



HISTORIC PRESERVATION PERMIT

An Historic Preservation Permit for work described below has been issued under the Zoning Ordinance of the City of Tulsa (Section 70.070) to **Patricia K. Grami**, for the address of **1852 East 16 Street**, Tulsa, Oklahoma, located in the **Yorktown Historic Preservation Overlay District**. This proposal has been approved by the Tulsa Preservation Commission.

Any changes to the Approved Proposal require further review and approval by the Tulsa Preservation Commission prior to work being done. Unapproved changes to the Approved Proposal are a violation of the Zoning Ordinance and may result in revocation of a Building Permit and/or code enforcement.

This Historic Preservation Permit is not a Building Permit for residential or commercial zoning. A copy of this permit and approved project plans should be provided to the City of Tulsa Permit Center for the completion of the process to obtain a Building Permit, if applicable.

APPROVED PROPOSAL

1. Replacement of windows
2. Installation of siding
3. Replacement of HVAC mechanical equipment

A handwritten signature in cursive script that reads 'Felicity Good'.

Felicity Good
Historic Preservation Officer (interim), City of Tulsa

Date issued: February 8, 2024
Expiration: February 9, 2026
Number: HP-0541-2024

Pictures taken 1/31/24 to show new window trim and mullions will exactly match previous historic trim, including metal top drip caps. Pic also showing new plenum for HVAC enclosed with new house siding. House (and plenum) are to be painted a navy blue, all trim will be painted white.



CITY OF TULSA PRESERVATION COMMISSION
APPROVED DATE: 2/8/2024
BY Felicity Good
SUCH APPROVED PLANS SHALL NOT BE CHANGED
MODIFIED OR ALTERED WITHOUT AUTHORIZATION

Picture #6 on the next page,, shows of 1 of the 6 full size Single-Hung Jeld-Wen replacement windows shown in front of the broken aluminum windows on the east side (along with the sticker from one of the windows) being installed at my house at 1852 E. 16th St. They are the best solution available given what my homeowners insurance company allocated for replacement cost, and I cannot afford to pay the difference of replacing the broken aluminum windows with wood window. Note the previous windows are aluminum replacements installed perhaps in the 1950's – 60's. The wood trim around the windows appears to be the original from 1915 and when removing the aluminum windows, the original window weights for the 1915 windows were there. There are no remaining original 1915 windows in my house, therefore there is no way to determine what the original mutton configuration was. I have walked up and down 16th street looking at examples of some of the houses that appear to have their original wood windows. The configuration of the muttins vary considerably. Some houses have 1 over 1 configuration, some have 4 vertical muttins over 1 single, some have 6 or 9 muttins over 1, etc. My estimate is that about 60% of the houses on East 16th Street have their original wood windows. That percentage may be a little higher, but many houses have a variety of attached storm windows – from vinal, aluminum, and some wood – that make it difficult to see if there are original wood windows beneath.

I am a strong proponent of retaining and using historical wood double-hung windows, but in my case, on my house at 1852 E. 16th Street, it is just not possible. I previously owned the house at 1599 Swan Drive for over 9 years, built in 1930, that retained all of its (38) original wood windows. I took good care of those, they worked great, and did not have air leaks or gaps and they are still there.

All wood trim and wood window framing including all trim above, and the mullion trim between the 3 sets of full-sized double windows will be retained and repaired if possible, or be replaced with exactly the same type, shape, of wood and painted to match. They are building or rebuilding the exact same wood sill, sill plate, jamb, exterior header, sheathing, drip cap, casing, etc. as would have been there originally in 1915.

My house at 1852 E. 16th Street was originally 832 sq ft as built in 1915. In 2020, the previous owner added an extension, that incorporated the old kitchen, extended it with a 10'x10' dining/sunroom and added a primary bath with walk-in closet, bring the total sq. ft. to approximately 970 sq. ft. with 2 bedrooms and 2 bathrooms.

