



TULSA PRESERVATION COMMISSION

STAFF REPORT

Tuesday, May 22, 2018

HP-0006-2018

HP PERMIT NUMBER: HP-0006-2018

PROPERTY ADDRESS: 1539 SOUTH DETROIT AVENUE

DISTRICT: NORTH MAPLE RIDGE HISTORIC DISTRICT

APPLICANT: POWERS DESIGN AND BUILD

REPRESENTATIVES: NONE

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of two windows on north 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:

HP-18-027 – APRIL 24, 2018 – TPC PPROVAL

1. Replacement of metal and vinyl windows with wooden windows
2. Alteration of width of window in kitchen
3. Replacement of columns on side porch
4. Replacement of door on side porch
5. Installation of beadboard ceiling on side porch

C. ISSUES AND CONSIDERATIONS

1. Replacement of two windows on north facade
 - i. After removal of the Masonite Siding, the previous locations of two windows were discovered. Proposed is the installation of two windows, which will match the windows approved for installation elsewhere on the residence.

- 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.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.4.5 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.

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.

