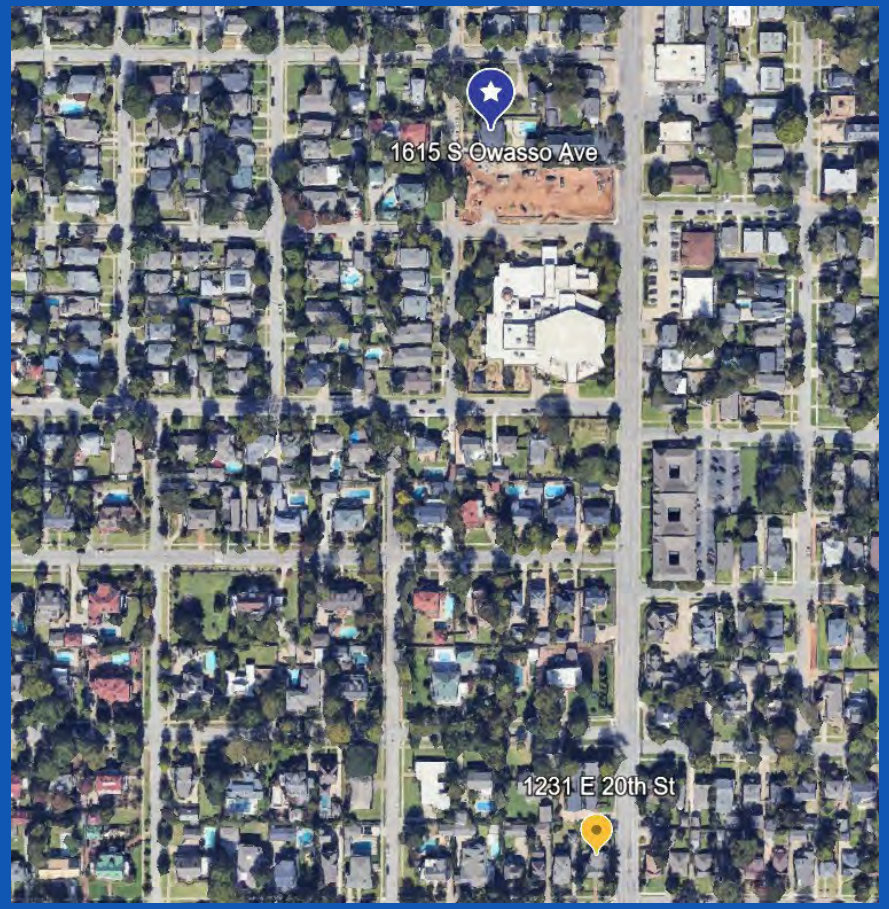




1225 E 19TH STREET

TULSA, OK 74120

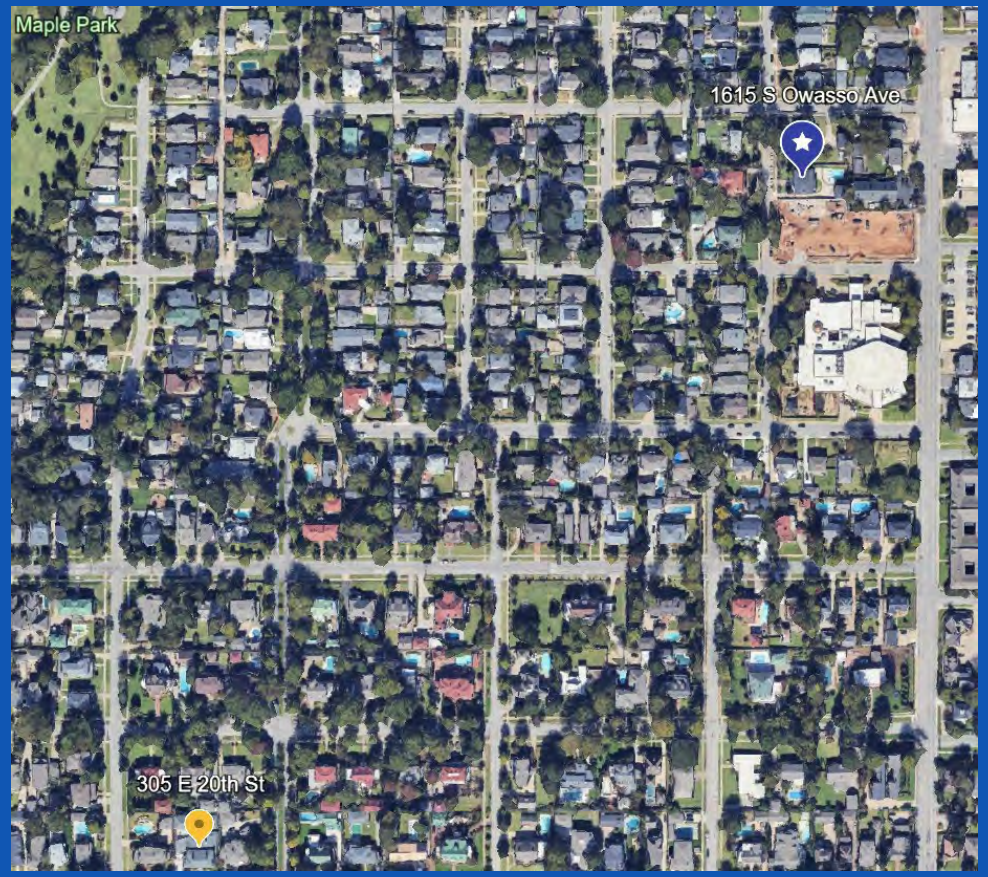




1231 E 20TH STREET

TULSA, OK 74120





305 E 20TH STREET

TULSA, OK 74120

HP PERMIT NUMBER: HP-0821-2026

PROPERTY ADDRESS: 1421 East 20th Street

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Macy Johnson

A. CASE ITEMS FOR CONSIDERATION

1. Relocation of gas meter

B. BACKGROUND

DATE OF CONSTRUCTION: 1928
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009
CONTRIBUTING STRUCTURE: Yes
STYLE/CONSTRUCTION:

This large one-story brick Tudor Revival residence has a cross-gabled composition shingle roof with clipped eaves. The south elevation is dominated by a large front-facing gable with a center chimney flanked by 5/1 double hung windows with fanlights. The chimney has pilasters and an arched niche. To the right of this gable is a smaller gable with an arched vent above triple windows. The wood door opens on the side to an open brick porch. At the rear is a detached garage. (National Register of Historic Places, Swan Lake Historic District, NRIS # 98000140)

PREVIOUS ACTIONS: None

C. ISSUES AND CONSIDERATIONS

1. Proposed is the relocation of the existing gas meter currently located within the easement at the southwest corner near the driveway, with the new service to be installed on the southeast side of the primary structure. The new meter would be placed 2-feet north of the south face of the actual structure, excluding the wooden wall of the planter.

2. Reference: *Tulsa Zoning Code*

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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.7 Awnings, Shutters, Mailboxes, Mechanical Systems, Etc.

A.7.1 Select awnings that are consistent with the architectural style of your home.

A.7.2 Select window shutters that are consistent with the architectural style of your home. Plastic shutters and door shutters are not historically accurate and are not allowed.

A.7.3 Attach mailboxes to the front of the porch or house.

A.7.4 Install engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, package units, flues, conduits, cables, electrical boxes, ventilators, and louvers, on the side or rear façade of the structure.

A.7.5 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault.

A.7.6 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building's historic character and is reversible. These considerations will be made on a case-by-case basis.

A.7.7 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.

B.7 Mechanical Systems, Etc.

B.7.1 Install engineering systems and their associated elements, such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical boxes, ventilators, and louvers, on the side or rear façade of the structure.

B.7.2 Install utility meters on the side or rear façade of the house or underground in a subterranean vault.

B.7.3 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building's historic character and is reversible. These considerations will be made on a case-by-case basis.

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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.

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.1 Elmwood – dry-stack retaining walls are not allowed

