

HP PERMIT NUMBER: HP-0817-2026

PROPERTY ADDRESS: 1583 Swan Drive

DISTRICT: Swan Lake

APPLICANT: Christopher & Diane Riley

OWNER: Riley, Diane Gawey Rev Living Trust

A. CASE ITEMS FOR CONSIDERATION

1. Installation of a handrail

B. BACKGROUND

DATE OF CONSTRUCTION: 1919

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION:

Designed by Noble B. Fleming, this two-story stucco Italian Renaissance Revival residence was the first house built beside Swan Lake. It has a hipped ceramic tile roof with carved brackets, a cornice with dentils, and a parapet that includes miniature windowed towers with segmental arches. Upper floor casement windows with awnings are smaller versions of lower floor windows. The glazed door with side lights is offset on the south elevation beneath a porte-cochere with Ionic columns. A second porte-cochere with a balustrade and triple Ionic columns is on the left end. Other decorative features include engaged paired Ionic columns on the right of the south elevation, stucco piers, and a stucco balustrade. This house is individually eligible as an example of the work of architect Noble B. Fleming. (National Register of Historic Places, Swan Lake Historic District, NRIS # 98000140)

PREVIOUS ACTIONS:

COA – May 11, 2006 – TPC Approval

Propose to replace existing wood columns with fiberglass columns and capitals

COA – July 13, 2006 – TPC Approval

Propose to paint stucco surfaces on exterior of the structure

C. ISSUES AND CONSIDERATIONS

1. The applicant proposes to install a handrail on each side of the existing concrete steps located at the edge of the property along the street.

During review on September 10, 2026 the Historic Preservation Permit Subcommittee recommended the denial of the proposal as submitted. It was recommended that the applicant explore a single, center aligned railing instead of a railing on each side. It was also recommended that the railing be more heavy duty and be without exposed assembly screws.

During the review by the Tulsa Preservation Commission on September 17, 2026, the motion was made to continue the application to the next commission meeting on October 1, 2026, with the contingency that wrought iron or a similar material be used and that the railing profiles and details be more historically appropriate.

During the review on October 1, 2026 the commission recommended using wrought iron for the railing material and expressed openness to having rails on each side of the stairs.

2. Reference: *Tulsa Zoning Code*

SECTION 70.070 – F Standards and Review Criteria

In its review of HP permit applications, the preservation commission must use the adopted design guidelines to evaluate the proposed work and must, to the greatest extent possible, strive to affect a fair balance between the purposes and intent of HP district regulations and the desires and need of the property owner. In addition, the preservation commission must consider the following specific factors:

1. The degree to which the proposed work is consistent with the applicable design guidelines;
2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
5. The purposes and intent of the HP district regulations and this zoning code.

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

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.1 General Requirements

- A.1.1 Retain and preserve the existing historic architectural elements of your home.
- A.1.2 If replacement of historic architectural elements is necessary, match the size, shape, pattern, texture, and directional orientation of the original historic elements.
- A.1.3 Ensure that work is consistent with the architectural style and period details of your home.
- A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.
Tulsa or City-County Health Department.

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



1995



February 2023 (Google Street View)



February 2023 (Google Street View)

