TULSA PRESERVATION COMMISSION

STAFF REPORT

Tuesday, August 23, 2022

HP-0376-2022

HP PERMIT NUMBER:  HP-0376-2022

PROPERTY ADDRESS:  1611 SOUTH TROOST AVENUE

DISTRICT:  SWAN LAKE

APPLICANT:  DARIELA GONZALEZ

REPRESENTATIVE:  NONE

A. CASE ITEMS FOR CONSIDERATION
   1. Replacement of rail on porch
   2. Replacement of door and hardware
      *Project completed without an Historic Preservation Permit*

B. BACKGROUND
   DATE OF CONSTRUCTION:  CA. 1917
   ZONED HISTORIC PRESERVATION:  1994
   NATIONAL REGISTER LISTING:  SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
   CONTRIBUTING STRUCTURE:  YES
   PREVIOUS ACTIONS:  NONE

C. ISSUES AND CONSIDERATIONS
   1. Replacement of rail on porch
   2. Replacement of door and hardware
      i. In response to a report of activity on the site, the staff of the Tulsa Preservation
         Commission investigated and discovered Work in progress. A letter of notification was sent
         to the owner, who responded promptly with an application form and documentation.
         Proposed are the replacement of the front door and its hardware and the replacement of
         the rail on the porch. Also included in the application were the removal of non-historic vinyl
         siding and the repair and replacement in-kind of the wood siding, the porch floor, the
         columns on the porch, and the driveway. According to the applicant, the newly installed
         door is similar in appearance to that of the door previously on the residence. Although no
         image of the previous door was available, the nomination of the Swan Lake Historic District
         to the National Register of Historic Places described the residence as having a “glazed
         panel door” at the time the nomination was developed. The rail on the porch is similar to
         the previous rail, but the balusters are spaced slightly farther apart than they were
         previously.

During the review of the application on July 7, 2022, most discussion focused on the
columns, which had been replaced, and the siding, which needed replacement. The
applicant agreed to postpone the review of the application to consider other treatments.
After that meeting and based on the recommendations from the subcommittee, the owner
decided to return the columns to their original appearance, so staff issued a permit for the
in-kind replacement of the columns. During the review on August 23, 2022, the Historic
Preservation Permit Subcommittee forwarded the application with a recommendation of
approval.
ii. Reference: *Tulsa Zoning Code*

**SECTION 70.070-F Standards and Review Criteria**

In its review of HP permit applications, the preservation commission must use the adopted design guidelines to evaluate the proposed work and must, to the greatest extent possible, strive to affect a fair balance between the purposes and intent of HP district regulations and the desires and need of the property owner. In addition, the preservation commission must consider the following specific factors:

1. The degree to which the proposed work is consistent with the applicable design guidelines;
2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
5. The purposes and intent of the HP district regulations and this zoning code.

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.3 Doors and Door Surrounds**

A.3.1 Retain and preserve original historic doors and door surrounds, including frames, glazing, panels, sidelights, fanlights, and transoms.

A.3.2 Do not remove, cover, or move existing door, sidelight, fanlight, and transom openings.

A.3.3 To return the home to its original historic appearance, remove non-historic doors and replace them using physical or pictorial evidence of the originals. If no evidence exists, select doors and surrounds which are consistent with the architectural style of your home.

A.3.4 To gain thermal efficiency, storm doors which maintain the appearance and allow maximum visibility of the original historic doors may be installed. Unfinished or clear-finished metals are not allowed. (Storm doors can be staff approved.)

A.3.5 If replacement of deteriorated doors is necessary, select doors and surrounds which are consistent with the architectural style of your home.

A.3.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.

A.3.7 When adding new door openings, maintain the proportions of the façade. Match the dimensions and trim details of other doors and surrounds on your home. Select doors and surrounds which are consistent with the architectural style of your home.

A.3.8 Use clear glass in new or replacement doors and sidelights.

A.3.9 Exterior security bars and grilles are discouraged.
A.6 Porches
A.6.1 Retain and preserve the original historic porch and its character-defining architectural features through repair.
A.6.2 Do not remove character-defining architectural features of your porch, including, but not limited to, ceiling, floor, piers, columns, railings, handrails, steps, bulkheads, skirt/stem wall, and decorative details, such as crown molding, trim, eave brackets, and exposed rafter tails.
A.6.3 If replacement of deteriorated porch elements 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 features.
A.6.4 To return the home to its original historic appearance, use physical or pictorial evidence. If no evidence exists, select porch features which are consistent with the architectural style of your home. Return enclosed porches to original historic open design (which can be staff approved).
A.6.5 If adding a railing or other porch elements where none exists, select porch elements (columns, railing design, trim, etc.) which are consistent with the architectural style of your home.
Rail – 1611 South Troost Avenue

Door – 1611 South Troost Avenue
HP PERMIT NUMBER: HP-0386-2022

PROPERTY ADDRESS: 1807 SOUTH QUINCY AVENUE

DISTRICT: SWAN LAKE

APPLICANT: STEVEN JONES

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION
   1. Replacement of siding
   2. Replacement of trim
   3. Removal of shutters

B. BACKGROUND
   DATE OF CONSTRUCTION: CA. 1928
   ZONED HISTORIC PRESERVATION: 1994
   NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   1. Replacement of siding
   2. Replacement of trim
   3. Removal of shutters
      i. Proposed is the replacement of the siding with Hardie Plank smooth lap siding, the replacement of the trim, and the removal of shutters. Vinyl siding is currently present on the residence. The proposed siding would have a four-inch (0'-4") profile to match the original siding, which is present under the vinyl. The trim, which would be replaced around the windows, around the door, and at the corners, would match the dimensions of the existing trim and be constructed with a combination of wood and Hardie Trim Boards. The soffit and fascia would remain intact. The shutters would be removed and would most likely not be placed back on the residence after the new siding is installed. During the review of the application on August 16, 2022, the Historic Preservation Permit Subcommittee recommended approval of the application.

ii. Reference: Tulsa Zoning Code
   SECTION 70.070-F Standards and Review Criteria
   In its review of HP permit applications, the preservation commission must use the adopted design guidelines to evaluate the proposed work and must, to the greatest extent possible, strive to affect a fair balance between the purposes and intent of HP district regulations and the desires and need of the property owner. In addition, the preservation commission must consider the following specific factors:
   1. The degree to which the proposed work is consistent with the applicable design guidelines;
   2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
5. The purposes and intent of the HP district regulations and this zoning code.

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.