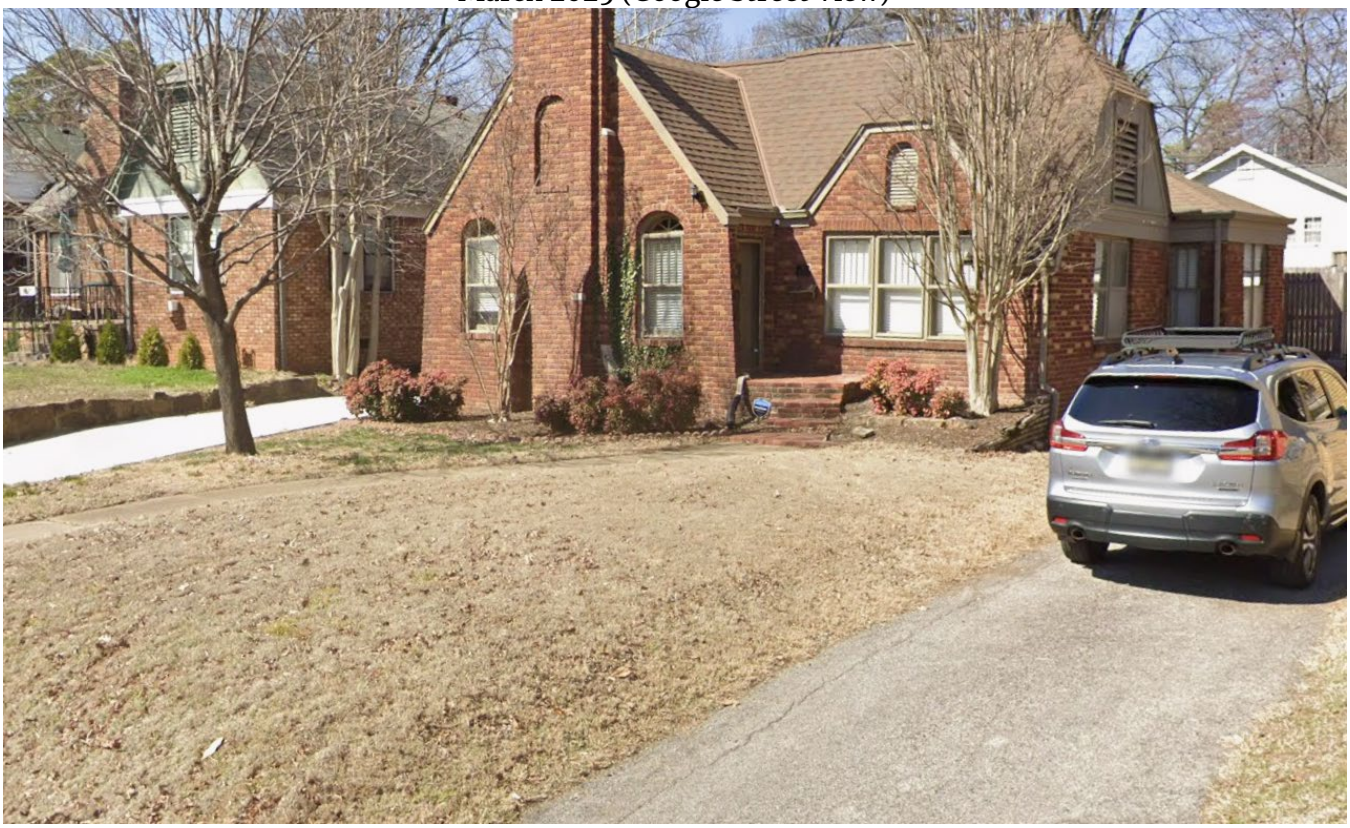




1995



March 2025 (Google Street View)



March 2025 (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.

UNDERGROUND METER RELOCATION PROJECT, EXISTING METER HAS BEEN BUILT UP IN THE UG METER CAN LOCATED IN FRONT EASEMENT 4' NORTH OF CURB AND 4' EAST OF DRIVEWAY. THE METER WILL BE RELOCATED TO THE EAST SIDE OF THE RESDIDENCE, 2 FT NORTH OF THE SOUTH FACE OF THE ACTUAL STRUCTURE, NOT INCLUDING THE WOODEN WALL OF THE BUILT UP PLANTER. CUSTOMER HAS GIVEN ONG A VERBAL AUTHORIZATION FOR METER RELOCATION.

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)

Gas Meter Relocation Request

ONG is requesting approval for a gas meter relocation at the following location:

Service Address:
1421 E 20th St
Tulsa, OK

Historic District: Swan Lake

Customer Information:
Name: Macy Johnson
Phone: 918-914-2188

Reason for request:
To remedy a non-functional meter, a parking meter was built up in underground meter-can

Existing Meter Location:
The current meter is a parking meter built up in underground meter-can located within the front easement, positioned 4' north of the curb, and 4' east of the driveway.

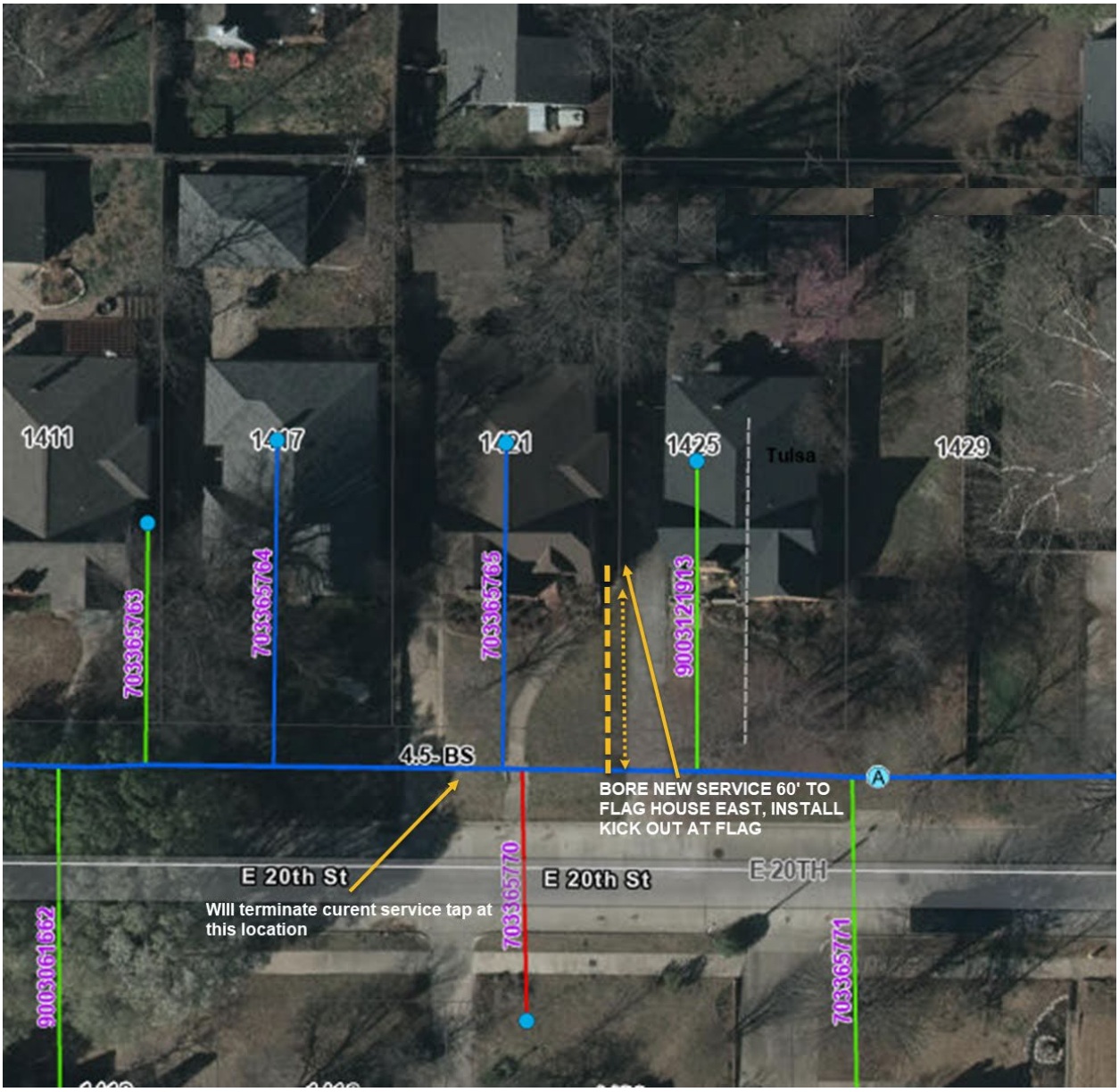
Proposed Meter Location:
The meter will be relocated to the **east side of the residence**, positioned:

- **2 feet north** of the south face of the actual structure, not including the wooden wall of the built-up planter.

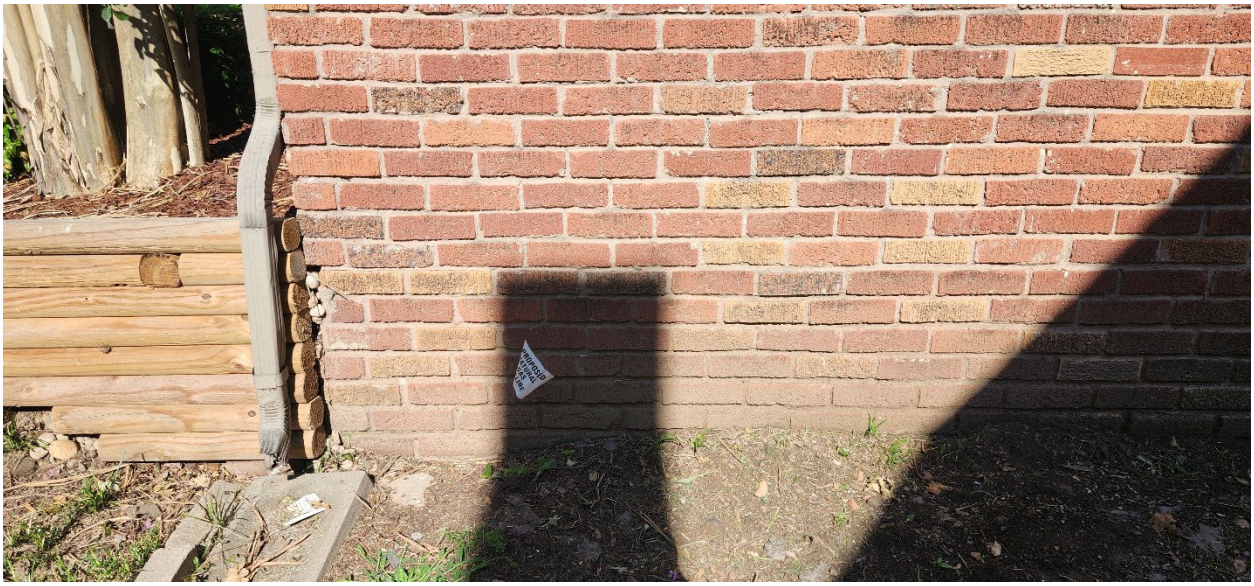
Gas Main Access and Installation:

- ONG will access the gas main located on the **north side of East 20th Street** to perform the service kill.
- ONG will again access the same gas main to install a new yard line running north to the structure.

