HP PERMIT NUMBER: HP-0361-2022

PROPERTY ADDRESS: 1579 EAST 19TH STREET

DISTRICT: SWAN LAKE

APPLICANT: OKLAHOMA NATURAL GAS

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Relocation of meter

B. BACKGROUND
   DATE OF CONSTRUCTION: CA. 1950
   ZONED HISTORIC PRESERVATION: 1994
   NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   1. Relocation of meter
      i. Proposed are the removal of an obsolete meter and the installation of a meter on the west side of the residence. The new meter would face westward towards Swan Drive but would not be located near the corner of the residence.

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

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

**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.

This is the proposed meter location. Meter will face W toward Swan Dr.
HP PERMIT NUMBER:  HP-0344-2022

PROPERTY ADDRESS:  1571 EAST 19th STREET

DISTRICT:  SWAN LAKE

APPLICANT:  ME DESIGN

REPRESENTATIVE:  NONE

A. CASE ITEMS FOR CONSIDERATION
   1. Replacement of roof on porch
   2. Replacement of floor
   3. Construction of columns on porch
   Project initiated without an Historic Preservation Permit

B. BACKGROUND
   DATE OF CONSTRUCTION:  CA. 1929
   ZONED HISTORIC PRESERVATION:  1994
   NATIONAL REGISTER LISTING:  SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
   CONTRIBUTING STRUCTURE:  YES
   PREVIOUS ACTIONS:  NONE

C. ISSUES AND CONSIDERATIONS
   1. Replacement of roof on porch
   2. Replacement of floor on porch
   3. Construction of columns on porch
      i. In response to a report of activity on the site, the staff of the Tulsa Preservation Commission investigated and discovered construction of the roof and columns on the porch in progress. Because the project had proceeded without a Building Permit, a Stop Work Order was issued on December 29, 2021. The Applicant responded promptly to the notification of the requirement for an Historic Preservation Permit and, after a Site Visit with the staff of the Tulsa Preservation Commission, submitted an Application Form and documentation. Proposed are the extension of the roof of the porch to provide shelter during the passage from the driveway to the entry to the residence, the replacement of the floor on the porch, and the construction of columns to support the roof.

   During the review by the Historic Preservation Permit Subcommittee on February 15, discussion focused on the form of the roof proposed as the replacement and the proposal for the addition of a rail on the porch. A plan of the porch was requested, and the application was forwarded with a recommendation for approval of the proposal without the rail. During the review by the Tulsa Preservation Commission on February 22, however, the refinement of the elements of the design was requested, and afterwards an image of a residence in the Dutch Colonial Revival Style was provided as a reference for an alternative version of the design.
During the review by the Historic Preservation Permit Subcommittee on April 7, the two versions which adopted a roof reminiscent of that style were not approved, and a revision with the extension of the roof and floor of the porch across the facade and the addition of pairs of columns at the east and west edges of the roof was recommended. Those recommendations were adopted in the current version, which has been forwarded with a recommendation for its approval.

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.


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).
Example – Dutch Colonial Revival
1" = 1'-0"

3" = 1'-0"

3" = 1'-0"

3" = 1'-0"

3" = 1'-0"

COLUMN DETAIL - ELEVATION

COLUMN DETAIL - BASE

COLUMN DETAIL - CAPITAL

COLUMN DETAIL - PLAN

SWAN LAKE - DUTCH COLONIAL PORCH COVER EXTENSION
Tulsa, Oklahoma

04.20.2022

COLUMN DETAILS

VERIFY IN FIELD COLUMN SIZE TO SUPPORT LOAD & COLUMN SPACING
TULSA PRESERVATION COMMISSION

STAFF REPORT
Thursday, May 12, 2022
HP-0357-2022

HP PERMIT NUMBER: HP-0357-2022

PROPERTY ADDRESS: 1131 EAST 18TH STREET

DISTRICT: NORTH MAPLE RIDGE

APPLICANT: LESLI E. AUGSBURGER

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Construction of fence

B. BACKGROUND
   DATE OF CONSTRUCTION: 1912
   ZONED HISTORIC PRESERVATION: 1993: ORDINANCE AMENDMENT 2005
   NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT: 1983
   CONTRIBUTING STRUCTURE: NO

PREVIOUS ACTIONS:
HP-17-002 – FEBRUARY 9, 2017 – TPC APPROVAL
   1. Remove driveway and construct new driveway according to documents submitted
   2. Repurpose gate at entry to driveway and relocate at entry to new driveway
   3. Remove columns at entry to driveway and reconstruct at entry to new driveway
   4. Repurpose gate at porte-cochère and relocate at new entry to lawn

HP-17-016 – MARCH 9, 2017 – TPC APPROVAL
   1. Construct pool in street yard according to documents submitted