A.2.5 In order to maintain the historic appearance of the structure, do not apply paint to unpainted brick or stone walls. Staff can approve the removal of paint from brick or stone surfaces to return the structure to its original historic appearance. Repainting previously painted surfaces does not require HP Permit review.
1807 South Quincy Avenue – Survey 1995

1807 South Quincy Avenue – Present
Current Property Pics:

Smooth James Hardie Lap Siding To Be Used For Replacement:
TULSA PRESERVATION COMMISSION

STAFF REPORT
Tuesday, August 23, 2022
HP-0387-2022

HP PERMIT NUMBER: HP-0387-2022

PROPERTY ADDRESS: 1519 SOUTH NORFOLK AVENUE

DISTRICT: NORTH MAPLE RIDGE

APPLICANT: KIMBERLY MCCOY

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Construction of addition

B. BACKGROUND
   DATE OF CONSTRUCTION: 1920
   ZONED HISTORIC PRESERVATION: 1993; ORDINANCE AMENDMENT 2005
   NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT: 1983
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS:
   COA – November 6, 2007 – TPC Approval
      1. Replacement of 1/1 wood windows with 1/1 wood windows, with trim to match existing
      2. Removal of two non-original wrought iron columns from front porch and replacement with paneled wood columns with the conditions that the columns be approximately 10” square with a single column and a single panel
      3. Removal of light and pole from front yard

C. ISSUES AND CONSIDERATIONS
   1. Construction of addition
      i. Proposed is the construction of a 570-square-foot addition on the east side of the residence to accommodate a master bedroom suite. Although the addition is located at the rear and is no taller or wider than the existing house, it would be somewhat visible from the north and possibly south side of the residence. The windows on the north side of the addition would be salvaged from elsewhere on the residence. The applicant originally proposed LP Smartside lap siding and trim around the entire addition. During the review on August 16, 2022, the Historic Preservation Permit Subcommittee discussed the treatment of the connection between the existing house and the addition on the north side, specifically considering the slight difference in the profile between the existing siding and proposed siding. The subcommittee recommended approval of the application with the condition either that siding from the east side of the house be salvaged and installed on the north facade or that the LP Smartside siding extend across the entire wall running along the eastern portion of the north facade. The applicant has revised the proposal to install salvaged siding from the east facade onto the north facade of the addition.
Reference: *Tulsa Zoning Code*

**SECTION 70.070-F Standards and Review Criteria**

In its review of HP permit applications, the preservation commission must use the adopted design guidelines to evaluate the proposed work and must, to the greatest extent possible, strive to affect a fair balance between the purposes and intent of HP district regulations and the desires and need of the property owner. In addition, the preservation commission must consider the following specific factors:

1. The degree to which the proposed work is consistent with the applicable design guidelines;
2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
5. The purposes and intent of the HP district regulations and this zoning code.

Reference: *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.

**SECTION B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES**

**B.1 General Requirements**

Use the following guidelines as the basis for all additions:

B.1.1 Locate additions on the side or rear of your home where the character-defining elements and visual appearance of the front façade will not be obscured, damaged, or destroyed.

B.1.2 Ensure that additions do not detract from the historic appearance, character-defining elements, historic patterns, scale and proportions of the existing structure.

B.1.3 Provide consistency and continuity between the addition and the historic portions of your home by using similar materials, style, forms, massing and scale.

B.1.4 Do not exceed the established height of structures along the same street.

**B.2 Building Site**

B.2.1 Match the front setback of the historic buildings along the same side of the street. When the front setback pattern of the historic structures on the same side of the street varies, locate the addition between the minimum and maximum of the prevailing front setbacks.

B.2.2 Maintain the pattern and rhythm of the side yard setbacks of the other historic structures on the same side of the street.
B.2.3 Limit paving within the street yard to primary driveways and sidewalks. Curb cuts and new driveways through the street yard are strongly discouraged for properties with alley access.

B.2.4 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.

1. Elmwood – no more than 25% of street yard lot area

B.2.5 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.

B.3 Building Materials and Elements

B.3.1 Use building materials that are consistent with the historic materials found on the existing structure.

B.3.2 The use of building materials different from historic materials will be considered on a case-by-case basis, if the proposed materials maintain the character of the structure and the historic size, shape, pattern, texture and directional orientation. Unfinished or clear-finished metals are not allowed.

B.3.3 Create a visual consistency and continuity with the building elements of the existing structure by replicating the height of windows and doors, window glazing patterns, roof forms, eave lines and overhangs, and special detailing present on the existing structure.

B.4 Roofs

B.4.1 New roof features, such as dormers or cupolas, may be added to the existing roof, if the proposed elements maintain the scale, proportions, rhythms, and architectural character of the structure.

B.4.2 On additions, use roof forms, slope, detailing, and roofing materials that are consistent with the historic portions of the existing structure. Installation of metal roofs will be considered on a case-by-case basis.

1. Yorktown – Metal roofing is not allowed.

B.7 Mechanical Systems, Etc.

B.7.1 Install engineering systems and their associated elements, such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical boxes, ventilators, and louvers, on the side or rear façade of the structure.

B.7.2 Install utility meters on the side or rear façade of the house or underground in a subterranean vault.

B.7.3 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building’s historic character and is reversible. These considerations will be made on a case-by-case basis.

B.7.4 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.
Yes, the house has double-hung wood Lincoln Windows with LoE2 glass that were installed approximately 15 years ago. We will be reusing 2-29x56 windows on the north side (one from existing bedroom and one from basement stair) and reusing 1-36x56 window on the east side (from existing bedroom). Purchasing 1 new-36x56 window for the east side of the same color, material, and style to match the rest of the home.

Correspondence from applicant about windows and siding
House Built in 1920:
- Porch 318sf
- Carport 126 sf
- Basement 192sf
- Garage 324sf
- House 1,424sf
- Lot 5,625sf (125' x 45')

LEGAL DESCRIPTION:
LOT ONE (1), BLOCK TWENTY-TWO (22), SECOND AMENDED PLAT OF MORNINGSIDE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 1519 SOUTH NORFOLK AVENUE.

William & Samantha Zitter Residence
1519 South Norfolk Avenue
Tulsa, Oklahoma  74120
CONCRETE NOTES

DESIGN CRITERIA:
1. The International Residential Code 2015
2. Design Loads:
   - Floor:
   - Roof:
   - Live Load:
   - Dead Load:
3. Wind Load: 90 MPH