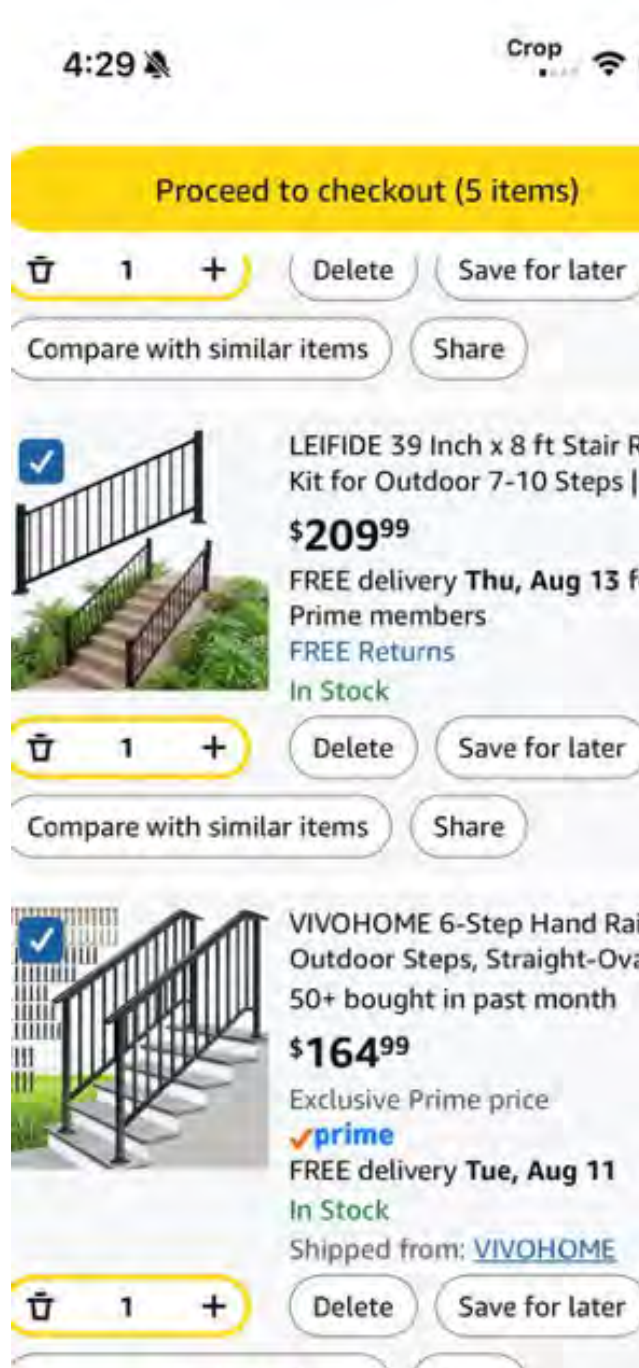




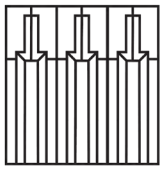
Option 1



Option 2



Applicants proposed options



HP PERMIT NUMBER: HP-0832-2026

PROPERTY ADDRESS: 225 East 20th Street

DISTRICT: North Maple Ridge

APPLICANT: Tillman Hudson

OWNER: Hudson 2024 Trust

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of porch floor

B. BACKGROUND

DATE OF CONSTRUCTION: 1915

ZONED HISTORIC PRESERVATION: 1993; Ordinance amendment 2005

NATIONAL REGISTER LISTING: Maple Ridge Historic Residential District, 1983

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION: Craftsman

PREVIOUS ACTIONS:

HP-17-026 – March 28, 2017 – TPC Approval

1. Replace columns
2. Enclose porch with screen and construct rail
3. Install fiber-cement siding and match existing siding
4. Remove retaining wall and change grade of yard

COA – October 13, 2011 – TPC Denial

Extend front porch to the east to connect with side porch, flooring and railing to match existing

C. ISSUES AND CONSIDERATIONS

The applicant proposes to replace the existing rotting pine porch boards with composite decking. The proposed composite material is Deckorators brand porch flooring in a tongue-and-groove profile with the Chicory color finish. A finished edge board will be installed along the three exposed sides of the porch, completed in a “picture-frame” style.

During the review on October 8, 2026 the Historic Preservation Permit Subcommittee made the motion to recommend approval of the application with the request that the applicant make a final decision on the flooring material and whether the porch edge will be in the “picture-frame” style or have an edge board.

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.
- 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



March 2022 (Google Street View)



Photo submitted by the applicant



Porch wood rot







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.

Front porch, composed of pine wood, is rotting. currently painted white. proposal is to replace it with composite

wood, Deckorators brand, porch flooring. <https://www.deckorators.com/products/porch-flooring?variant=46962738725186>

Color will be Chicory. columns and railings remain white. plan to service from local provider, M&M lumber.