Customer Coordination:
ONG has met with the customer and obtained agreement for the proposed meter relocation.


1411
1417
1421
1425
Tulsa
1429
7033657763
7033657764
7033657765
9003121913
4.5- BS
A
BORE NEW SERVICE 60' TO FLAG HOUSE EAST, INSTALL KICK OUT AT FLAG
E 20th St
E 20th St
E 20TH
WIll terminate curent service tap at this location
7033657770
9003061662
7033657771


Service Kill to be performed at this location
Bore new service 60' north from this point to the flag house east



HP PERMIT NUMBER: HP-0823-2026

PROPERTY ADDRESS: 1614 East 17th Place

DISTRICT: Swan Lake

APPLICANT: Amy Underwood

OWNER: Underwood Carroll Properties LLC

A. CASE ITEMS FOR CONSIDERATION

1. Demolition of main residence

B. BACKGROUND

DATE OF CONSTRUCTION: 1935
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009
CONTRIBUTING STRUCTURE: Yes
STYLE/CONSTRUCTION:

A two-story Colonial Revival residence, 1614 has a hipped composition shingle roof, a brick chimney on the slope, and a cornice with dentils. On the east is an open first-floor porch beneath an enclosed second floor. The 8/1 double hung windows on the north elevation have shutters. The glazed panel door is set beneath a small porch with square wood columns. (National Register of Historic Places, Swan Lake Historic District, NRIS # 98000140)

PREVIOUS ACTIONS:

HP-0279-2021 – June 1, 2021 – Staff Approval

1. Removal of nonhistorical siding

HP-0279-2021 – June 10, 2021 – TPC Approval

1. Construction of addition with attached garage on east side of residence
2. Construction of addition on west side of residence
3. Reconstruction of sleeping porch

HP-0318-2021 – October 13, 2021 – TPC Approval

1. Installation of handle set
2. Installation of fixture at entry
3. Installation of siding
4. Installation of fixtures on garage
5. Installation of doors on garage

HP-0371-2022 – July 26, 2022 – TPC Approval

1. Amendment to proposed approved addition

Hp-0557-2024 – April 1, 2024

1. Construction of addition. Amendment to HP-0371-2022

C. ISSUES AND CONSIDERATIONS

1. The demolition of the residence is requested. Applicant claims that the structure has deteriorated significantly.

   During the Historic Preservation Permit Subcommittee review on August 27, 2026, the committee reviewed the application and the documentation regarding the structural integrity of the home and the financial constraints of the owner related to rehabilitating the property in its current state. The subcommittee recommended approval, citing guideline F 1.1.

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 F – GUIDELINES FOR DEMOLITION OF STRUCTURES

   F.1 General Requirements

   F.1.1 Demolition of historic structures does not support the character of the district. Demolitions are strongly discouraged, but will be considered on a case-by-case basis provided that one or more of the following guidelines are met:

   .1 The continued use of the property cannot be achieved through rehabilitation, modification, or alteration, according to documented evidence.

   .2 The structure is listed as non-contributing to the historic character of the district in the National Register Nomination for the district.

   .3 To remedy an emergency condition determined to be dangerous to life, health, or property, or if the structure has been condemned by the City of Tulsa or City-County Health Department.





1995



November 2024 (Google Street View)



May 2022 (Google Street View)



March 2019 (Tulsa County Assessor)



Photo provided by applicant





Photos provided by applicant

































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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.

Full demolition of the 1922 principal residence is requested.

The exposed structure has materially deteriorated since the 2021 engineering evaluations. Documented conditions include failed/rotted framing, settlement, chronic moisture entry, inward-displaced basement walls, inadequate support, and failed slab/foundation areas. See attachments.

PROJECT CHECKLIST

__X__ 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.

__X__ 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)

DEMOLITION JUSTIFICATION AND PROPERTY-CONDITION STATEMENT

Property: 1614 E. 17th Place, Tulsa, Oklahoma 74120

Historic District: Swan Lake Historic District

Owner: Underwood Carroll Properties LLC

Legal description: Lot 16, Block 1, Swan Park

Requested work: Full demolition of the principal residence. No replacement construction is requested under this application. A separate HP permit application will be submitted for replacement construction.

1. REQUEST AND BASIS

The owner requests approval to demolish the existing residence because the building has sustained extensive, interconnected deterioration affecting the foundation, basement walls, floor framing, wall framing, slabs, and moisture-control systems. The request is based on the present physical condition of the property, public safety, structural reliability, and the inability to retain the existing building as a durable historic resource without removing and replacing substantial portions of its supporting systems.

The owner has held the property since 2021 and previously pursued rehabilitation. Interior finishes were removed to expose framing and facilitate redevelopment. Since the two 2021 engineering evaluations, the open and unfinished structure has materially deteriorated. Current photographs will document the present condition and should be read together with the engineering reports, which establish that significant deficiencies were already present before the later deterioration.

2. DOCUMENTED STRUCTURAL CONDITIONS

Building component	Documented condition
Basement and foundation walls	Chronic moisture entry; horizontal cracking in south and west basement walls; inward wall displacement caused by exterior soil pressure; stabilization required to maintain support for the floor framing system.
First-floor framing and support	Significant settlement and distortion; a rotted and failed wood header/blocking condition beneath the opening between the entry and dining room; inadequate support beneath walls; sagging and downward movement.
Upper-level framing	Sagging walls, out-of-square openings, and significant gaps consistent with framing distortion and differential movement.
Sunroom/addition foundation and slab	Multiple reopened slab cracks, perimeter foundation settlement, and a slab described as lacking sufficient thickness and remaining integrity for a reasonable repair attempt; removal and replacement were recommended.
Concealed framing	The 2021 Ford report stated that weakened and damaged framing could be present in areas not then visible and that the full extent of damage and repair methods could only be determined as areas became exposed.
Moisture and deterioration	A history of moisture seepage through basement walls, moisture damage around the abandoned chimney and other interior areas, rotted exposed framing, and poor site drainage conditions.

3. CURRENT CONDITION AND LOSS OF RELIABLE STRUCTURAL FABRIC

The present application is not based solely on the age of the house, owner preference, or the expense of renovation. It is based on the cumulative condition of the building and the relationship among its defective systems. The basement walls support the first-floor framing; the first-floor framing supports walls and portions of the second story; and several areas already exhibited sagging, settlement, rot, inadequate bearing, or differential movement in 2021. Since that time, the exposed building has continued to deteriorate.

Repair would require extensive temporary shoring; removal and replacement of deteriorated framing; stabilization or reconstruction of basement walls; replacement of the sunroom slab and perimeter foundation; correction of drainage and moisture-entry conditions; and reconstruction of failed support areas. The amount of removal and replacement required would substantially reduce the quantity and integrity of original structural material retained in place.

4. REHABILITATION ALTERNATIVES CONSIDERED

The owner previously pursued rehabilitation and obtained plans for remodeling and expansion. The following measures were considered or recommended: supplemental crawl-space supports; new poured concrete footings and masonry supports; temporary shoring; removal and replacement of the sunroom slab and foundation; new basement shear walls; framing repairs after full exposure; and drainage corrections. These measures do not constitute a limited repair. Collectively, they require intervention throughout the load path of the building and extensive replacement of supporting fabric.

The owner therefore requests that the Commission evaluate whether preservation of isolated exterior portions, while replacing much of the supporting structure, would preserve a meaningful historic resource or instead result in reconstruction around a materially failed building.

5. EFFECT ON THE HISTORIC DISTRICT

The owner recognizes the importance of the Swan Lake Historic District and is not requesting authorization for an incompatible replacement as part of this application. The immediate request is to remove an extensively deteriorated and unsafe structure in an orderly manner. Any future residence will be presented separately for review and will be designed to address the district's established setback, orientation, scale, massing, roof form, window rhythm, materials, and streetscape character.

6. REQUESTED FINDING

> Based on the attached engineering evidence, current photographic documentation, exposed condition of the structure, and cumulative deterioration since 2021, the owner requests a finding that the residence cannot be practically preserved as a safe, durable structure while retaining meaningful historic material, and requests issuance of an HP Permit authorizing demolition.

FEI INSPECTION SERVICES

FOUNDATION ENGINEERING, INC.

5404 S. MEMORIAL, STE. C TULSA, OK 74145

PHONE: 918-665-2593 TEXT: 918-665-2593

WWW.FEIINSPECTIONS.COM FEI@TULSACOXMAIL.COM

Amy Underwood
% Rob Schmidt
Keller Williams Realty

Re: Structural Inspection of the residence located at:
1614 E. 17th Place
Tulsa, OK

FEDERAL TAX ID#73-1219692

PAID
FEI Inspections

INVOICE / PAID

Inspection services rendered;
Structural $520.00

REMARKS: Please note that these reports are outcome of visual inspection of the house and states the condition of house at the time of the inspection. The inspections do not cover wood rot, sidings, painting, windows, and items that can not be visually inspected. This property was not inspected for health related molds, fungi and environmental concerns. We are not qualified, authorized or licensed to inspect for molds, fungi and environmental concerns. These inspection reports do not guarantee the state of the house in the future. All items may not be noted in the report, only those sufficient to describe the general condition of the house at the time of the inspection. Foundation Engineering, Inc. and the inspector's total liability due to errors and omissions is limited and not to exceed the inspection fee.