CONCRETE:
1. STANDARDS
   - A. ACI 318 Building Code Requirement for Reinforced Concrete Structures
   - B. All detailing, fabrication, and erection for reinforcing bars and their support in the forms with accessories must follow ACI "Manual of Standard Practice for Detailing Reinforced Concrete Structures", (ACI 315 - Latest).
   - C. Concrete cover over main reinforcing shall be as follows:
2. Reinforcing bars are to be ASTM A615 - Grade 60 Steel. Welded wire fabric shall conform to ASTM A185. Welded wire fabric must lap 2" at sides and 6" at ends and be wired together.
3. All bars shall lap a minimum of 48 bar diameters with 2'-0" minimum lap.
4. Any splice of bars other than shown on plans must have prior approval of the Architect or Jurisdictional Authority.
5. All structural steel must be protected by 3" of concrete where earth would otherwise be in contact with Steel.
6. All poured in place concrete shall be ready-mixed and hauled in accordance with ASTM C94. All concrete except at slab on grade construction shall have a minimum of 28 day compressive strength of 4000 psi and a minimum of 5" or 6 sack of cement per cubic yard. Use a water reducing agent (ASTM C494 Type A or D) in all concrete. Use an air entraining agent (ASTM C260 6% +/ - 0.5%) in all concrete except at interior slab on grade construction use 4% +/ - 0.5%). The agents must be compatible with each other and all other ingredients in the concrete. 3000 psi concrete is to have a minimum slump of 2" to 4". Fine aggregate shall be clean, hard, durable and free of deleterious substances and conform to ASTM C33. Coarse aggregate shall be clean, hard, and durable without flat or elongated pieces and shall conform to ASTM C33 #67. Portland cement shall conform to ASTM C150 Type 1. Water shall be potable. Forms shall be plywood and in good condition if re-used. Apply a Type A form release agent to all forms in accordance with manufacturer's recommendations. Make one (1) set of four cylinders for each major pour or each 50 curb yards. Test one at 7 days and 2 at 28 days per ASTM C39. Perform standard slump test per ASTM C 143.
WOOD FRAMING NOTES

1. All materials shall be in accordance with Forest Products Association (latest edition).

2. Use graded lumber with allowable bending stresses equal to min 1200 psi.

3. Provide 1" x 3" or equivalent metal cross bridging not over 8 feet on center for all wood joists and floor trusses.

4. All lumber shall conform to the species and fully recognize nominal sizes which does not appear to conform to the proper dimensions and/or grade.

5. At wall construction provide blocking at all edges of sheathing.

6. Beams and stringers shall be Douglas Fir No. 1 with a minimum allowable stress (fb) of 1300 psi, Fy=85 psi, E=1,600,000 psi unless otherwise noted on plans.

7. Posts and timbers shall be Douglas Fir No. 1 with Fc (parallel to grain) = 1900 psi, Fb=2,800 psi, E=2,000,000 psi, Fv=250 psi unless noted otherwise.

8. Beams and stringers shall be Douglas Fir No. 1 with a minimum allowable stress (fb) of 1300 psi, Fy=85 psi, E=1,600,000 psi unless noted on plans.

9. Posts and timbers shall be Douglas Fir No. 1 with Fc (parallel to grain) = 1900 psi, Fb=2,800 psi, E=2,000,000 psi, Fv=250 psi unless noted otherwise.

10. Plywood shall be as follows:

   a. Plywood should be installed with face grain perpendicular to the edge grain, or match as noted.

   b. Refer to latest adopted IRC for additional information.

   c. Non-load bearing: Spruce, Pine or Fir, stud grade at 16" centers, (19% max M.C.) or better unless otherwise noted, Fc=425 psi, E=1,200,000 psi.

   d. Load bearing: Douglas Fir #2, stud grade at 16" centers, (19 max M.C.) or better unless otherwise noted, Fc=425 psi, E=1,200,000 psi.

11. Where noted on plan, use laminated veneer lumber as manufactured by Weyerhaeuser.

12. Use 3 1/2" diameter, 29x56 steel hollow metal, exterior, insulated hinges at all doors and windows.

13. Sheathing (roof) Fire Plywood, exterior grade, (Exterior Walls) clear grade, kiln dried (unless noted otherwise).

14. Provide Spray Foam insulation with vapor barrier to warm side of room: rated for cavity size (exterior wall framing, floor framing and crawlspace, and ceiling framing) in walls, min "R-19"; in floors, min "R-25"; in ceilings, min "R-38".

15. Provide drywall installation as noted. For all drywall installations:

   a. Refer to latest adopted IRC for additional information.

   b. Drywall shall be installed with screws and matching joint compound, reinforcing tape and matching putty.

   c. Provide 5/8" gypsum board at all walls and ceilings, typical unless noted otherwise. Provide 5/8" water resistant gypsum board at all bathroom walls and fixtures, and wood plates shall be caulked with a top quality siliconized acrylic latex sealant.

   d. Provide Spray Foam insulation with vapor barrier to warm side of room: rated for cavity size (exterior wall framing, floor framing and crawlspace, and ceiling framing) in walls, min "R-19"; in floors, min "R-25"; in ceilings, min "R-38".

16. Provide 50" AFF -1518 S NORFOLK AVE

17. Provide 5" x 3" metal kickplates to all exterior doors.

18. Provide 36" wide, 5' high, exterior grade, solid core, solid wood door to all exterior doors, and 8' wide, 8' high, exterior grade, solid core, solid wood door to all interior doors.

19. All exterior and interior walls to be 2x4 framing at 16: O.C., 9' plate height - hung.

20. Provide 5/8" gypsum board at all walls and ceilings, typical unless noted otherwise. Provide 5/8" water resistant gypsum board at all bathroom walls and fixtures, and wood plates shall be caulked with a top quality siliconized acrylic latex sealant.

21. Provide spray foam insulation to the warm side of all exterior doors and windows.

22. Provide 5" x 3" metal kickplates to all exterior doors.

23. Provide 36" wide, 5' high, exterior grade, solid core, solid wood door to all exterior doors, and 8' wide, 8' high, exterior grade, solid core, solid wood door to all interior doors.

24. All exterior and interior walls to be 2x4 framing at 16: O.C., 9' plate height - hung.

25. Provide 5/8" gypsum board at all walls and ceilings, typical unless noted otherwise. Provide 5/8" water resistant gypsum board at all bathroom walls and fixtures, and wood plates shall be caulked with a top quality siliconized acrylic latex sealant.

26. Provide Spray Foam insulation with vapor barrier to warm side of room: rated for cavity size (exterior wall framing, floor framing and crawlspace, and ceiling framing) in walls, min "R-19"; in floors, min "R-25"; in ceilings, min "R-38".

27. Provide drywall installation as noted. For all drywall installations:

   a. Refer to latest adopted IRC for additional information.

   b. Drywall shall be installed with screws and matching joint compound, reinforcing tape and matching putty.

   c. Provide 5/8" gypsum board at all walls and ceilings, typical unless noted otherwise. Provide 5/8" water resistant gypsum board at all bathroom walls and fixtures, and wood plates shall be caulked with a top quality siliconized acrylic latex sealant.

   d. Provide Spray Foam insulation with vapor barrier to warm side of room: rated for cavity size (exterior wall framing, floor framing and crawlspace, and ceiling framing) in walls, min "R-19"; in floors, min "R-25"; in ceilings, min "R-38".

28. Provide 5" x 3" metal kickplates to all exterior doors.

29. Provide 36" wide, 5' high, exterior grade, solid core, solid wood door to all exterior doors, and 8' wide, 8' high, exterior grade, solid core, solid wood door to all interior doors.