<https://mmlumberco.com/>

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**)

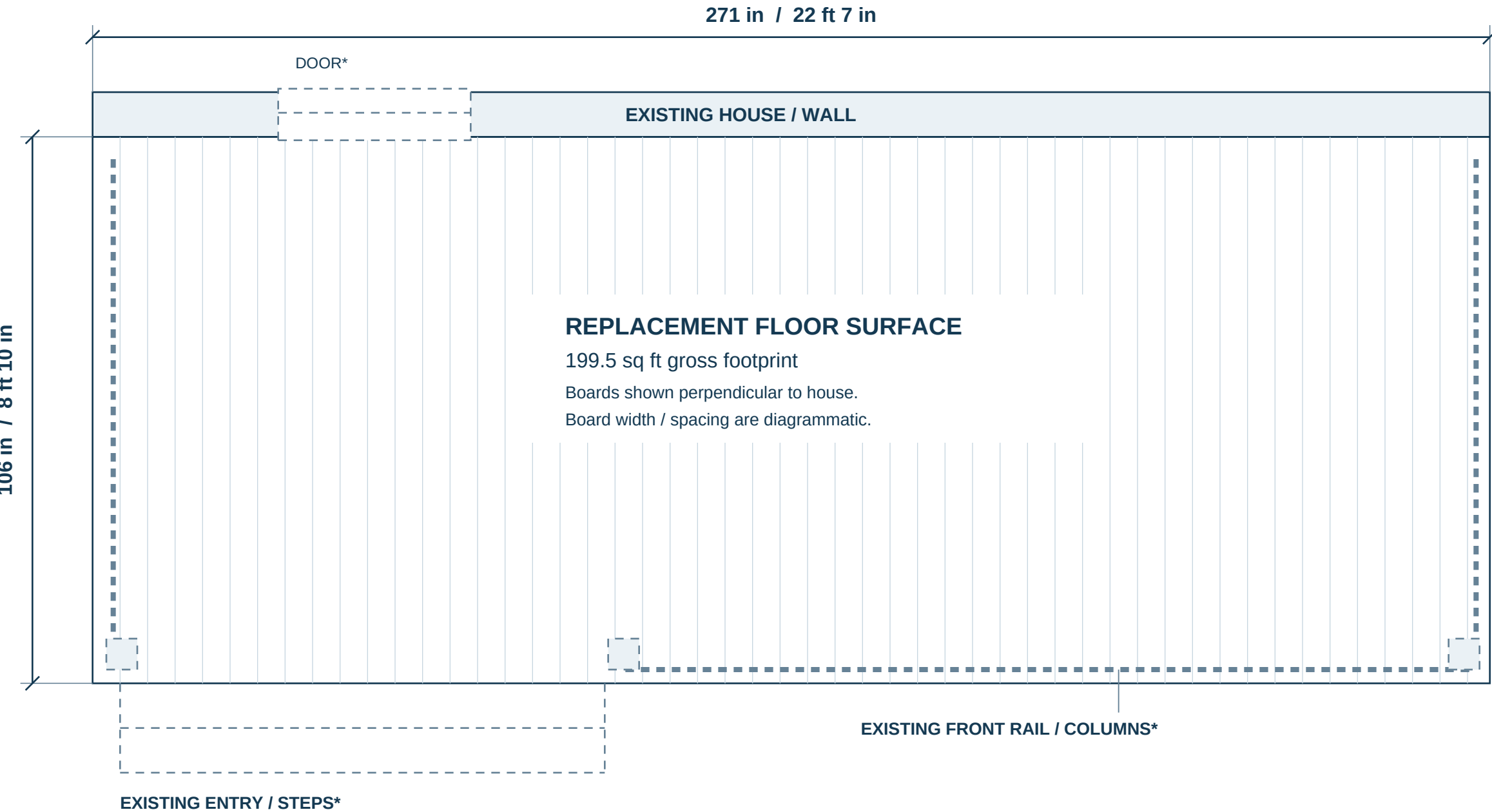
FOR ADDITIONS AND NEW CONSTRUCTION, THE FOLLOWING ARE REQUIRED IN ADDITION TO THE ABOVE:

- ☐ 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](#))

DECK REPLACEMENT / FLOOR PLAN

106 in x 271 in | 8 ft 10 in x 22 ft 7 in | Rectangular footprint: 199.5 sq ft



PLAN BASIS

01 FOOTPRINT

Owner supplied: 106 in x 271 in.
Assumed overall floor dimensions;
confirm measurement endpoints.

02 EXISTING FEATURES*

Dashed features are approximate.
Door, columns, rails and steps
require field measurements.

03 REPLACEMENT INTENT

Maintain existing footprint and
entry arrangement. Select flooring
after verifying support conditions.

04 STRUCTURE

Joists, beams, ledger and footings
are not visible in the photographs.
No member sizes are specified.

05 ROOF SUPPORT

Preserve roof-support load paths.
Column work requires a support
plan before demolition.