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Amy Underwood
% Rob Schmidt
Keller Williams Realty

Re: Structural Inspection of the residence located at:
1614 E. 17th Place
Tulsa, OK

Below is a list of the inspections performed by FEI Inspection Services or subcontractors of FEI Inspection Services at the above property. If additional inspections are desired that were not performed, please contact our office. The following inspections were performed:

- [x] Structural
- [ ] Electrical and Plumbing (E&P)
- [ ] Termite and Moisture Damage
- [ ] Sprinkler System
- [ ] Roof
- [ ] Drainage
- [ ] Pool
- [ ] In Slab Air Ducts

REMARKS: Use of this report and reports by subcontractors of FEI constitutes acceptance of the following terms contained in this remarks section. Please note that these reports are outcome of visual inspection only. These reports state the condition of house at the time of the inspection only, and these inspections do not guarantee the state of the house in the future. These inspections do not cover wood rot, siding, the installation and integrity of any stucco or stucco type product, cosmetic finishes, windows, and all other items that can not be visually inspected. These inspections and the inspection reports do not include or address any inspections that were not ordered. Refer to the list of inspections performed by FEI and subcontractors of FEI included in this report for a list of inspections performed. All items may not be noted in these reports, only those sufficient to describe the general condition of the house at the time of the inspections. Foundation Engineering, Inc. and the inspector's total liability is limited and is not to exceed the inspection fee. This limit of liability is absolute, and there is no other limit of liability expressed or implied. If these terms are not acceptable, please contact our office for further discussion prior to use of this report.

FEI Inspection Services

Foundation Engineering, Inc.

5404 S. Memorial, Ste. C Tulsa, OK 74145

Phone: 918-665-2593 Text: 918-665-2593

www.feiinspections.com fei@tulsacoxmail.com

Amy Underwood
% Rob Schmidt
Keller Williams Realty

Re: Structural Inspection of the residence located at:
1614 E. 17th Place
Tulsa, OK



FEI INSPECTION SERVICES
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Amy Underwood
% Rob Schmidt
Keller Williams Realty

Re: Structural Inspection of the residence located at:
1614 E. 17th Place
Tulsa, OK

On Tuesday, February 11, 2025, I made an engineering inspection of the residence at the above location as you requested. The purpose of the inspection was to detect any defects that might exist, discuss apparent causes of the damage, and make recommendations for repair and prevention of further damage to the property. Please note that all observations and recommendations are strictly my professional opinion and may differ from those of other professionals. This inspection report may be revised as new information about the house become available.

Description

The house is a two story wood frame structure which faces north. The house has wood siding and a composition shingle roof. The foundation system is consisted of wood joists on continuous perimeter concrete spread footings and stem walls (crawl space and basement).

Observations

Inspection revealed these observations of the structure and the property at the following locations:

Exterior foundation walls around the house was inspected and indicated severe cracks on all sides of the house and the addition on east side of the house due to foundation movement under the walls of the house.

There is an addition on east side of the house. Please note that where the addition slab/foundation meet the original house cracks may develop on the floors/walls due to independent movement between the original house and the addition foundation on this active soil.



Roof framing system was inspected. No sign of buckling or sagging of the roof was apparent. This inspection deals with major load bearing members of the structure and does not cover the roof covering material (shingles), the siding (wood, stucco, asbestos or masonite), and drainage around the house. Please note that this structural inspection does not include an evaluation of the drainage around the property. If drainage around the house is a concern please call our office to set up an appointment for this inspection.

The roof framing consists of 2x4 rafters at 24 inches on centers.

Interior of the house (first and second floor) was inspected and indicated severe sagging of floors and leaning walls due to severe deflection of floor framing and severe foundation movement under the house.



Crawl space and the basement were inspected and indicated severe cracks along the foundation walls on all side of the house. These cracks are due to foundation movement (damage) under the structure (all walls). A new wall has been constructed along north and east walls of the basement in an attempt to prevent further inward leaning of the basement walls due to lateral earth pressure on the walls. New cracks were also noted on the new wall. Floor joists are consisted of 2x8 at 16 inches on center. Sagging of the floor joists was apparent throughout the basement. The inspection is limited to the floor framing, supports, floor joists size, span, and spacing. This inspection does not cover wood rot or termite damage to the floor framing since we are not licensed to inspect for wood destroying organism. All crawl space area may not be inspected due to obstruction or tight crawling room. Please note that the basement is not water tight and water leaches in the basement during high water table.







Recommendations

1. Remove addition along east side of the house.

2. Severe cracks on the foundation walls under the house indicates that foundation is not repairable and will need to be replaced with engineered designed foundation walls with proper water proofing and french drainage system to properly support the structure and to prevent moisture infiltration into the basement. Replacement of the foundation will need to be done from exterior of the house and or inside of the basement in 8 to 10 feet sections. House and brick fireplace chimney to be supported properly to replace sections of the foundation.

3. Basement floor will also need to be replaced as it will be damaged due replacement of foundation walls.

4. Roof, floor and wall framings throughout the house to be updated to current residential code.

5. Replace roof covering material.

6. Wood rot and termite damage repair/replacement to siding and framing.

7. Plumbing and electrical systems to be updated to current residential code.

Due to extensive recommended repairs and replacements, repairing the house is not economically feasible. In my opinion demolishing the house makes better economic option.

If I can be of any assistance to you, please feel free to contact me.

Sincerely,



Hamid Abdoveis, P. E.
Foundation Engineering, Inc.



REMARKS: Please note that this report is the outcome of a visual inspection of the house and states the condition of load bearing members of the structure at the time of the inquiry. This inspection does not cover wood rot, roof covering materials (shingles), sidings, painting, windows, and items that cannot be visually inspected. This property was not inspected for health related molds, fungi and environmental concerns. We are not qualified, authorized or licensed to inspect for molds, fungi and environmental concerns. This inspection report does not guarantee the state of the structure in the future. All structural items may not be noted in the report, only those sufficient to describe the general structural condition of the house at the time of the inspection. Foundation Engineering, Inc. and the engineer's total liability due to errors and omissions is limited and not to exceed the inspection fee.

FORD ENGINEERING
Structural Inspection Service

INVOICE for SERVICES

April 10, 2021

To:

Ms. Amy Underwood
2962 S. Detroit Avenue
Tulsa, OK 74114-5227

Invoice #: 210327

Structural Inspection of Residence

1614 E. 17th Place, Tulsa, Oklahoma

April 5, 2021	**$375.00**
Paid by check #1012 – Thank you!	**(375.00)**
Balance Due	**0.00**

Thank you,
Ford Engineering

William B. Ford, P.E.

PAYMENT IS DUE UPON RECEIPT
F.E.I. 73-1463802

3337 S. Troost Avenue * Tulsa, Oklahoma 74105-2644 * (918) 743-4549
www.inspectoklahoma.com

FORD ENGINEERING
Structural Inspection Service

April 10, 2021

Ms. Amy Underwood
2962 S. Detroit Avenue
Tulsa, OK 74114-5227

Re: Structural Inspection of Residence at 1614 E. 17th Place, Tulsa, Oklahoma

Dear Ms. Underwood:

SCOPE AND PURPOSE OF INSPECTION

An inspection of the above referenced residence was performed on April 5, 2021. The purposes of that inspection were to identify and document any evidence of structural activity or damage. The inspection was limited to examination of the reasonably accessible portions of the residence. This report reflects the opinion of the engineer and does not represent a warranty of any kind.

DESCRIPTION OF RESIDENCE AND PROPERTY

For purposes of this report, the front of the home shall be considered to face north. The residence is a two-story structure with metal siding on the exterior, asphalt composition shingle roofing and a one-car, detached garage at the southeast corner of the property. The foundation system for the main part of the house consists of concrete block and brick basement walls that support the wood-framed first floor framing. The balance of the foundation appears to be conventional, continuous concrete perimeter footings with stemwalls supporting the wood-framed floor above a crawl space. First floor framing is 2x10 joists at 16" on center. Second floor framing appeared to be either 2x8 or 2x10 joists at 16" centers. Roof framing was not determined, but most homes of this age and type have 2x4 site-built rafters at 24" centers. The residence is located on a site that is relatively flat in the front yard and that slopes gently downward toward the southeast in the back.

OBSERVATIONS

An examination of the interior was made to check for indications of structural activity, damage or weakness. This examination included, but was not necessarily limited to, evaluation of door and window openings for misalignment

and cracking and a check of wall, ceiling and floor surfaces for evidence of cracking or distortion. If certain types or patterns of cracking or misalignment are present, they may be indications of the direction and magnitude of foundation or framing movement. All doors, wall and ceiling surfaces and floors were examined as possible, depending on the presence of personal articles and floor coverings.