30. All exterior and interior walls to be 2x4 framing at 16: O.C., 9' plate height - hung.

31. Provide 5/8" gypsum board at all walls and ceilings, typical unless noted otherwise. Provide 5/8" water resistant gypsum board at all bathroom walls and fixtures, and wood plates shall be caulked with a top quality siliconized acrylic latex sealant.
ROOF NOTES:

ROOF DECKING:
1. 1/2" T&G OSB ROOF SHEATHING WITH PANEL CLIPS. ZIP BOARD ALTERNATE MAY BE USED WITH NO ADDITIONAL UNDERLAYMENT.

UNDERLAYMENT:
1. PROVIDE ICE AND WATER SHIELD TO MATCH NEW ROOF ON MAIN HOUSE.

ROOFING:
1. SHINGLES TO MATCH NEW ROOF ON MAIN HOUSE IN COLOR AND PATTERN. NO SUBSTITUTIONS.

ATTIC INSULATION:
1. PROVIDE SPRAY FOAM INSULATION IN THE ATTIC OF HOUSE AND GARAGE, R-38 MIN @ BOTTOM CHORD OF TRUSS.

ATTIC VENTILATION:
1. VENT ALL ATTIC SPACES. PROVIDE SOFFIT LOUVERS AND RIDGE VENTING TO EQUAL 2/3 OF 1% OF ATTIC PLAN AREA.
2. PROVIDE SCREENS ON ALL VENTING DEVICES.

FLASHINGS:
1. ALL ROOF FLASHINGS TO BE 26 GA MIN. USE STANDARD MANUFACTURER PROFILES AND COLORS.

GUTTERS & DOWNSPOUTS:
1. ALL GUTTER AND DOWNSPOUTS TO BE SEAMLESS AND AT THE FULL SIDES OF THE BACK HOUSE.
2. MATERIAL SHALL BE 26 GA MIN PRE FINISHED ALUMINUM.
3. DISCHARGE DOWNSPOUTS IN SWALE DIRECTION.

SHINGLES TO MATCH HOUSE 40 YR PLUS IMPACT RATED...

PERIMETER GUTTERS - COLOR TO MATCH EXISTING.

DOWNSPOUTS - COLOR TO MATCH EXISTING.
**C.EILING PLAN LEGEND**

1. **Track Lighting**
2. **Surface Mount Light**
3. **Step Lighting with Heavy Duty Covers**
4. **Nurse Call**
5. **Photo Cell**
6. **Smoke Detector**
7. **Fire Sprinkler**
8. **Return Air Grille**
9. **Exhaust Air Grille**
10. **New Wall**

**CEILING PLANS**

- **Header for Each Fixture in Basement, Replacing Current Old Unit, Sized for Entire House Use**
- **Provide New PVC Intake Air from Basement Side Wall**
- **Provide New PVC Exhaust Air Thru Basement Side Wall**
- **Paint Penetrations to Match Wall Color**

**PLUMBING NOTES**

- **Provide New SS Pipe Under from New Addition to Transfer Grille**
- **All Waste Lines Under Footings at Addition Shall Be STD Weight Cast Iron Pipe**
- **PEX Tubing and Fittings Are Approved to Use**
- **All Final Fixture and Faucet Selections Are by Owner**

**LIGHTING NOTES**

1. **Otherwise Noted**
2. **All Lighting Shall Be Specified by Owner**
3. **Verify All Lighting With Owner and Coordinate All Requirements Per Manufacturer's Instructions**
4. **Coordinate All Installation Locations, Switches and Lights, With Owner During Rough In and Walk Through Required With Owner Prior to Any Finish Work**
5. **Contractor Shall Pay All Inspection Fees and Shall Deliver Certificates of Completion and Reinspection To the Owner**

**FUEL EFFICIENT (95%+)**

1. **Provide Intake Air From Roof**
2. **Provide Exhaust Air Thru Roof**
3. **Paint Penetrations to Match Roof Color**
4. **The HVAC System Shall Be Designed in Accordance With ASHRAE 90.1 - 2019 Fundamental Guidelines. Design Standards Shall Be Used to Maintain During Summer a Temperature Inside of 75 Deg F @ 50% RH, At 95 Deg RA Grille Outside With a DB/75 Deg WB. During the Winter Inside Temp of 70 Deg F @ 0 Deg F Outside.**

**PLUMBING NOTES**

- **Provide New Underground Service to Back of New Addition**
- **Provide New METER at North Side of New Addition**
- **Provide New Feeder to Relocated Panel**
- **Relocate Existing Interior Panel to New Panel**
- **All Outlets Are @ +15" Aff UNLESS OTHERWISE NOTED**
- **White Outlets, Switches and Faceplates**

**MATERIALS**

- **Materials Shall Have Underwriters Laboratories Labels.**

**NEW ELECTRICAL**

- **New Electrical Panel**
- **New Electrical Outlet / @ +18" Aff**
- **Provide New Outlet in Closet, Adjacent to Existing Location, Coordinate with Owner DURING ROUGH IN AND WALK THROUGH**
- **Install Generator Connection, Coordinate With Owner**
- **New Electrical Panel in Attic**

**EXHAUST**

- **New Exhaust Grille / Fan**
- **New Undergrond Service to Rear of New Addition**
- **Provide New Electrical Outlet / @ +18" Aff**
- **Install Generator Connection, Coordinate With Owner**
- **New Electrical Panel in Attic**

**NEW FAN**

- **New Exhaust Grille / Fan**
- **New Undergrond Service to Rear of New Addition**
- **Provide New Electrical Outlet / @ +18" Aff**
- **Install Generator Connection, Coordinate With Owner**
- **New Electrical Panel in Attic**
ATTIC VENT MATCH EXISTING HOUSE
EAVE BRACKETS MATCH EXISTING HOUSE
ASPHALT SHINGLES TO MATCH EXISTING HOUSE
TOOTH INTO MAIN ROOF ON NORTH SIDE
WINDOW TRIM MATCH EXISTING HOUSE
PATCH WALL & SIDING WHERE WINDOW REMOVED
REUSE EXISTING DOOR
DOOR TRIM MATCH EXISTING HOUSE
NEW FENCE
EXISTING ATTIC VENT RAISE 8" ABOVE NEW ROOF
CONCRETE FOUNDATION
2'-7 1/2" 1'-0"
CONCRETE STEM WALL
2X SILL BOARD & ANCHORS
2X RIM BOARD
2X BOTTOM PLATE
SPRAY FOAM INSULATION, R-19 MIN
EXTERIOR SHEATHING W/ AIR & MOISTURE BARRIER
EXTERIOR SHEATHING TO MATCH EXISTING
CAULK, PRIME & PAINT EXTERIOR SHEATHING
EAVE DETAIL TO MATCH EXISTING
DOUBLE TOP PLATE
GYPSUM BOARD CEILING ON 2X, BOTTOM OF TRUSS
CLOSET SHELF & ROD
ASPHALT SHINGLE ROOFING TO MATCH EXISTING
R-38 ROOF / ATTIC INSULATION
ROOF PITCH TO MATCH EXISTING
ROOF FLASHING EDGE TO MATCH EXISTING
SELECT FLOORING
3/4" T&G SUBFLOORING
2X FLOOR JOIST @ 16" OC, (SIZED PER STRUCTURAL ENG)
SPRAY FOAM INSULATION, R-25 MIN
GRADE, REF SITE PLAN
1X TRIM BOARD W/ FLASHING
5/8" GYPSUM BOARD
SELECT WOOD BASE BACKER ROD & SEALANT
BACKER ROD & SEALANT
WOOD TRUSS, DELEGATED DESIGN
RIGID PERIMETER INSULATION
SPRAY FOAM INSULATION IN ATTIC
GUTTER TO MATCH EXISTING
MIN 2'-0"
(3) # 4 REBAR CONTINUOUS
# 4 @ 18 OC VERT, ALT BENDS
8" 8" 8"
WATERPROOFING TO FOOTING
Specifications: LP® SmartSide® Lap Siding