The house retains the original 1915 (now decorative only) gas fireplace and the original oak hardwoods and most of the original wood doors. Unfortunately, when the brilliant designer in the 1950's replaced the original wood windows with (poor quality) aluminum windows, they had the bright idea to cover the original wood lap siding with asbestos shingles. Many of those asbestos shingles, which are fragile and brittle, were damaged in the storm, and further damaged by having the complete roof/rafter structure being removed and rebuilt. Due to it being cost prohibitive to remove, contain, and remediate asbestos shingle siding, the appropriate solution is to re-side the house with engineered wood siding by LP Smart Siding. My contractor was not able to find any narrow siding (LP does not make it anymore, or it is just not available in our area) and we are using their 8" lap siding. Anything is better than the asbestos shingles, although I would have preferred a narrower lap siding. I will be having them paint the house in a crisp Navy color, with white trim, should make the wider lap siding look good.

The 2020 addition to the back of the house added 2 - 24 x 36 windows and double French doors off the back. When I purchased the house in August 2021 I added a window to the main bedroom, which is in the back of the house. There were 12 old aluminum windows (from the 1950's/60's)/ All of these sustained storm impact damage from the Jun 18th storm and are broken, cracked, and inoperable. My homeowners insurance has allocated funds to replace them. There was a fixed amount set by my insurance company, and my contractor has found the best quality he could that fit within that amount. There following 12 new windows are being installed in exactly the same location, in exactly the same size as the aluminum windows, which appear, based on interior framing, to be in the same location as the original 1915 wood windows.

6 windows 32" x 60"
2 windows 28" x 40"
2 windows 24" x 25"
2 fixed pane windows 20" x 32"

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APPROVED DATE: 2/8/2024

BY Shelley Hood

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There are 6 full size windows set together with 5.5" of wood mullion between each window and 5" wood mullion trim on each side and bottom, and the top casing and drip cap. There are 2 of these full size windows in the front east side in the living room, 2 in the west front side in the front bedroom, and 2 in the dining room area. The new Jeld-Wen single hung windows being installed are the same size as the old aluminum ones, 32' x 60", and will have the same size mullion, header, drip cap, sill, etc. as the original aluminum single-hung windows. These new single-hung windows are not optimal, but they are what my insurance will cover and have a more substantial appearance than the old aluminum ones. The old aluminum windows appear to have been installed with the retention of all the original wood elements – all of that will be repaired, rebuilt, and replicated on the new windows.

There are 2 smaller windows – 1 in the kitchen and 1 in the original small bathroom.

There are small windows on either side of the fireplace. These 2 windows will be replaced with solid fixed pane glass, and will be the same size as the pre-storm single-hung aluminum ones, framed on the exterior with exactly the same trim. The size of the 2 new windows with exterior trim is 20" x 32".

The attic has one window on each of the west and east gable ends that have been replaced with 24" x 25" single hung 1 over 1 Jeld-wen windows. The pre-storm damaged windows also were aluminum and it is unclear if there were originally any windows in the attic. The attic is not a to-code living space and is about 250 sq ft. and is only 5.5' high. It had previously been finished with sub-floor and carpet, drywall, and paint, as well as electrical outlets and lights, and HVAC vents. All these elements are being replaced. There is a staircase access to the attic through the main bedroom. The attic is used for storage. The aluminum windows in the attic were severely damaged by the storm and the windows have been replaced with the same size windows as were there previously and match the other new Jeld-Wen windows.

Picture #7, December 2023



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BY Selaty Good

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Picture #10 below shows the new HVAC package unit that my insurance replaced in August 2023. Many of these smaller homes have exterior HVAC package units (gas heat/electric A/C) that are fully on the exterior. A plenum is needed to connect the air intake and heated/cooled ducts to the interior ducts. In my instance, previous owners had installed the duct work in the attic, necessitating a 16' plenum on the outside of the house. You can see in picture #3 above the old plenum was covered with wood siding and painted to match the house – although it wasn't too pretty, especially after the storm and trees scraped it up. The new metal plenum built by the HVAC company when my new unit was installed in August 2023 is way too visible from the street and from the front of my house and is a non-historical distraction that needs to disappear as much as possible. It will be framed out, covered with the same new siding being put on the house and painted the same color as the house. Unfortunately, the old Hackberry tree that threw itself on top of my house is no longer there to partially block that view. Prior to the storm I did have a wood privacy fence from the west side of my house to the property line. All the fencing had to be removed so the tree removal service could access the trees to remove them. I am hoping to afford to replace the east/west privacy fence to my property line, as funds allow, and my neighbor to the west also wants to re-install the north/south privacy fence and we will share that cost.

Picture 10



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BY Leahly Hood

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