Perimeter foundation movement and interior floor framing activity around heavy masonry elements like fireplaces are common occurrences. The interior veneer and the interface between the interior veneer and the firebox were examined to determine if any evidence of activity was present. Additionally, the perimeter of the interior veneer was examined to identify any separation between the veneer and the wood-framed wall. Separation between the veneer and the wall and minor cracks at the juncture of the hearth and interior veneer are common indicators of floor framing movement or foundation movement. No significant separations between the firebox and the interior veneer were noted; however, the entire veneer and mantel assembly in the living room appeared to tilt toward the north at the top. Additionally, there were numerous loose firebricks in the back of the firebox. This appears to be an unsafe condition and the fireplace should not be used until it has been examined and repaired by a person licensed or experienced in such necessary services.

Wood-framed floors and ceilings often exhibit some unevenness. This occurs because wood framing takes a very slight, but permanently distorted, shape under the weight of building materials and heavy objects. This "long term deflection" causes minor distortion of doorways, minor cracking around the door and window openings and some slight unevenness on the floors. Openings through walls that are parallel to the floor joists are usually distorted slightly more than those in walls that are perpendicular to the joists. This occurs because the weight of the wall is isolated over just one or two joists rather than being spread across several joists. This slight distortion of the framing system does not normally cause any detrimental effect on the structural integrity of the home. The floor framing throughout the upper and lower levels of this home indicates that unusual amounts of framing deflection have occurred. The area near the front doorway is elevated slightly above the adjacent areas. That does not indicate that the flooring surfaces have risen or been pushed upward. Instead, the distortion indicates that the areas on each side of the underlying basement wall have moved downward either because of foundation activity or because of rot or deterioration of the framing near the front wall.

Additionally, floor framing beneath the north jamb of the doorway between the front entry area and the dining room has moved downward significantly. The examination of the underside of this area through the opening into the crawl space west of the basement indicates that the joists had been spread during construction to accommodate plumbing pipes and an air duct. The north jamb of

the doorway into the front dining room above rests directly over wooden blocking (a header) between the joists. That blocking had rotted and failed allowing the flooring surface and the north jamb of the doorway to move downward. That floor framing distortion created the nearby wall cracking and ceiling distortion.

Elsewhere on the lower level, there is widespread cracking in the wall and ceiling surfaces, mostly as a result of the brittle plaster surfaces attached to the flexible wood floor and wall framing. The normal long-term deflection of the wood and seasonal expansion and contraction from humidity and moisture variations cause the repeated opening and closing of minor cracks, and that leads to crack width increases and detachment of the plaster surfaces.

In the east "sunroom, the concrete slab floor has cracked in several locations, including in the small south east bathroom. The cracking had been patched in the past and has reopened to varying degrees in most locations. The floor surface in the southeast corner of this area slopes downward toward the southeast, indicating perimeter foundation settlement.

On the upper level of the home, there is a significant gap along the bottom of the wall separating the northeast bedroom from the southeast bedroom. The floor framing in this area is distorted downward, leaving what is perceived as a bump or high spot in the nearby upper level hallway.

Moisture entry into basements of homes of this age is quite common. In most cases, small amounts of moisture seepage through the walls or at the perimeter of the basement floor do not detrimentally affect the structural integrity of the supporting system. Staining from moisture seepage was noted on the interior surfaces of most of the walls. This indicates a history of moisture seepage, though wet conditions may not occur with every rainstorm. Additionally, there was horizontal cracking in the south wall of the southeast room and the south and west walls of the southwest room. These cracks indicate inward displacement of the walls caused by exterior soil pressures.

Ceiling surfaces in some areas limited examination of the framing for the first floor; however, rotted conditions were noted on the exposed floor framing on the west side of the mid-level landing for the stairway into the basement.

The crawl space was examined only from the small access point near the northwest corner of the northeast (furnace) room. That examination revealed the conditions beneath the north jamb of the opening between the front entry area and the dining room as described above. No other distress was noted.

An examination of the attic was not possible because of limited access in the upper level closet.

On the exterior of the home, evidence of perimeter foundation, exterior veneer and upper level framing activity often appears as cracks, gaps, separations or distortions of the surfaces and trim. There are no cracks, distortions or gaps of significant width noted at this time; however, the crawl space vent just west of the front entry porch was low with respect to the elevation of the exterior soil. This may permit moisture entry into the crawl space under some conditions.

The detached garage was examined in only a cursory manner; however, it was obvious that the structure had been seriously compromised. Significant termite damage and rot was noted in the walls, the thin concrete slab was badly cracked, the southeast corner of the structure had settled, the wood-framed floor was rotted, and the roof structure had been seriously weakened because of damage to the ceiling joists and rafter ties. Grading in the back yard appeared to direct surface water flow toward a surface drain near the southeast corner of the garage, but the garage structure obstructed that surface flow.

CONCLUSIONS

The conditions of the floor and wall framing elements in many portions of the three levels of this home could not be determined because the wall and ceiling surfaces remain in place. The widespread surface cracking and noticeable distortions of the walls, floors and ceilings indicate that there has been not only the expected long-term deflection of the wood elements, but also that weakened and damaged framing may be present in areas that are not yet visible. The weakening may be from a number of sources, including but not limited to rot, termite infestation, cutting or notching for plumbing installations, original construction flaws such as knots, cracks, or splits, and original inadequate framing techniques. The full extent of damage and/or the repair methods necessary can only be determined as areas become visible.

The downward displacement of the north jamb of the doorway between the front entry area and the front dining room is the result of a small area of damaged floor framing. There is not an adequate means of support in place at this time; however, there is reasonable access to the underside of this area and installation of necessary support appears possible.

The basement exhibits evidence of widespread chronic moisture entry. Basements in homes of this age were seldom expected to be completely dry. Additionally, the horizontal cracking in the west and south walls indicates weakening of the walls from the inward soil pressure. The walls require stabilization to maintain proper support for the floor framing system.

The condition of the concrete slab for the original screened porch (sunroom) is very poor, and it does not appear that the sections of the slab have enough thickness and remaining integrity for any reasonable repair attempt, especially when considering the obvious perimeter foundation settlement near the southeast corner of this part of the house. Most structures of this age and type were not constructed with a footing system that is substantial enough to consider common repair and stabilization techniques used at this time.

The exterior of the home appears in reasonable condition; however, just west of the front entry porch there is a crawl space vent that is low with respect to the elevation of the nearby soil. This appears to permit surface moisture entry into the crawl space under certain conditions. The condition should be considered a defect.

The condition of the garage is very poor, and the upper structure, walls and wood framed floor should be considered unsafe. Additionally, the sunken area near southeast corner of the garage appears to indicate a "sink hole" related to the nearby underground sewer system. Grading in the back yard is very poor and directs water toward the garage exacerbating the conditions.

RECOMMENDATIONS

It is recommended that all interior wall and ceiling surfaces in this home be removed in a safe and legal manner. It may also be necessary to remove some flooring surfaces and decking. After that time, all framing members are to be thoroughly examined for damage, weakness or undesirable distortion. It should be anticipated that rot, termite damage, notches, splits, cracks and fractures will be identified. Appropriate details of framing repairs can be established only after the extent and types of damages have been determined. All repairs are to follow the criteria of the currently applicable building codes and normal framing repair techniques. Coordination of the repairs with any planned alterations to the building, such as wall locations, plumbing revisions, etc. will be necessary.

It is recommended that a new poured-in-place concrete footing and concrete block support be installed beneath the framing under the north jamb of the doorway between the front entry area and the northwest dining room. A Typical Interior Floor Support Detail has been included to provide the criteria for that support. Please note that use of a precast concrete pad for the footing is specifically NOT recommended. Installation of supplemental miscellaneous framing in this area will also be necessary.

It is recommended that the upper portions of the east sunroom be provided with all necessary temporary vertical and horizontal support so that the existing slab and perimeter foundation can be removed and replaced. The new foundation

and slab are to meet the criteria of the currently applicable building codes. The details of this removal and replacement and any associated alterations are beyond the scope of this service.

It is recommended that new concrete block shear walls be installed to stabilize portions of the perimeter basement walls against additional inward displacement. A basement plan and a typical Shear Wall Detail have been enclosed to provide the locations and the construction information for these shear walls. Please note that the shear walls will not straighten or re-align the existing walls. Their purpose is to resist soil forces and prevent additional wall displacement.

It is recommended that a new concrete or masonry curb be constructed around the existing crawl space vent at the front of the home just west of the entry porch. A Typical Crawl Space Vent Curb Detail has been included to provide the criteria for the curb construction.

For safety reasons, it is strongly recommended that the entire firebox, fireplace, and flue assembly be thoroughly examined by a qualified and experienced chimney specialist. All necessary repairs recommended by such an individual are to be completed. Repairs or alterations to the flue should take in consideration the use of the flue by existing or new HVAC equipment. The details of all such repairs are beyond the scope of this service.

Because the overall structural integrity of the garage foundation, slab and framing is compromised, it is recommended that the garage be removed and replaced. This reconstruction should be coordinated with all limitations from local or other governing authorities. Particular attention should be paid to any easements or building restrictions and to the grading in the back yard and adjacent to the new building. It may be necessary to adjust the elevation and/or location of the new building to accommodate necessary grading and surface water control changes. Under no circumstances are any grading changes to be made that alter the manner in which the surface water flow enters or leaves the subject property so that adjacent areas might be harmed or compromised by such changes.

Please be advised that normal seasonal variations in the moisture content of the soils at the foundation level of this home may cause some changes in the widths of cracks and gaps. Occasionally, new cracks appear in homes of this age. This type of activity should not be reason for concern unless the widths of any cracks or gaps become significant. Professional evaluation is recommended if such activity occurs. Please provide a complete copy of this report, including all descriptions and recommendations to personnel providing estimates or repairs. Details of cosmetic repairs or similar improvements are not included as part of this inspection service.