CEDAR TEXTURE LAP

The Bold Look of Cedar Without Many of the Worries
- One of the most durable lap siding options on the market today
- 16’ length can result in faster installation
- May create fewer seams than traditional 12’ siding
- Pre-primed for exceptional paint adhesion
- Self-aligning SmartLock™ option eliminates the need to measure and set lap reveal; eliminating this step in the process is likely to speed up the installation process
- APA-certified lap siding
- Treated engineered wood strand substrate

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<th>THICKNESS</th>
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38 SERIES CEDAR TEXTURE LAP

76 Series Cedar Texture Lap
- 7.84 in. (199 mm) or 11.84 in. (301 mm)

76 SERIES CEDAR TEXTURE LAP
- 7.84 in. (199 mm) or 11.84 in. (301 mm)

76 Series Smartlock Cedar Texture Lap
- 7.84 in. (199 mm)

76 SERIES SMARTLOCK CEDAR TEXTURE LAP
- 7.84 in. (199 mm)

DESCRIPTION LENGTH ACTUAL WIDTH THICKNESS PID NUMBER WEIGHT
38 Series Smooth Finish Lap 16 ft. (192 in.)(4.9 m) 7.84 in. (199 mm) 0.354 in. (8.9 mm) 25796 1.5 PSF
16 ft. (192 in.)(4.9 m) 7.84 in. (199 mm) 0.354 in. (8.9 mm) 25797 1.5 PSF
16 ft. (192 in.)(4.9 m) 11.84 in. (301 mm) 0.354 in. (8.9 mm) 25799 1.5 PSF

38 SERIES SMOOTH FINISH LAP

SMOOTH FINISH LAP

Smooth Appearance, Advanced Durability of Engineered Wood
- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16’ length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty
- APA-certified lap siding
- Treated engineered wood strand substrate

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See LPsmartSide.com for product details.
Please contact your local LP SmartSide sales representative for product availability. | Metric units are rounded. | PSF = Pounds Per Square Foot
CEDAR TEXTURE TRIM

THE CLASSIC APPEARANCE OF CEDAR
- Interior or exterior use, including corner boards, windows and doors
- Narrow widths save cutting time
- Pre-primed for exceptional paint adhesion
- 16’ length can result in faster installation and fewer seams
- Treated engineered wood strand substrate
- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16’ length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty
- Treated engineered wood strand substrate

Specifications: LP® SmartSide® Trim

SMOOTH FINISH TRIM

SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD
- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16’ length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty
- Treated engineered wood strand substrate

Specifications: LP® SmartSide® Trim

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*Special order item. Requires minimum quantity and extended lead times. Metric units are rounded. PSF = Pounds Per Square Foot
TULSA PRESERVATION COMMISSION

STAFF REPORT
Tuesday, August 23, 2022
HP-0380-2022

HP PERMIT NUMBER: HP-0380-2022

PROPERTY ADDRESS: 308 WEST KING STREET

DISTRICT: BRADY HEIGHTS / THE HEIGHTS

APPLICANTS: JOEL & CASSIA CARR

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION
   1. Replacement of siding
   2. Replacement of fascia and soffit
   3. Replacement of vents in gables
   4. Installation of brackets under eaves
   5. Replacement of windows
   6. Replacement of trim around windows
   7. Replacement of window with door on east side of residence
   8. Replacement of door and hardware on north facade
   9. Replacement of garage door
  10. Reconstruction of porch
  11. Construction of rail on porch
  12. Construction of patio
  13. Replacement of driveway
  14. Replacement of fence
  15. Installation of light fixtures

Project initiated without an Historic Preservation Permit

B. BACKGROUND
   DATE OF CONSTRUCTION: 1917
   ZONED HISTORIC PRESERVATION: 1999
   NATIONAL REGISTER LISTING: BRADY HEIGHTS HISTORIC DISTRICT: 1980
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   In response to a report of activity on the site, the staff of the Tulsa Preservation Commission investigated and discovered Work in progress. A letter of notification was sent to the owners but was not delivered by the postal service. Staff was able to contact the owners, who responded promptly with an application form and documentation. Proposed are several alterations to the residence and its surroundings. According to the applicants, the residence had been altered significantly over time, and few original elements were present upon their purchase of the property. The Historic Preservation Permit Subcommittee reviewed the application on July 19, 2022. Because the scope of work was extensive and reconsideration of several items was requested, the applicants agreed to postpone review and returned with additional information on August 16, 2022. The proposals and the recommendations made by the Historic Preservation Permit Subcommittee, where applicable, are described in the following paragraphs.
1. Replacement of siding
   First proposed is the replacement of vinyl siding with Hardie Panel Vertical Siding, which has been partially installed, and the placement of Hardie Trim Batten Boards to give a board-and-batten appearance. Originally, the applicants proposed to install the batts sixteen inches (1'-4") apart. However, after a recommendation by the subcommittee, the applicants have revised the request to instead place the batts twelve inches (1'-0") apart. The applicants created a mock-up of the siding with twelve-inch (1'-0") spacing and included an image with the staff report.

2. Replacement of fascia and soffit
   Hardie Trim Boards are proposed for the fascia everywhere on the house except for the porch, which would have cedar fascia. Hardie Soffit Panels with a Cedarmill texture would replace the vinyl soffit previously on the residence.

3. Replacement of vent in gable on east facade
   The vent in the gable on the east facade has been replaced with a rectangular cedar vent. Another matching vent is proposed for installation in the gable on the south facade.

