



TULSA PRESERVATION COMMISSION

STAFF REPORT

Thursday, October 11, 2018

HP-0045-2018

HP PERMIT NUMBER: HP-0045-2018

PROPERTY ADDRESS: 1029 EAST 21ST STREET

DISTRICT: NORTH MAPLE RIDGE HISTORIC DISTRICT

APPLICANT: STEVEN JONES

REPRESENTATIVES: NONE

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of damaged siding with HardieShingle Siding

B. BACKGROUND

DATE OF CONSTRUCTION: 1918

ZONED HISTORIC PRESERVATION: 1993: ORDINANCE AMENDMENT 2005

NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC DISTRICT: 1983

CONTRIBUTING STRUCTURE: YES – ALFRED AARONSON MANSION

PREVIOUS ACTIONS:

COA – OCTOBER 14, 1993 – TPC APPROVAL

Construction of wall in side yard with masonry which matches color of masonry on residence

C. ISSUES AND CONSIDERATIONS

1. Replacement of damaged siding with HardieShingle Siding
 - i. Proposed is the replacement of damaged siding with HardieShingle Siding. Existing dimensions will be retained.
 - 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.