If you have any questions regarding the contents of this report, please feel free to contact me.

Best regards,
Ford Engineering

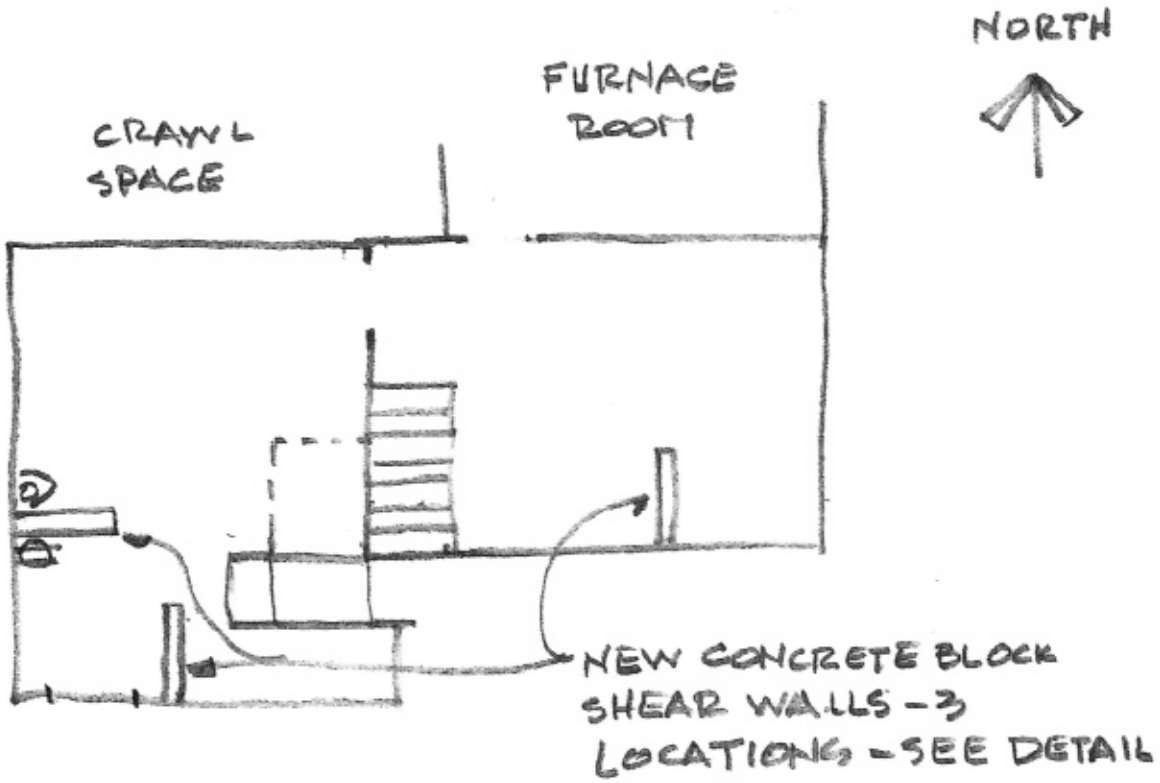
William B. Ford, P.E.



CA #2500
Expires 6/30/2022

LIMITATIONS OF SERVICES

All opinions expressed in this report are based upon the personal observations of the individual providing the service. Other parties may have differing opinions regarding the necessity of repairs. The limit of our liability is the original cost of this service and any subsequent follow-up services. Acceptance of this report and payment for services indicates an agreement to the provisions and limitations herein. Some deficiencies and/or unsafe items or conditions may exist at this home that were not identified under the conditions of this specific inspection. This report does not represent a guarantee or assurance from future failure or discovery of defects in any part of the property. The future condition of the improvements on this property is directly dependent upon the care taken by the property owner. It may be necessary for repairs or improvements to be completed in the future to prevent or minimize certain types of structural activity or subsurface moisture migration. Personal items may have restricted the examination of certain areas resulting in a partially inaccurate report. Determination of proper function, capacity or adequacy of the existing air system(s) is not within the scope of this inspection. Satisfactory function of the fireplace, flue, and related items is beyond the scope of this inspection. Comments on, or the identification of the type or presence of hazardous materials (if any), are beyond the scope of this inspection service. This inspection is not a review for compliance with any building code standards. Follow up (reinspection) services are available for any repairs recommended in this report. A minimum of 24 hours notice to this office is required if reinspection is desired. Minimum cost of such service is $175.00.