4. Installation of brackets in gable on east facade
   Originally proposed was the installation of two cedar brackets in the gable on the east facade. However, the subcommittee recommended reducing the beams running under the eaves on the north and south ends of that gable to be flush with the house. As a result, two additional brackets are proposed for a total of four in the east gable. The applicant also proposes to place brackets under the eaves on the west facade.

5. Replacement of windows
   The windows have been replaced with Reliabilt 85 Aluminum Single Hung windows with no muntins. According to the applicants, a mixture of window materials, including metal and vinyl, were previously present, and the original material of the windows is unknown. Although subcommittee members present during the first review did not express concern about the lack of muntins, they did suggest that the applicants consider an alternative proposal—namely, installation of wood windows rather than single-hung aluminum windows. The applicants have not proposed an alternative window but have provided an additional justification for the windows as installed. The subcommittee discussed the windows during the second review but ultimately forwarded the item without a recommendation.

6. Replacement of trim around windows
   A 2 X 4 cedar trim has been partially installed around the windows. Upon a recommendation from the subcommittee, the applicants have revised their proposal to include a sill and a piece of trim atop the header. The applicants created a mock-up of the window trim as proposed and included an image with the staff report.

7. Replacement of window with door on east side of residence
   Near the rear of the residence on an east-facing wall, a window was removed and replaced with a door, which would provide access to a proposed concrete patio (Item 11). Cedar trim would be installed around the door to match the trim around the windows, and the handle set will match that of the front door.

8. Replacement of door and hardware on north facade
   The front door was also replaced. During the first review, the subcommittee felt that the installed door emulated a Mid-Century Modern style and preferred a Craftsman style door. The applicants have revised their proposal to install a different door with hardware. Cedar trim would be installed around the door to match the trim around the windows.
9. Replacement of garage door
   The garage door, which has been damaged, is proposed for replacement. Product data for
   the garage door are included with the staff report.

10. Replacement of porch
    Although the main gable of the porch has been retained, a small, shed roof projection was
    removed on the west side of the porch. According to the applicants, most elements on the
    porch were previously vinyl, so nearly every feature on the porch would be replaced. The
    applicants have proposed cedar for the ceiling, columns, beam, and skirting and Trex
    Enhance Basics composite deck board for the floor and steps. The subcommittee
    recommended that the boards around the porch run perpendicular to the face of the house,
    and the applicant agreed. During the second review, the subcommittee also recommended
    running a piece of trim along the edge of the porch to conceal the ends of the boards. The
    applicants provided a drawing of the porch floor and rail with that detail included.

11. Construction of rail on porch
    As originally proposed, the rail would be aluminum and have an overall height of thirty-six
    inches (3’-0”). The subcommittee suggested that the rail be no higher than what is required
    by building code, that the rail be constructed with wood rather than aluminum, The applicant
    and has revised the proposal to instead construct a cedar rail with a height of twenty-four
    inches (2’-0”). The top rail would be two inches (0’-2”) tall and eight inches (0’-8”) wide. The
    balusters would be 2 x 2 cedar pieces with a four-inch (0’-4”) space between each. A detailed
    drawing of the rail was provided by the applicants.

12. Construction of patio
    The proposed concrete patio would be ten feet (10’-0”) wide and fifteen feet (15’-0”) deep.
    During both reviews, the subcommittee requested additional information about the steps
    and rail leading to the door. The applicant has provided a drawing of the steps and hand rail.

13. Replacement of driveway
    The proposed driveway would match the existing driveway but have a slightly different
    slope to align with the floor of the garage. The subcommittee suggested reducing the width of the
    driveway to match the width of the existing apron, and the applicant agreed.

14. Replacement of fence
    Finally, the applicants have proposed the replacement of the chain link fence with a picket
    fence. The metal fence posts would remain, and the pickets would be forty-eight inches (4’-0”)
    in height to match the height of the existing fence and posts. The subcommittee specified
    that the posts should be no taller than the pickets, and the applicant agreed.

15. Installation of light fixtures
    During the review of the application on August 16, the applicant mentioned that several light
    fixtures would be installed. The item has been added to the agenda, and the applicant has
    provided product data for the lights.

The Historic Preservation Permit Subcommittee forwarded the application with the following
recommendations:
- Approval of every item except Item 5: Replacement of windows, with the conditions that
  o Trim be added to cap each column on the porch,
  o The driveway width align with the width of the curb cut, and
  o The posts on the fence be no taller than the pickets
- No recommendation on Item 5: Replacement of windows
- Recommendation, but not a condition, that the construction of the back patio match
  that of the front porch
Reference: Tulsa Zoning Code
SECTION 70.070-F Standards and Review Criteria
In its review of HP permit applications, the preservation commission must use the adopted
design guidelines to evaluate the proposed work and must, to the greatest extent possible,
strive to affect a fair balance between the purposes and intent of HP district regulations
and the desires and need of the property owner. In addition, the preservation commission
must consider the following specific factors:
1. The degree to which the proposed work is consistent with the applicable design guide-
lines;
2. The degree to which the proposed work would destroy or alter all or part of the historic
resource;
3. The degree to which the proposed work would serve to isolate the historic resource
from its surroundings, or introduce visual elements that are out of character with the
historic resource and its setting, or that would adversely affect the physical integrity of
the resource;
4. The degree to which the proposed work is compatible with the significant characteristics
of the historic resource; and
5. The purposes and intent of the HP district regulations and this zoning code.

Reference: 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.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.
A.2.5 In order to maintain the historic appearance of the structure, do not apply paint to
unpainted brick or stone walls. Staff can approve the removal of paint from brick or
stone surfaces to return the structure to its original historic appearance. Repainting
previously painted surfaces does not require HP Permit review.

A.3 Doors and Door Surrounds
A.3.1 Retain and preserve original historic doors and door surrounds, including frames,
glazing, panels, sidelights, fanlights, and transoms.
A.3.2 Do not remove, cover, or move existing door, sidelight, fanlight, and transom
openings.
A.3.3 To return the home to its original historic appearance, remove non-historic doors and replace them using physical or pictorial evidence of the originals. If no evidence exists, select doors and surrounds which are consistent with the architectural style of your home.

A.3.4 To gain thermal efficiency, storm doors which maintain the appearance and allow maximum visibility of the original historic doors may be installed. Unfinished or clear-finished metals are not allowed. (Storm doors can be staff approved.)

A.3.5 If replacement of deteriorated doors is necessary, select doors and surrounds which are consistent with the architectural style of your home.

A.3.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.

A.3.7 When adding new door openings, maintain the proportions of the façade. Match the dimensions and trim details of other doors and surrounds on your home. Select doors and surrounds which are consistent with the architectural style of your home.

A.3.8 Use clear glass in new or replacement doors and sidelights.

A.3.9 Exterior security bars and grilles are discouraged.

