



TULSA PRESERVATION COMMISSION

STAFF REPORT

Thursday, October 11, 2018

HP-0043-2018

HP PERMIT NUMBER: HP-0043-2018

PROPERTY ADDRESS: 1815 SOUTH QUINCY AVENUE

DISTRICT: SWAN LAKE HISTORIC DISTRICT

APPLICANT: TOM NEAL

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION

1. Removal of three windows on north facade

B. BACKGROUND

DATE OF CONSTRUCTION: CA. 1916

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009

CONTRIBUTING STRUCTURE: YES

PREVIOUS ACTIONS:

HP-0043-2018 – SEPTEMBER 25, 2018 – STAFF APPROVAL

Replacement in kind of window

C. ISSUES AND CONSIDERATIONS

1. Removal of three windows on north facade
 - i. Proposed is the removal of three windows on the north facade. Renovation of the kitchen would require the adjustment of the position of an interior wall, which would entail the removal of the windows and their replacement with siding to match the siding already 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.4.4 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.
- A.4.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.

