



TULSA PRESERVATION COMMISSION

STAFF REPORT

Thursday, July 11, 2019

HP-0116-2019

HP PERMIT NUMBER: HP-0116-2019

PROPERTY ADDRESS: 1110 EAST 18TH STREET

DISTRICT: NORTH MAPLE RIDGE HISTORIC DISTRICT

APPLICANT: DIANA W. CAPEHART

REPRESENTATIVE: NONE

1. CASE ITEMS FOR CONSIDERATION

1. Replacement of tiles on roof with shingles
Work completed without an Historic Preservation Permit

2. BACKGROUND

DATE OF CONSTRUCTION: 1916

ZONED HISTORIC PRESERVATION: 1993: ORDINANCE AMENDMENT 2005

NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC DISTRICT: 1983

CONTRIBUTING STRUCTURE: YES

PREVIOUS ACTIONS: NONE

3. ISSUES AND CONSIDERATIONS

1. Replacement of tiles on roof with shingles
 - i. The tiles on the roof had already been replaced with shingles when the staff responded to the report of activity on the premises. Upon notification of the requirement for an Historic Preservation Permit, the applicant indicated that she and her husband were not aware that a permit was required for replacement of the tiles.
 - ii. References: *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.

A.5 Roofs

- A.5.1 Retain and preserve the original historic roof form (hipped, gabled, etc.) and pitch.
- A.5.2 Do not remove character-defining architectural features of your roof, including, but not limited to, dormers, chimneys, cupolas, eaves, soffits, fascia boards, and decorative details, such as eave brackets, exposed rafter tails, or corbels.
- A.5.3 If replacement of deteriorated architectural roof features is necessary, use materials that maintain the character of the structure and the size, shape, pattern, texture, dimensions, and directional orientation of the original historic roof features.
 - .1 Elmwood – Match the original historic roof material
- A.5.4 To return the home to its original historic appearance, use physical or pictorial evidence. If no evidence exists, select architectural roof features which are consistent with the architectural style of your home.
- A.5.5 Replacement of existing roof covering—wood shingles, asphalt shingles, clay tile, etc.—with the same material does not require HP Permit review (for example, replacing an asphalt-shingled roof with asphalt shingles). Architectural shingles are encouraged.
- A.5.6 When proposing to change the materials of your roof covering, replacement materials that maintain the character of the structure and the size, shape, pattern, texture, and directional orientation of the original historic roof covering will be considered on a case-by-case basis.
 - .1 Yorktown – Metal roofing is not allowed.
- A.5.7 When replacing your roof covering, replace an entire roof section if it is visible from the street.