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.4.3 To return the home to its original historic appearance, remove non-historic windows and trim. When selecting replacements, use physical or pictorial evidence. If no evidence exists, select windows which are consistent with the architectural style of your home.

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.
.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.

A.4.7 When adding new window openings, maintain the proportions of the façade. Match the size, design, and pattern of the existing windows. Align the headers of new windows with the existing windows.

A.4.8 Exterior security bars and grilles are discouraged.

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.

A.5.7 When replacing your roof covering, replace an entire roof section if it is visible from the street.

A.6 Porches
A.6.1 Retain and preserve the original historic porch and its character-defining architectural features through repair.

A.6.2 Do not remove character-defining architectural features of your porch, including, but not limited to, ceiling, floor, piers, columns, railings, handrails, steps, bulkheads, skirt/stem wall, and decorative details, such as crown molding, trim, eave brackets, and exposed rafter tails.

A.6.3 If replacement of deteriorated porch elements 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 features.

A.6.4 To return the home to its original historic appearance, use physical or pictorial evidence. If no evidence exists, select porch features which are consistent with the architectural style of your home. Return enclosed porches to original historic open design (which can be staff approved).

A.6.5 If adding a railing or other porch elements where none exists, select porch elements (columns, railing design, trim, etc.) which are consistent with the architectural style of your home.

SECTION G – GUIDELINES FOR LANDSCAPE FEATURES, PAVING, AND SIGNAGE

G.1 Landscape Features
G.1.1 Retain and preserve original historic walls, fencing, lighting, planters, and other landscape features through repair.

G.1.2 Removal of historic landscape features will be considered on a case-by-case basis. Removal of non-historic landscape features can be staff-approved.

G.1.3 Ensure that new landscape features are appropriate to the style of your home and consistent with the historic elements found along the same street and within the district.

G.1.4 Use fencing materials that are consistent with the historic fencing found along the same street and within the district. Chain-link fencing, wire fencing (12 gauge or less), vinyl fencing, or any fencing that blocks the view of structures is not allowed.

G.1.5 Use wall materials that are consistent with the historic walls found along the same street and within the district. Cinder block, segmental retaining wall systems, corrugated metal, and railroad ties are not allowed. Historically styled cast concrete block will be considered on a case-by-case basis.

G.2 Paving
G.2.1 Retain and preserve original historic paving, steps, and bulkheads through repair.

G.2.2 Ensure that the design of new paving is consistent with historic elements found along the same street and within the same neighborhood.

G.2.3 Use paving materials that are consistent with the historic paving found along the same street and within the same neighborhood. Asphalt and stained concrete are not allowed.
House at NE Corner of King and Denver, no muntins

House at SE Corner of King and Denver, no muntins

House on Jasper and Denver with board and batt.

House at NW Corner of King and Denver, no muntins
Researched Homes within Historic neighborhoods with Board and Batten Siding.
Existing Survey on house. Site Plan
True 2X4 Cedar trim with a true historic seal and top trim Painted white around all windows.

Cedar Attic Vent at all gables - stained

Board and Batt Hardie siding with batts every 12" to be historically accurate to the era of the neighborhood.

New single Garage Door to match attached picture

White Picket fence in lieu of Chainlink

Wrap deck edge and skirt with cedar.

Wrap all post and exposed beams with Cedar & Stain. Stain porch roof.

Cedar Fascia on Porch, rest of the house to have Hardie Fascia.

North Side facing King St.
Committee approve Cedar Attic Vent at all gables - stained

Committee approved Hardie Fascia Painted white

True 2X4 Cedar trim with historically accurate seal and top trim Painted white around all windows.

Four Cedar Brackets to be installed similar to this picture in Cedar

Committee requested 12" Board and Batt Hardie siding with batts every 12" to meet the historical accurate detailing.

East Side facing Denver Ave.
Committee approve Cedar Attic Vent at all gables - stained

Committee Approved Hardie Fascia Painted white

True 2X4 Cedar trim With historically accurate seal and top trim Painted white around all windows.

Four Cedar Brackets to be installed similar to this picture in Cedar

Committee requested 12" Board and Batt Hardie siding with batts every 12" to meet the historical accurate detailing.

East Side facing Denver Ave.
New Craftsman style door to be historically accurate to the neighborhood.

True 2X4 Cedar trim with historically accurate seal and top trim. Painted white around all windows.

Board and Batt Hardie siding with batts every 12” to be historically accurate.

New overlay single Garage Door with painted Cedar surround to match above picture.

White Picket fence in lieu of Chainlink.

Wrap deck edge and skirt with cedar.

Wrap all post and exposed beams with Cedar & Stain. Stain porch roof. New railing to be lower historically accurate square wood railing.

Cedar Fascia on Porch, rest of the house to have Hardie Fascia.

North Side facing King St. .
Hardie Fascia.

True 2X4 Cedar trim with a historic seal and top trim 
Painted white around all windows.

Board and Batt Hardie 
siding with batts every 12"

New overlay single 
Garage Door with 
painted Cedar 
surround to match 
above picture

new concrete drive 
to level garage entry

North Side facing 
King St.
Brick mold to be removed, Door to be trimmed out with the same Cedar trim with a top trim to be more historically accurate to the neighborhood.

New Small backyard concrete patio Pad with stairs leadin gup to the door.

True 2X4 Cedar trim Painted white around all windows.

Board and Batt Hardie siding with batts every 16”

South Facing Side
Board and Batt Hardie siding with batts every 16"

Hardie Fascia Painted white

True 2X4 Cedar trim with a historically accurate seal and top trim Painted white around all windows.

South Facing Side
Board and Batt Hardie siding with batts every 12" to be more historically accurate to the era of the neighborhood.

Hardie Fascia Painted white

West Facing Side
Existing front Porch deck is going to have the existing 4"x4" post wrapped in Cedar. The post and cedar on the skirting will be all stained to match the porch ceiling and porch beams. Railing will be made out of cedar post and cedar wood balusters. New Trex deck boards will be installed on the deck per the attached specs. The trex will be installed in a historical traditional deck board pattern with the board running outward from the house to front edge of the deck. The boards will overhang as they would have traditionally.
308 W KING

TYPICAL RAILING/DECK

EDGE DETAIL

4"

2x8 CEDAR TOP

1x2 CEDAR TRIM

CEDAR 6x6

TREX RIPPED ON EDGE

CEDAR RIM BOARD 1x8

4x4 POST

CEDAR 1x6 SKIRT

2x2 CEDAR

28"

24-29"
308 W. King Porch Decking Material.
OVERVIEW

- Protective outer shell for durability; resists fading and staining
- Quality low-maintenance material; cleans easily with soap and water
- Backed by 25-year Limited Residential and Fade and Stain Warranties
- Available in grooved-edge boards for our hidden deck fasteners or square-edge for traditional installation
- Made of high-performance composite; won't rot, warp or splinter, unlike wood
- Made of 95% recycled materials, with a low carbon footprint
- Easy-to-build decking; no specialty tools required
- Lightweight scalloped profile for easy handling
- Priced to put the pressure on treated lumber

CA Residents: △ Prop 65 Warning(s) ☐

SPECIFICATIONS

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### Reviews

* ★★★★★ 4.4 out of 5
* 942 Reviews
Front Door Replacement. Door will be trimmed with Cedar trim similar to the window trim.
Therma-Tru Benchmark® fiberglass doors won't warp or rot like wood, nor will they dent or rust like steel.