BASEMENT PLAN

NO SCALE

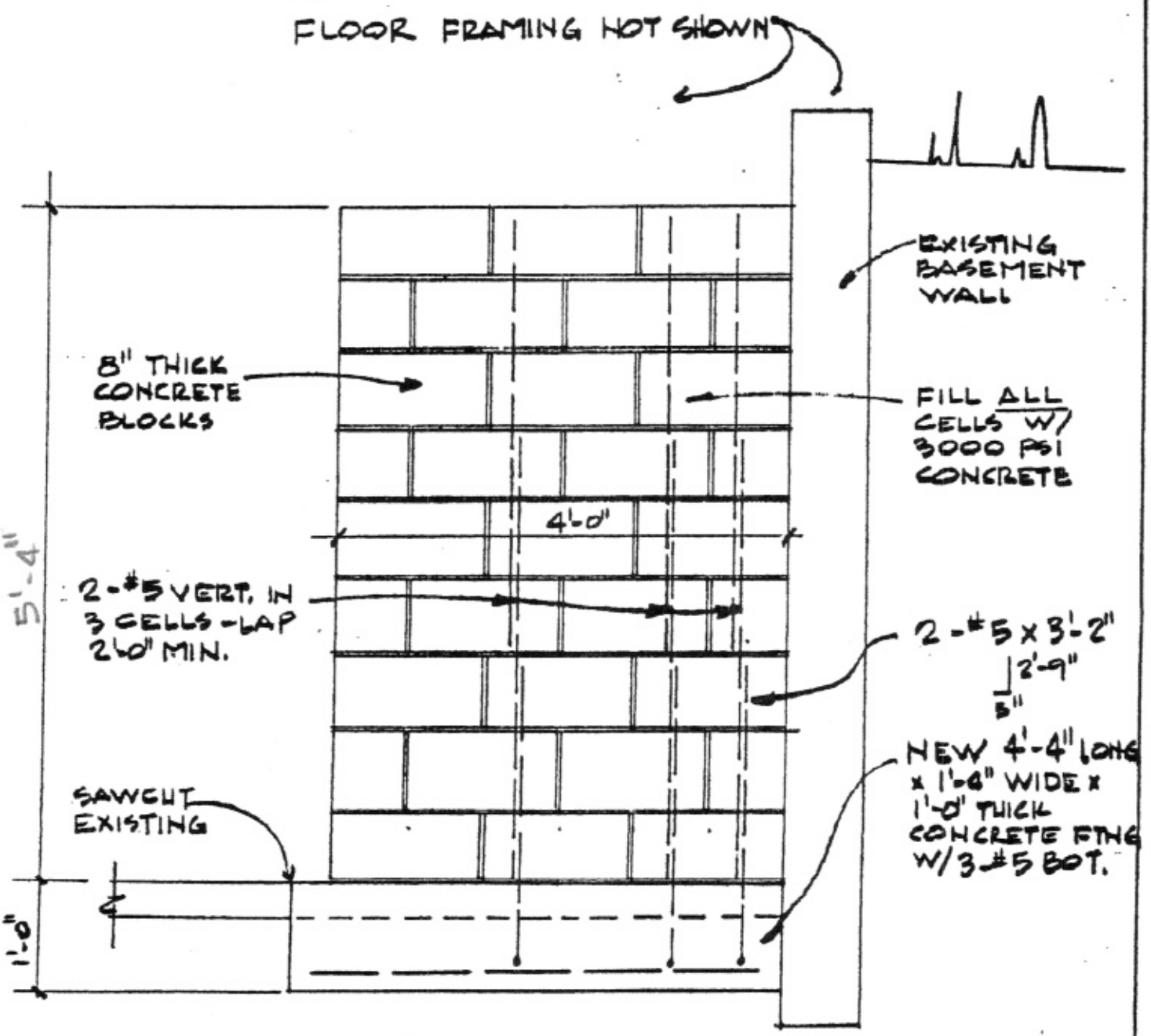
#210327/UNDERWOOD

NO SCALE

BASEMENT PLAN
1614 E. 17TH PLACE, TULSA, OK

4/10/21

REFER TO REPORT & PLAN FOR ADD'N'L INFO. & REPAIRS

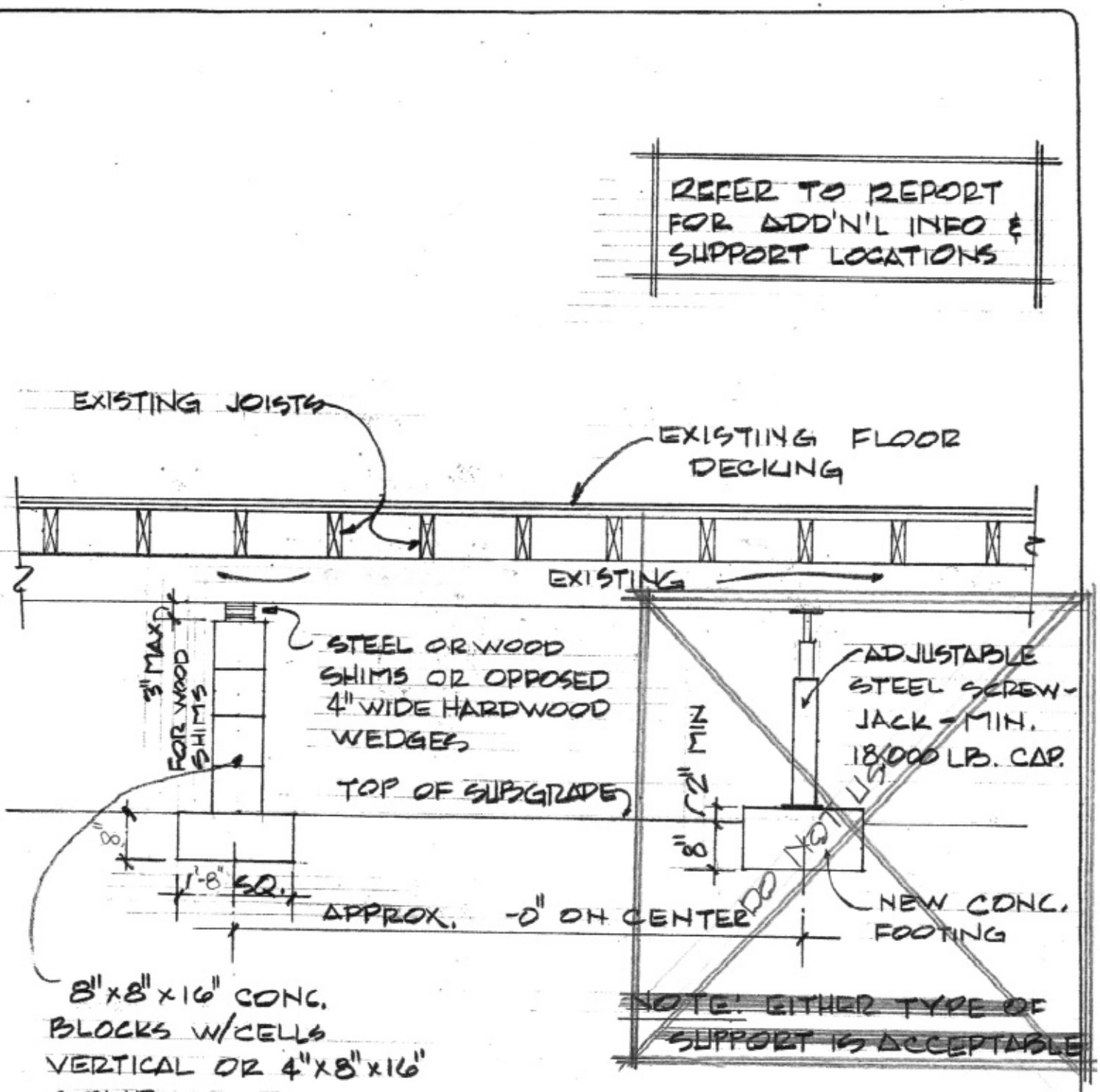


SECTION

SC: 3/4" = 1'-0"

SHEAR WALL DETAIL

FORD ENGINEERING
3337 S. Troost • Tulsa, OK 74105-2644 • (918) 743-4549



NOTE: PRECAST CONC. PADS ARE NOT ACCEPTABLE

NO SCALE

TYPICAL INTERIOR FLOOR SUPPORT D'T'L

FORD ENGINEERING
3337 S. Troost • Tulsa, OK 74105-2644 • (918) 743-4549

FORD ENGINEERING
Structural Inspection Service

April 10, 2021

Ms. Amy Underwood
2962 S. Detroit Avenue
Tulsa, OK 74114-5227

Re: Maintenance and Care of 1614 E. 17th Place, Tulsa, Oklahoma

Dear Ms. Underwood:

The following suggestions do not represent specific recommendations for repair of defective items at your home; however, proper preventive maintenance is one of the best ways to preserve the value of your property. Because of this, I suggest the following as part of the ongoing care of your home:

1. The installation and proper maintenance of a complete guttering system is one of the most positive means of controlling water adjacent to the home. This reduces the possibility of saturated soil conditions outside the basement walls and the subsequent moisture entry. Splashblocks and extensions should be installed at all downspout locations and should be positioned so that water is discharged well away from the foundation. Gutters and all site drainage features should be kept clean and free of all debris that might obstruct normal water flow. This will require seasonal attention.

2. Proper use of a sprinkler system is one of the best means of controlling the moisture content of the soil at the foundation level. Timing for each sprinkler zone should be carefully evaluated to provide the proper amount of moisture during various times of the year. Seasonal adjustment of the timing in each zone may be necessary. Saturated soil conditions should be avoided. Additionally, positioning of sprinkler heads near the home may permit application of water onto exterior surfaces of the home. This can lead to rot, moisture entry or saturation of exterior materials.

3. Proper caulking of all gaps reduces the possibility of damage caused by the entry of moisture and pests. It also reduces air infiltration and the associated increases in energy costs.

4. Site grading conditions can change with erosion or with soil being deposited by slowing moving water. It may be advisable to regrade some portions of the site in the future if such changes occur. Please be sure that there are no areas where water can be trapped adjacent to the house. This includes raised or elevated flowerbeds and other planting areas.

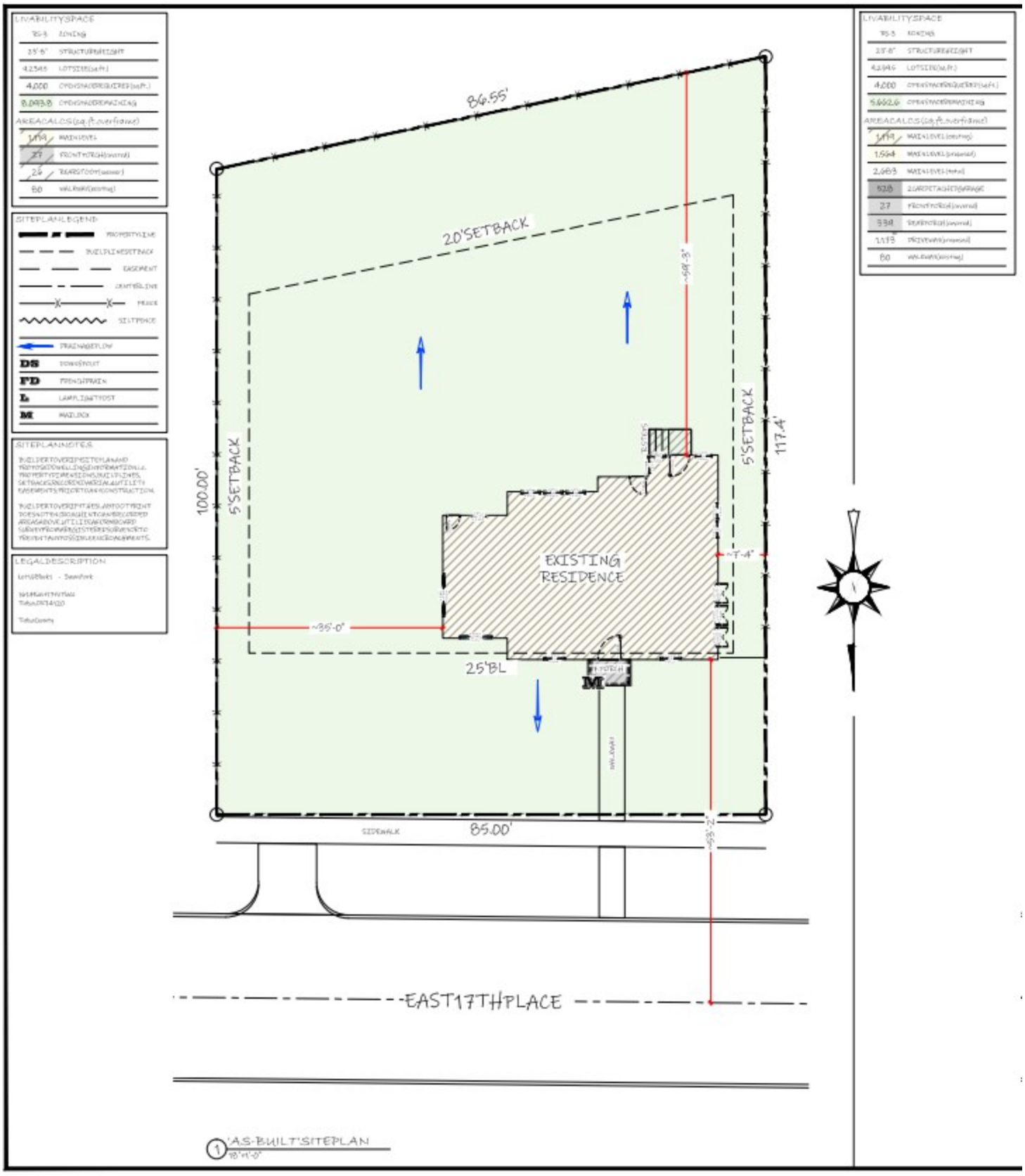
5. All tree limbs, vines, shrubs, and bushes should be kept trimmed away from the roof and other exterior surfaces of the home. Overhanging tree limbs can cause significant roofing surface damage. Vines and other vegetation provide protection for insects and may cause significant cosmetic damage to wood trim and masonry surfaces.