BEFORE

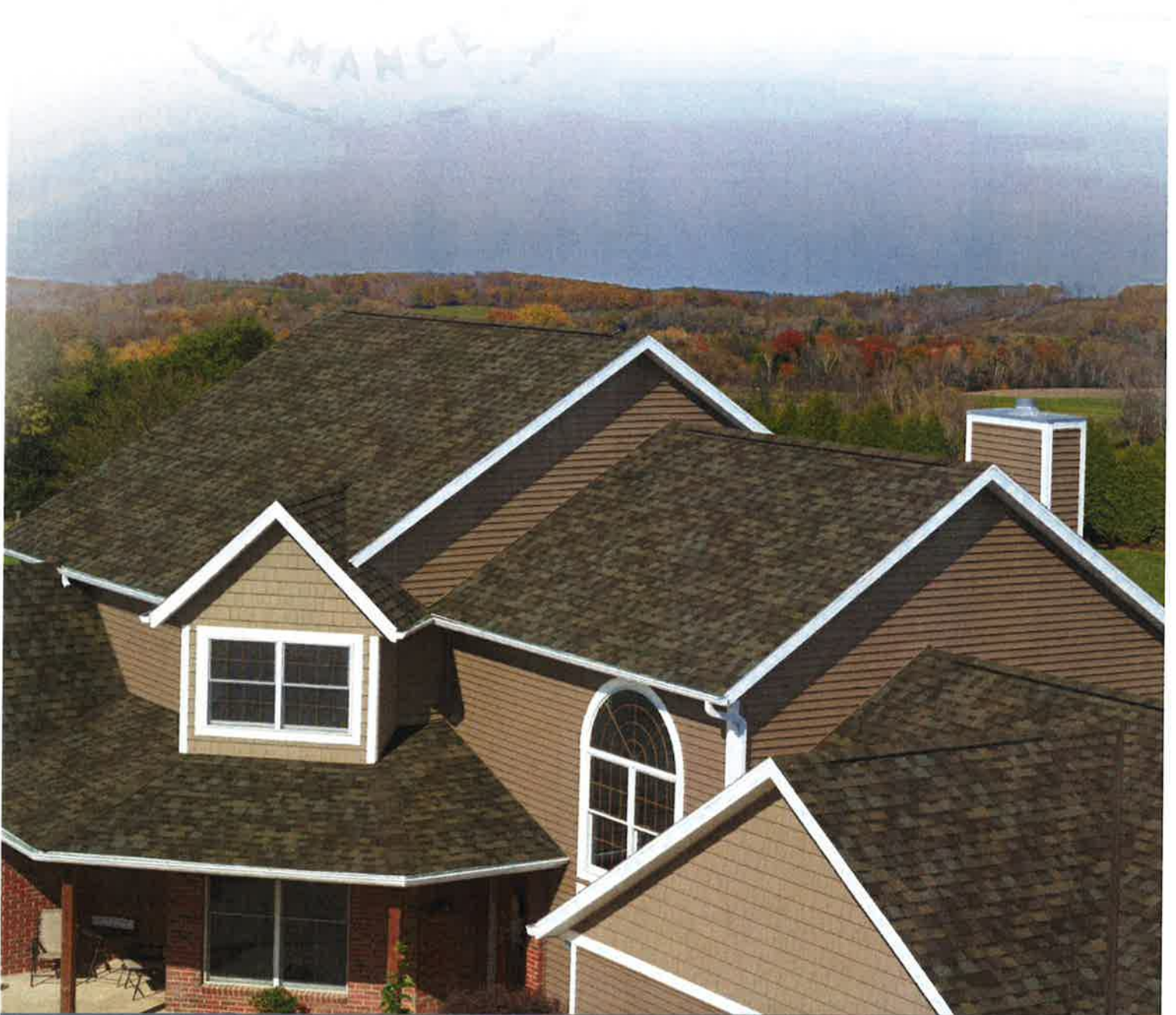


AFTER



Nordic™

IKO.COM



IKO NORDIC PERFORMANCE SHINGLES



We designed IKO Nordic shingles to make — and take — an impact.

These heavy-duty laminated architectural shingles are specially constructed to help your roof resist the impact of hail*. But the beautiful impact their color blends can have on your home's curb appeal is simply irresistible.

*This is not a guarantee of impact resistance against hail and is not covered under the limited warranty. Full details on back page.

GRANITE BLACK

Formal, classic, urban chic, traditional, elegant.

PERFECT PAIRINGS: Stone, brick, masonry, siding (especially red, white or grey).

CORNERSTONE

Natural, relaxed, stately, welcoming.

PERFECT PAIRINGS: Stone, wood, brick, masonry, siding (especially cream, beige or grey).

GRANITE BLACK

CORNERSTONE



DRIFTSHAKE


CASTLE GREY

Nine eye-catching, high-definition color blends create an artful roofline with IKO Nordic shingles and complementary roofing accessories, no matter what your style of home. Built-in blue-green algae resistance will help keep them looking their best.

SEDONA

Warm, inviting, expansive, dramatic, yet casual, too.

PERFECT PAIRINGS: Logs, wood siding, brick (especially red).



SEDONA



FROSTONE GREY



BROWNSTONE



SHADOW BROWN



GLACIER

DRIFTSHAKE

Laid-back, relaxed, understated sophistication.

PERFECT PAIRINGS: Stone, wood, brick, siding (especially white or various pastels).

CASTLE GREY

Formal, traditional, sophisticated, elegant, impressive.

PERFECT PAIRINGS: Stone, wood, brick, siding

FROSTONE GREY

Monochromatic, neutral, chic, sophisticated.

PERFECT PAIRINGS: Stone, masonry, brick, siding (especially white, light or dark grey).

SHADOW BROWN

Transitional shades and earthy tones. Classic or contemporary elegance.

PERFECT PAIRINGS: Stone, wood, masonry

BROWNSTONE

Rich, warm and earthy, with unexpected, but exciting, dramatic accents.

