A. CASE ITEMS FOR CONSIDERATION
   1. Replacement of light fixture on east façade
   2. Installation of light fixture on south façade

B. BACKGROUND
   DATE OF CONSTRUCTION: 1917
   ZONED HISTORIC PRESERVATION: 1999
   NATIONAL REGISTER LISTING: BRADY HEIGHTS HISTORIC DISTRICT: 1980
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS:
   COA – MAY 10, 2001 – STAFF APPROVAL
   Construction of two-car attached garage at rear of residence
   
   COA – MAY 14, 2009 – TPC APPROVAL
   Replacement of porch on south side of residence, preserving original columns and restoring original railing details
   
   COA – OCTOBER 8, 2009 – TPC APPROVAL
   Replacement of paneled front door with 3-lite paneled door
   Replacement of two slab doors on south side of residence with two sets of wood French doors
   
   HP-0382-2022 – JULY 28, 2022 – STAFF APPROVAL
   Repair and replacement in-kind of damaged masonry on stem wall and porch
   Repair and replacement in-kind of damaged wood trim
   
   HP-0383-2022 – AUGUST 11, 2022 – TPC APPROVAL
   Installation of crown molding under drip edge of roof over stoop

C. ISSUES AND CONSIDERATIONS
   1. Replacement of light fixture on east façade
   2. Installation of light fixture on south façade
      i. Proposed is the replacement of the light fixture to the right of the front door on the east façade and the installation of a light fixture to the left of the east set of french doors on the south façade. The proposals were previously reviewed by the Historic Preservation Permit Subcommittee on August 4, 2022. However, the applicant withdrew the items to further explore potential fixtures. The applicant has now proposed a preferred light fixture but also offered an alternative design if the proposed fixture is not acceptable.
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.

1010 North Denver Avenue - 1986
1010 North Denver Avenue - 2001

1010 North Denver Avenue – 2017 – light fixture and roof over front entry
Light Fixture – Preferred

Light Fixture - Alternative