FLOOR PLAN

Scale: 1/2 in = 1 ft when printed at 100% on 17 x 11 in paper.

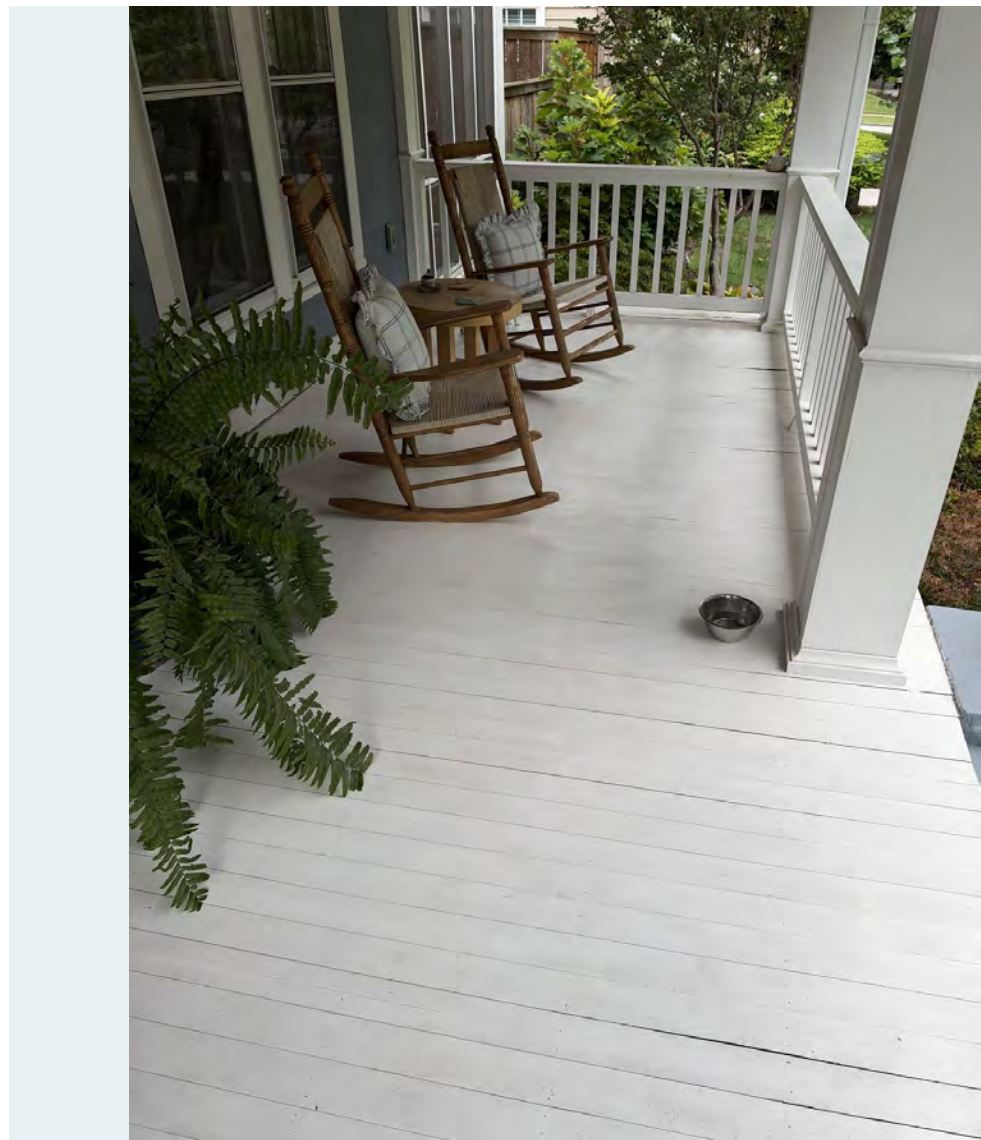
Dimensions govern. Orientation is diagrammatic; north is not established.

GRAPHIC SCALE / FEET



EXISTING CONDITIONS / PHOTO REFERENCE

Source photographs supplied by owner | Reference only; photographs are not to scale



01 / View along porch



02 / Entry and front edge

CONFIRM BEFORE FINAL DRAWINGS

Door offset and width; column sizes and offsets; railing lengths; stair opening width, tread depths and riser heights.
Floor height above grade; threshold height; existing framing direction, spacing, spans, condition and connections.
Replacement material and finished thickness; scope of railing / stair replacement; roof-column support arrangement.