6. Proper ventilation of the crawl space and attic is extremely important. All crawl space vents should be opened in the spring to allow moisture to evaporate from within the crawl space. Conversely, crawl space vents should be closed during the cooler months to conserve heat and protect plumbing pipes. Proper placement of masonry curbs around any low crawl space vents and the access point is also important to prevent surface water from entering the crawl space. Some attic ventilation should be provided year round. During the warmer months the attic ventilation helps maintain lower temperatures between the ceiling and roof. It also helps remove moisture from the attic and to prevent condensation.

If you have questions regarding any of the above maintenance and care suggestions, please contact my office.

Sincerely,
Ford Engineering

William B. Ford


LIVABILITYSPACE
R5-S ZONING
23'-6" STRUCTUREHEIGHT
4,234.5 LOTSIZE(sq.ft.)
4,000 OPENSPACEREQUIRED(sq.ft.)
5,662.6 OPENSPACEREMAINING
AREACALCS(sq.ft.overframe)
1,119 MAINLEVEL(existing)
1,594 MAINLEVEL(proposed)
2,683 MAINLEVEL(total)
538 2CARPETACHEDGARAGE
27 FRONTPORCH(covered)
338 REARDECK(covered)
1,113 DRIVEWAY(proposed)
80 WALKWAY(existing)
SITEPLANLEGEND
PROPERTYLINE
BUILDINGSETBACK
EASEMENT
CENTERLINE
FENCE
SLOPEDFACE
DRAINAGEFLOW
DS DOWNSPOUT
FD FRENCHDRAIN
L LAMPLIGHTPOST
M MAILBOX
SITEPLANNOTES
BUILDERTOVERIFYSITEPLANAND
PROPOSEDDRAWELLINGWITHDRAWINGS.
PROPERTYDIMENSIONS,BUILDINGS,
SETBACKSSHOULDBEVERIFIEDBYA
EASEMENTSPRIORTOANYCONSTRUCTION.
BUILDERTOVERIFYFIRESAWTOOTHRIGHT
DOESNOTEXCEEDAGREEMENTDAMAGED
AREASABOVEUTILITIESWITHBOARD
LEGALDESCRIPTION
Lot5Block - Swanfork
TaftAZ85491
TaftCounty
86.55'
20'SETBACK
5'SETBACK
100.00'
5'SETBACK
117.4'
EXISTING
RESIDENCE
~35'-0"
~57'-3"
~7'-4"
25'BL
M
85.00'
SIDEWALK
EAST17THPLACE
1 AS-BUILTSITEPLAN
1/8"=1'-0"

HP PERMIT NUMBER: HP-0824-2026

PROPERTY ADDRESS: 1711 South Detroit Avenue

DISTRICT: North Maple Ridge

APPLICANT: Jack Page

OWNER: Page, Jack L & Mary C Trustees Page 2012 Trust Fbo Jack L & Mary C Page

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of porch columns
2. Replacement of window
3. Replacement of window trim

B. BACKGROUND

DATE OF CONSTRUCTION: 1920
ZONED HISTORIC PRESERVATION: 1993; Ordinance amendment 2005
NATIONAL REGISTER LISTING: Maple Ridge Historic Residential District, 1983
CONTRIBUTING STRUCTURE: Yes
STYLE/CONSTRUCTION: Bungalow / Craftsman
PREVIOUS ACTIONS:
HP-17-005 – January 24, 2017 – TPC Approval
Remove windows and adjust windows
HP-0033-2018 – August 28, 2018 – TPC Denial
Replacement of two windows on west facade

C. ISSUES AND CONSIDERATIONS

The applicant proposes replacing the existing porch columns. The current columns consist of 1-inch by 6-inch boards, and the new design uses 4-inch by 4-inch wooden posts with strong ties at the base for anchoring.

The applicant also requests approval to replace two windows on the north elevation: a 36-inch by 60-inch window and a 24-inch by 24-inch window. Both will be replaced with three-over-one PlyGem brand windows.

In addition, the applicant proposes replacing the siding on the north and south street-facing elevations with 8-inch Masonite siding consistent with the existing material.

They are seeking guidance on an appropriate handrail for the front porch steps, including best practices and recommended options. Photographs of completed work at the rear of the property have been provided to illustrate the intended appearance of the remaining improvements.

1. During the Historic Preservation Permit Subcommittee review on August 27, 2026, the applicant clarified the scope of work. The handrail will not be installed at this time, and the siding replacement was approved by staff as in-kind. For the second-floor bathroom window on the north side, the applicant selected a four-over-four

double-hung window, a solution supported by the committee. The applicant also proposed replacing the trim on the second-story south façade windows to match the ground-floor window trim. The previously replaced columns were installed without a Historic Preservation Permit, and the committee worked with the applicant to identify historically appropriate column bases. The subcommittee recommended approval with the conditions that the column bases match the physical example the applicant brought, the applicant will use the four-over-four double-hung window, and the south façade window trim match the first floor. Relevant guidelines included A 4.5 for trim, A 4.3 for windows, and A 6.3 for columns.

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.

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.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.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.



2000



2000



May 2014 (Google Street View)



November 2024 (Google Street View)



(Picture provided by applicant)



(Picture provided by the applicant)



(Picture provided by the applicant)



Siding materials proposed by the applicant (picture provided by the applicant)



Newly installed 4-inch by 4-inch porch columns (picture provided by the applicant)



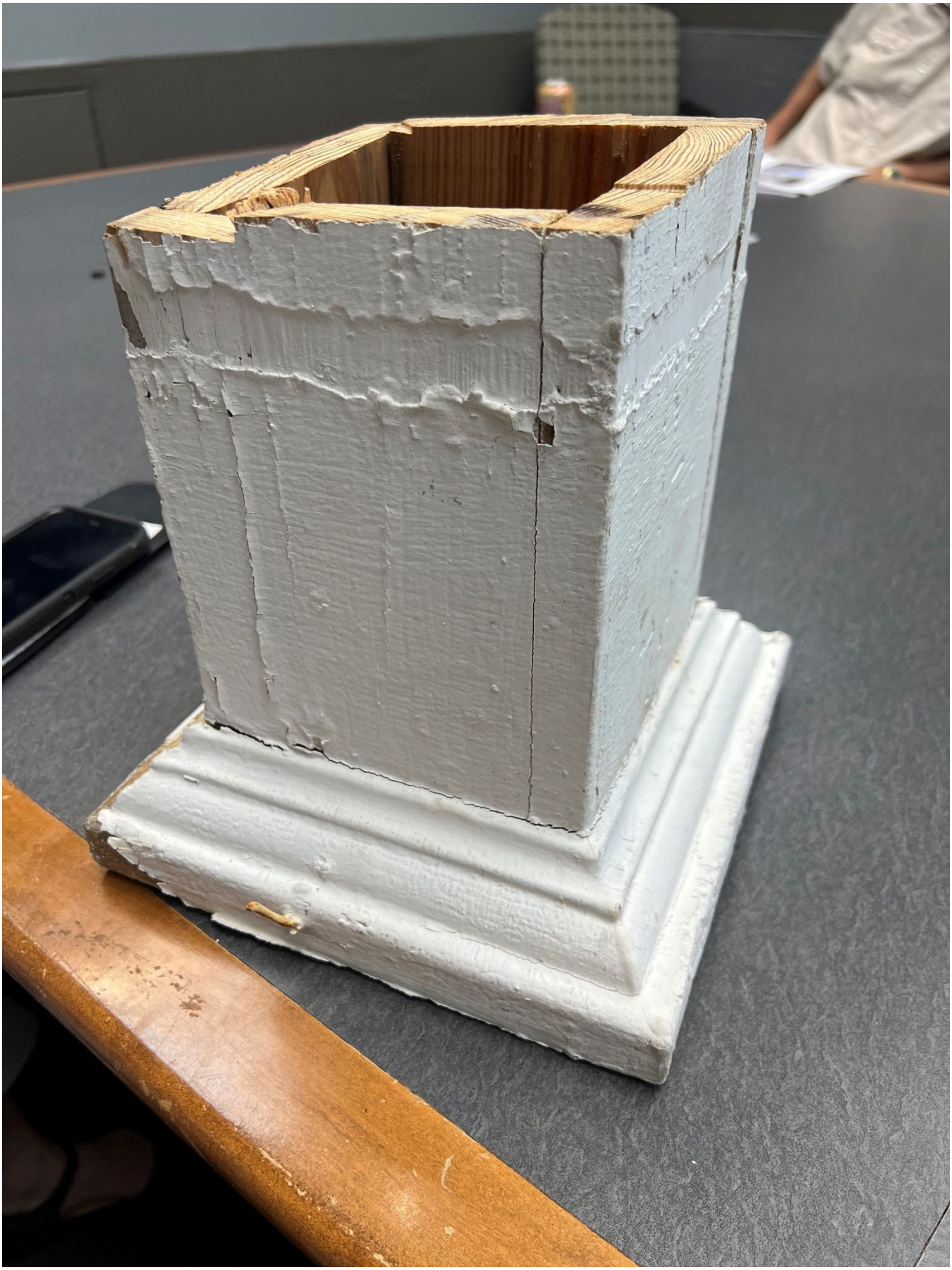
Newly installed porch columns (picture provided by the applicant)



Previous porch columns (picture provided by applicant)



Proposed window to be replaced on the North side of the residence (picture provided by the applicant)



Proposed column bases



Proposed column bases



Proposed column bases