



TULSA PRESERVATION COMMISSION

STAFF REPORT

Thursday, September 14, 2017

HP-17-096

HP PERMIT NUMBER: HP-17-096

PROPERTY ADDRESS: 1316 EAST 20TH STREET

DISTRICT: SWAN LAKE HISTORIC DISTRICT

APPLICANT: ANDREA STAFFORD

REPRESENTATIVE: STEVEN JONES

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of soffit with HardiePlank Smooth Lap Siding
2. Replacement of siding with HardiePlank Smooth Lap Siding

B. BACKGROUND

DATE OF CONSTRUCTION: CA. 1924

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: SWAN LAKE HISTORIC DISTRICT, 1998

CONTRIBUTING STRUCTURE: YES

PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS

1. Replacement of soffit with HardiePlank Smooth Lap Siding
2. Replacement of siding with HardiePlank Smooth Lap Siding
 - i. The applicant has proposed the removal of the damaged vinyl soffit and siding and the damaged wood siding and its replacement with HardiePlank Smooth Lap Siding. The Smooth Lap Siding would match the profile of any historic material.
 - 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.

A.2 Exterior Walls

- A.2.1 Retain and preserve the original historic wall materials and character-defining details, including, but not limited to, window and door trim, eave brackets, and embedded porch columns.
- A.2.2 To return the home to its original historic appearance, remove non-historic siding and trim. Repair and restore the underlying historic siding, trim, and details. Removal of non-historic siding is encouraged (and may be staff approved).
- A.2.3 If replacement of deteriorated wall materials is necessary, use matching materials (wood, brick, etc.) that maintain the size, shape, pattern, texture, and directional orientation of the original historic material.
- A.2.4 When proposing to use materials different from the original historic wall materials, replacement materials that maintain the character of the structure and the size, shape, pattern, texture, and directional orientation of the original historic siding will be considered on a case-by-case basis.

