



TULSA PRESERVATION COMMISSION

STAFF REPORT

Thursday, March 11, 2021

HP-0252-2021

HP PERMIT NUMBER: HP-0252-2021

PROPERTY ADDRESS: 1916 EAST 17TH PLACE

DISTRICT: YORKTOWN HISTORIC DISTRICT

APPLICANT: ARK WRECKING COMPANY OF OKLAHOMA

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION

1. Demolition of residence

B. BACKGROUND

DATE OF CONSTRUCTION: CA. 1922

ZONED HISTORIC PRESERVATION: 1995

NATIONAL REGISTER LISTING: YORKTOWN HISTORIC DISTRICT, 2002

CONTRIBUTING STRUCTURE: YES

PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS

1. Demolition of residence
 - i. Proposed are the demolition of the residence as well as the removal of the driveway. According to the entry on the Application Form, several issues—the condition of the structural system, for example—have arisen, and the expense of rehabilitation of the residence would exceed the expense of demolition.
 - ii. Reference: *Unified Design Guidelines - Residential Structures*
SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES
A.1 General Requirements
 - A.1.1 Retain and preserve the existing historic architectural elements of your home.
 - A.1.2 If replacement of historic architectural elements is necessary, match the size, shape, pattern, texture, and directional orientation of the original historic elements.
 - A.1.3 Ensure that work is consistent with the architectural style and period details of your home.
 - A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

SECTION 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.



1916 East 17th Place - 2001



1916 East 17th Place - 2021