DECK REPLACEMENT / CONCEPT DESIGN

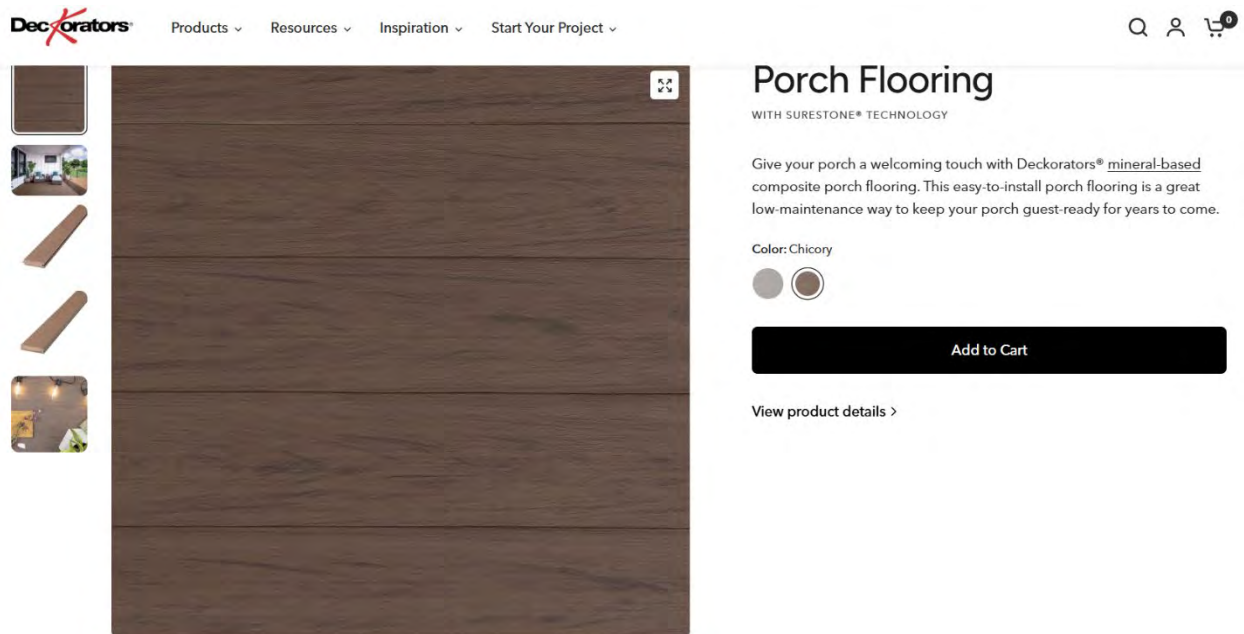
Based on owner dimensions and two supplied photographs | September 20, 2026

PRELIMINARY - NOT FOR CONSTRUCTION

Tillman and Melissa Hudson Home at 225 East 20th Street in Tulsa.

Front Porch Flooring Replacement Project

The final selected material is manufactured/distributed by Deckorators. It is their “Porch Flooring” tongue and groove product in the “Chicory” color. The porch will have a finished edge board on the three exposed sides using Deckorators “Porch Flooring” solid board material with finished edges in a “picture-frame” style. Refer to the product illustrations following.



Plan view of the flooring in the Chicory color showing the texture and pattern of the boards, and the hairline joints between the boards.



Porch Flooring

WITH SURESTONE® TECHNOLOGY

Give your porch a welcoming touch with composite porch flooring. This easy-to-low-maintenance way to keep your porch

Color: Chicory



Add to Cart

[View product details >](#)

Porch flooring illustrating the tongue and groove profile.



Porch Flooring

WITH SURESTONE® TECHNOLOGY

Give your porch a welcoming touch with composite porch flooring. This easy-to-low-maintenance way to keep your porch

Color: Chicory



Add to Cart

[View product details >](#)

Porch flooring illustrating the solid edge profile for use in “Picture Framing” the three open sides of the porch.



PORCH FLOORING



KETTLE PORCH FLOORING

Add instant curb appeal with Deckorators® Porch Flooring. Featuring a traditional solid color and variegated option, our porch flooring is easy to install and creates a timeless focal point to any home.