PERFECT PAIRINGS: Brick, stone, masonry, logs, siding (especially cream or beige).

GLACIER

Stately, formal, elegant, traditional.

PERFECT PAIRINGS: Stone, brick, masonry, siding

BEAUTY YOU CAN SEE QUALITY YOU CAN FEEL PERFORMANCE YOU CAN TRUST

Extreme weather calls for extreme weather protection. And Nordic's unique combination of superior wind and impact resistant features makes it one of the top performing asphalt shingles on the market.

An exceptional bonding experience.
You want your new shingles to stay put. If the wind lifts them up, water can sneak in underneath, potentially causing a leaky roof. Our Fastlock™ sealant along the bottom edges helps prevent this. When activated by the sun's heat, this sealant gets extra-tacky and creates a strong bond to help ensure maximum protection against wind uplift, blow-off and water penetration.

Polymer-modified asphalt. Class 4 Impact resistance rating.⁴
These shingles are engineered to provide superior protection against wind uplift and water penetration. IKO Nordic's polymer-modified asphalt coating acts like a shock absorber, qualifying the shingle for a Class 4 impact resistance rating⁴ against hail.

Built-in algae resistance.
We embed colorfast algae-resistant granules into our shingles to help inhibit the growth of blue-green algae that can cause unattractive black stains, streaks and discoloration.

What is an ArmourZone? (FRONT)
It's a 1 1/4 inch wide nailing surface for correct nail placement, reinforced by a tear-resistant, woven band that provides even more fastening strength over a wider surface area of the shingle. Nails applied in this area are optimally positioned to resist nail pull-through and shingle blow-off, even in high winds.

Blow-off protection.
Printed nail lines guide installers to the nailing area. Correct nail placement will help prevent the shingles from blowing off in high wind.

Laminate adhesive.
Five strips of our tough laminating adhesive are used in the construction of the Nordic shingle.

Tear-resistant band. (BACK)

THE IKO ADVANTAGE

Limited Warranty ¹	Limited Lifetime
Iron Clad Protection ¹	15 Years
Limited Wind Warranty ¹	130 mph (210 km/h)
Blue-Green Algae Resistant ¹	Yes

PRODUCT SPECIFICATIONS²

Length	40 7/8 in (1,038 mm)
Width	13 3/4 in (349 mm)
Exposure	5 7/8 in (149 mm)
Coverage per Bundle	33 1/3 ft ² (3.1 m ²)

STANDARDS³

ASTM D3462
ASTM D3018
ASTM D7158 – Class H
ASTM D3161 – Class F
ASTM E108 – Class A
CSA A123.5
FM 4473 – Class 4 ⁴

PRO⁴ Accessories

RECOMMENDED CONFIGURATION

IKO PERFORMANCE SHINGLE PRODUCT	ICE & WATER PROTECTOR ¹	UNDERLAYMENT ²	STARTER STRIPS ³	RIDGE CAP SHINGLES ⁴
Nordic™	IKO ArmourGard	IKO RoofGard - Cool Grey	IKO Leading Edge Plus	IKO UltraHP IR ⁵

To find out more about **Nordic Performance Shingles** or additional IKO products, please talk to an IKO sales representative or your professional roofing contractor, or contact IKO directly.

In the United States, call **1-888-IKO-ROOF (1-888-456-7663)**. In Canada, call **1-855-IKO ROOF (1-855-456-7663)**. Visit us online at: **IKO.COM**.

¹See Limited Warranty at IKO.com for complete terms, conditions, restrictions and application requirements. Shingles must be applied in accordance with application instructions and local building code requirements. ²All values shown are approximate. ³Products developed with reference to these Standards. ⁴This impact rating is solely for the purpose of enabling residential property owners to obtain a reduction in their residential insurance premium, if available. It is not to be construed as any type of express or implied warranty or guarantee of the impact performance of this shingle by the manufacturer, supplier or installer. For further detail concerning the FM 4473 standards, see [https://www.iko.com/na/publication/specification-test-standard-impact-resistance/wppa_open] [current as of 6/22/16]. ⁵IKO UltraHP IR hip and ridge shingles have a Class 4 impact resistance rating tested against UL 2218, which IKO is pleased to present for the sole purpose of enabling homeowners using these shingles in conjunction with Class 4 impact resistance rated shingles to obtain a discount on their