HP-17-016 – MARCH 9, 2017 – STAFF APPROVAL
   1. Replacement in kind of walkway and of porch floor

HP-17-033 – APRIL 13, 2017 – TPC APPROVAL
   1. Replacement of forty windows with aluminum-clad wood windows

HP-0240-2020 – DECEMBER 10, 2020 – STAFF APPROVAL
   1. Repair and replacement in kind of damaged elements of windows

HP-0284-2021 – JUNE 22, 2021 – TPC APPROVAL
   1. Installation of fixtures on east side of residence
   2. Installation of masonry on walls
   3. Reconstruction of columns at entry to driveway
HP-0290-2021 – JULY 8, 2021 – TPC APPROVAL
1. Construction of fence

HP-0304-2021 – AUGUST 24, 2021 – TPC APPROVAL
1. Adjustment of height of columns

HP-0339-2022 - FEBRUARY 22, 2022 – TPC APPROVAL
1. Installation of gate at entry to walkway
2. Installation of gate at entry to driveway
3. Replacement of doors in Sunroom

C. ISSUES AND CONSIDERATIONS
1. Construction of fence
   i. Proposed is the construction of a fence on the east side of the site. The fence would be placed atop the wall presently on the site and would be constructed with cedar. No posts would be visible from the right-of-way.

   During the review by the Historic Preservation Permit Subcommittee on May 5, discussion focused on placement of the fence. The application has been forwarded with a recommendation for its approval with the condition that a Site Plan be submitted.

   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
   Use the following guidelines as the basis for all exterior work:
   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 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.

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.
A. CASE ITEMS FOR CONSIDERATION
   1. Increase in width of doorway
   2. Replacement of door
   3. Construction of rail on porch
   4. Replacement of floor on porch
   5. Replacement of steps
   6. Replacement of columns
   7. Construction of beam
   8. Replacement of windows

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. Increase in width of doorway
   2. Replacement of door
   3. Construction of rail on porch
   4. Replacement of floor on porch
   5. Replacement of steps
   6. Replacement of columns
   7. Construction of beam
   8. Replacement of windows
   i. Proposed are alterations of the residence prompted by the condition of several elements and the desire of the owner to improve accessibility. To create a fully accessible entry, an increase in the width of the doorway to three feet (3'-0") has been proposed, and the door would be replaced as well. A rail would be added to the porch, the wood floor on the porch would be replaced with concrete, and the steps from the walkway to the porch would be replaced with steps with a rectangular, rather than a curved, profile. Construction of the beam would increase the distance between the floor of the porch and the bottom of the gable and the visibility of the north facade. New columns would be constructed to support the beam. Due to their condition, the wood windows on the north facade would be replaced with wood windows.
During the review by the Historic Preservation Permit Subcommittee on May 5, the discussion focused on the construction of the beam and the rail on the porch. The application has been forwarded with a recommendation for its approval with the condition that additional documentation about the design of the rail be submitted.

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.


**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.3 Doors and Door Surrounds

A.3.1 Retain and preserve original historic doors and door surrounds, including frames, glazing, panels, sidelights, fanlights, and transoms.
A.3.2 Do not remove, cover, or move existing door, sidelight, fanlight, and transom openings.
A.3.3 To return the home to its original historic appearance, remove non-historic doors and replace them using physical or pictorial evidence of the originals. If no evidence exists, select doors and surrounds which are consistent with the architectural style of your home.
A.3.4 To gain thermal efficiency, storm doors which maintain the appearance and allow maximum visibility of the original historic doors may be installed. Unfinished or clear-finished metals are not allowed. (Storm doors can be staff approved.)
A.3.5 If replacement of deteriorated doors is necessary, select doors and surrounds which are consistent with the architectural style of your home.
A.3.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.
A.3.7 When adding new door openings, maintain the proportions of the façade. Match the dimensions and trim details of other doors and surrounds on your home. Select doors and surrounds which are consistent with the architectural style of your home.

A.3.8 Use clear glass in new or replacement doors and sidelights.

A.3.9 Exterior security bars and grilles are discouraged.

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).
Model: M43-131

6-Lite Craftsman Mahogany Prehung Wood Door Unit with Sidelites #43

$139.00

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[Image of door and Home Depot product page]
## Quote Name: Stone Back

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<th>Item</th>
<th>Code</th>
<th>Description</th>
<th>Quantity</th>
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**Total Quantity:** 2

**Total Cost:** $18.00

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**Note:**
- **Material:** Granite
- **Color:** White
- **Finish:** Polished
- **Size:** 16" x 32"
- **Thickness:** 1/2"

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**Additional Notes:**
- "Any modification to the original design will incur additional costs."