



TULSA PRESERVATION COMMISSION

STAFF REPORT

Tuesday, March 22, 2022

HP-0341-2022

HP PERMIT NUMBER: HP-0341-2022

PROPERTY ADDRESS: 1701 SOUTH NEWPORT AVENUE

DISTRICT: NORTH MAPLE RIDGE

APPLICANT: BARRON AND MCCLARY GENERAL CONTRACTORS, INC.

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION

1. Removal of windows on porch
2. Replacement of floor on porch
3. Installation of windows on west facade
4. Installation of siding on west facade

B. BACKGROUND

DATE OF CONSTRUCTION: 1925

ZONED HISTORIC PRESERVATION: 1993: ORDINANCE AMENDMENT 2005

NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC DISTRICT: 1983

CONTRIBUTING STRUCTURE: NO

PREVIOUS ACTIONS:

COA – JULY 9, 2009 – TPC APPROVAL

Construction of addition

C. ISSUES AND CONSIDERATIONS

1. Removal of windows on porch
2. Replacement of floor on porch
3. Installation of windows on west facade
4. Installation of siding on west facade
 - i. Proposed are the alteration of the appearance of the porch and the treatment of its floor. According to the applicant, the present enclosure of the porch was not an original feature, and the removal of the windows on the porch has been proposed. Those windows would be installed on the west facade of the residence, which is adjacent to the porch, and siding, which would match the siding elsewhere on the residence, would be installed on that facade as well. The floor of the porch would be replaced with wooden planks whose dimensions would be appropriate for the period of construction of the residence.

During the review by the Historic Preservation Permit Subcommittee on February 15, discussion focused on the installation of the windows on the west facade and the removal of the masonry to reveal the porch. An elevation of the west facade was requested, and the application was forwarded with a recommendation for approval. Two proposals for the installation of the windows, including an elevation, were submitted for review by the Tulsa Preservation Commission during its Regular Meeting on February 22.

During the review by the Tulsa Preservation Commission on February 22, Commissioner Parker requested further investigation to confirm whether the area had been a porch previously or whether the area had always been enclosed as a room. A Site Visit was conducted by the staff of the Tulsa Preservation Commission and Commissioner Grant on March 2. During the inspection, several conditions were observed which would indicate that a porch could have been present: present on the north side of the porch is a wall which is the same height as the section of the wall under the windows on the west and south facades (Figure 2); the floor of the porch is visible under the siding (Figure 3); the siding on the residence is different from the siding on the area under review (Figure 4); the siding on the residence abuts the masonry, whereas a gap exists between the masonry and the siding which encloses the area under review (Figure 5).

During the review by the Historic Preservation Permit Subcommittee on March 15, the documentation of the conditions was reviewed, as was the proposal to install three windows on the west facade of the residence. The installation of the windows would be centered on the space created by the removal of the windows from the area under review (Figures 7 - 8). The application has been forwarded with a recommendation for approval with the conditions that the present height of the sill in the area under review be retained and that the new floor be constructed with tongue-and-groove boards with a width of four inches (0'-4").

ii. 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.

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).

SECTION E – GUIDELINES FOR NON-CONTRIBUTING STRUCTURES

E.1 General Requirements

- E.1.1 For the purposes of this chapter, non-contributing structures are those listed as not contributing to the historic character of the district due to age or architectural style in the National Register Nomination for the district.
- E.1.2 Non-contributing structures will be considered products of their own time. Do not attempt to create a false appearance of the predominant character and architectural style of the rest of the district.
- E.1.3 Follow Section A (Rehabilitation) and Section B (Additions) as they relate to the character-defining elements of the non-contributing structure.
- E.1.4 Ensure that work on non-contributing structures does not detract from or diminish the historic character of the overall district.



Figure 1. 1701 South Newport Avenue – View Northeast.



Figure 2. Wall – Porch (Left) and West and South Facades (Right).



Figure 3. Floor – Porch.

Note that the floor of the porch is visible under the siding of the area under review.



Figure 4. Siding.

Note that the siding on the west facade of the residence is five-eighths of an inch (0'-5/8") wider than the siding on the wall of the area under review.



Figure 5. Intersection - Siding and Masonry

Note that the siding on the west facade (left) abuts the masonry.



Figure 6. 1701 South Newport Avenue - West Facade.

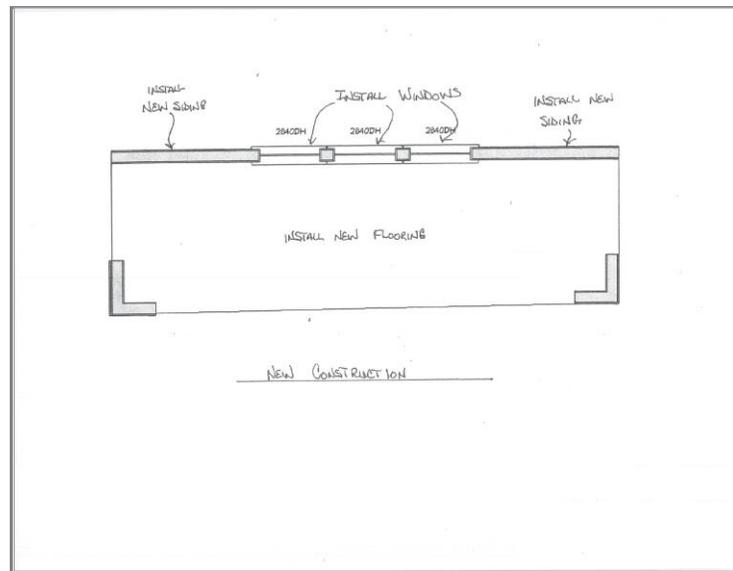


Figure 7. Installation of Windows - Plan.

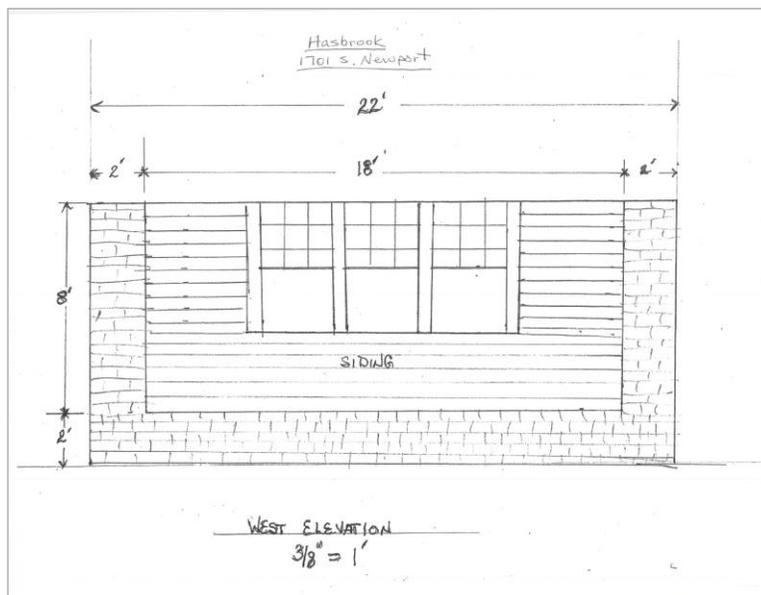


Figure 8. Installation of Windows - West Elevation.