**TONGUE-AND-GROOVE
PROFILE**

Width: 3-1/8"
Length: 10', 12', 16'



**SOLID-EDGE
PROFILE**

Width: 3-1/2"
Length: 12'



KETTLE



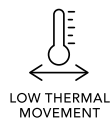
CHICORY



CHICORY PORCH FLOORING



Order Porch Flooring samples here:



Virtually no thermal expansion or contraction



Nearly 35% lighter than traditional composites and similar in weight to PVC



Warranted for installation in or in contact with the ground or water

ALL DECKORATORS DECKING

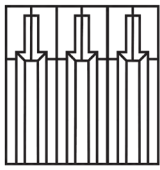


Developed for the demands of modern outdoor living, Surestone® technology is engineered with proprietary, performance-driven materials designed for lasting strength and timeless beauty. From the first plank to every moment after, your deck is secure, resilient, and unmistakably refined. Every step feels solid, every surface delivers confidence, and every space makes a statement. With Deckorators, your deck isn't just built to last – it's built to stand out.

[DECKORATORS.COM/PORCHFLOORING](https://www.deckorators.com/porchflooring)



Official Decking
and Railing



HP PERMIT NUMBER: HP-0834-2026

PROPERTY ADDRESS: 1565 Swan Drive

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Kingsley, Eugenia M Rev Trust

A. CASE ITEMS FOR CONSIDERATION

1. Relocation of gas meter

B. BACKGROUND

DATE OF CONSTRUCTION: 1926

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION:

Known as the Natatorium, this two-story stucco Spanish Eclectic residence was built on the site of the Orcutt Lake Park swimming pool, which now forms the basement of the house. It has a cross-gabled terra cotta tile roof, carved beam ends, and a large exterior stucco chimney. On the left is a front-facing gable with paired 6/1 windows with shutters in the gable end. On the right is a cantilevered balcony with wood columns. The first floor includes triple 6/1 windows with shutters, an arched door with a stucco surround, paired windows with shutters, and a glassed porch with a shaped surround. The roof of the two-car garage on the basement level, with a shaped parapet and openings, forms part of the ground level patio. This building is individually eligible as an excellent example of the Spanish Eclectic style.
(National Register of Historic Places, Swan Lake Historic District, NRIS # 98000140)

PREVIOUS ACTIONS:

COA- February 11, 2010 – TPC Approval

Construct 64 square foot one-story addition on west elevation according to plans submitted

HP-16-094 – December 28, 2016 – TPC Approval

Repair and Replacement in-kind of stucco

C. ISSUES AND CONSIDERATIONS

The applicant requests relocating the meter currently located near the street to a safer location on the west side of the residence. The new meter would be installed behind a stucco wall adjacent to the west façade.

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.

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.



1995



March 2025 (Google Street View)



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.

ONG Underground Meter Relocation project. Customer has an underground meter and ONG is requesting to relocate to structure. The manufacturer of the underground meters are no longer to supply parts. This customer's meter we did rebuild to an above ground, but it's housing is inside of the underground meter box. ONG is requesting to relocate meter to the west side of structure, behind the wall on the west side of house, 10 ft west of structure and meter facing west.

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)

ONG is requesting approval for a gas meter relocation in a historical district.

Service Address:

1565 Swan Dr
Tulsa, OK

Historic District: Swan Lake

Customer Information:

Name: PATRICK KINGSLEY
Phone: 918-510-9040

Reason for Request:

ONG is requesting a meter relocation. The existing meter is currently installed above ground that was built up from underground next to the street and is now in an unsafe location.

Existing Meter Location:

The current meter location is in front of the residence on the north side of Swan Dr.

Proposed Meter Location:

The meter will be relocated to the west side of the residence:

- 30 feet north of the south face of the structure.
- Installed behind the wall on the west side of home 10 feet west of the structure with the meter facing west.

Gas Main Access:

ONG will access the gas main located on the north side of Swan Dr and install a new yard line extending north to the property.

Plumbing:

Plumbing not required. We will tie in a 10 ft auxiliary line running from the proposed meter location to the existing kick out that is located on the west side of structure.

Customer Coordination:

The customer has been contacted and has agreed to the proposed relocation.







PROPOSED
METER
LOCATION,
WILL BE
PLACED BEHIND
THE WALL ON
THE WEST
SIDE.