Smooth Surface Collection adds a sleek look to the entry with a smooth surface perfect for paint.

Shaker-style Craftsman-lite door features flush-glazed Low-E glass built into the door for a seamless appearance with simulated divided lites.

Our unfinished smooth surface doors are primed and ready to paint.

Self-aligning hinges help position the door to properly compress the weatherstrip to help form a tight seal when the door closes.

Durable low-maintenance fiberglass is built for long-term performance.

Backed by a lifetime limited warranty for peace of mind.

Pre-hung, ready-to-paint and install for your convenience with options for right- and left-handed entries.
<table>
<thead>
<tr>
<th>Overview</th>
<th>Specifications</th>
<th>Compare</th>
<th>Reviews</th>
<th>Q&amp;A</th>
<th>Product Features</th>
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**Easy & Free Returns**
Return your new, unused item in-store or ship it back to us free of charge. Read our Returns Policy for more information.

**COMPARE**
SUMMER SAVINGS ARE HERE. GET THE BEST VALUES NOW. SHOP NOW >

Kwikset San Clemente Matte Black Single-Cylinder Deadbolt Entry Door Handle Set Halifax

Item #17986

Shop Kwikset

Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.
OVERVIEW
Step up to designer styles and superior security with Kwikset Signature Series products. The San Clemente handleset has a sleek, modern look. With clean lines and a variety of finishes, you can easily upgrade the entry to your home. San Clemente also features an adjustable screw that allows for easy door mounting and a guaranteed fit. The latch bolt is operated by the thumb piece on the outside and the grip on the inside. The deadbolt is operated by a key on the outside and a thumb turn on the inside. The rich tones of Matte Black add the finishing touch to this product. The Matte Black finish provides a rich and warm complement to the product's style.

- Low Profile Contemporary Design-50% Lower Profile than Standard Deadbolts
- New Adjustable Throughbolt Design-Worry Free Installation
- Microban Antimicrobial product protection keeps door hardware 99.9% cleaner than unprotected surfaces
- Featuring SmartKey Security™, which protects against advanced break-in techniques and allows you to re-key your lock yourself in seconds
- SmartKey Security™ re-key technology is compatible with Kwikset (KW1) keyway
- Comes with 2 keys
- Latch has round corner faceplate
- Latch has 2 interchangeable faceplates; round corner and square corner
- Handleset Deadbolt ANSI/BHMA Grade 1 Certified

SPECIFICATIONS

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Easy & Free Returns
Return your new, unused item in-store or ship it back to us free of charge. Read our Returns Policy for more information.
Reasons to reconsider new window currently installed:

A) Thanks to the committee suggestion, I have researched and looked into era appropriate window trim for a house in the heights. Please see the picture of the adjusted trim. All the windows and doors will be trimmed similarly. This changed the look of the window to tend much more traditional.

B) There are newer renovations and multiple houses in the Heights neighborhood that have aluminum windows. Please see the following pages with examples of these houses. One in particular appears to be the exact same window only in white, not black.

C) The house appears to be moved to this lot and appears to not be built in 1917 as the county records state. We assume this because of several findings: - All the lumber is nominal lumber and generally that was not used before WW2. - The sheathing (see pics) is nominal, not traditional. - The pitch of the roof does not match design criteria for a house built in 1917. A guess would be the house was located on that lot sometime in the mid-century judging by the construction methods.

D) Windows that were in the house when we purchased it did not match. The house had every type of window on it...mainly vinyl and aluminum.

E) There was a concern about the shadow line of this window (please see pics). Measuring a neighbors house with original trim and wood windows. They have 3" from the face of the bottom window to the outside trim. With my current installed trim, the distance from the bottom window seal to the exterior trim is 2.5".

F) There is uncertainty on what windows were originally on the house. We could assume it would either be aluminum or wood windows. We believe the aluminum window selected will add to the design and neighborhood appearance and not deter from the historical value of the neighborhood.
House at 657 N Cheyenne with Metal Aluminum windows

Proof that the original sheathing on the house is nominal wood - 11-1/4” X 3/4”
House on Cheyenne with Metal Aluminum windows

House on Cheyenne with Metal Aluminum windows

House on Cheyenne with Metal Aluminum windows no muntins.

New House on Cheyenne with Metal Aluminum black windows

House on Cheyenne with Metal Aluminum windows
Light Fixtures above Garage and at back Patio Door.

Light Fixture at front Porch Ceiling
308 W. King Back Patio Door Specifications

Masonite
32 in. x 80 in. Premium Clear 1/2-Lite Mini-Blind Left Hand Inswing Primed Steel Prehung Front Door with Brickmold

⭐⭐⭐⭐⭐ (54)  ▶ Questions & Answers (16)
## Specifications

### Dimensions

<table>
<thead>
<tr>
<th>Specification</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actual Door Height (in.)</td>
<td>81.5</td>
</tr>
<tr>
<td>Actual Door Thickness (in.)</td>
<td>4.56</td>
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<tr>
<td>Actual Door Width (in.)</td>
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<tr>
<td>Door Height (in.)</td>
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<td>Door Thickness (in.)</td>
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<td>Door Width (in.)</td>
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<tr>
<td>Jamb Size (in.)</td>
<td>4-9/16&quot;</td>
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<td>Nominal Door Height (in.)</td>
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<tr>
<td>Nominal Door Width (in.)</td>
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<tr>
<td>Rough Opening Height (in.)</td>
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<tr>
<td>Rough Opening Width (in.)</td>
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### Details

<table>
<thead>
<tr>
<th>Specification</th>
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<tbody>
<tr>
<td>Bore Type</td>
<td>Double Bore</td>
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<tr>
<td>Color Family</td>
<td>White</td>
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<tr>
<td>Color/Finish</td>
<td>Primed White</td>
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<tr>
<td>Door Configuration</td>
<td>Single Door</td>
</tr>
<tr>
<td>Door Glass Insulation</td>
<td>Dual Pane</td>
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<tr>
<td></td>
<td>Specifications</td>
</tr>
<tr>
<td>------------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td><strong>Finish Type</strong></td>
<td>Primed</td>
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<tr>
<td><strong>Frame Material</strong></td>
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<tr>
<td><strong>Glass Cameing Finish</strong></td>
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<tr>
<td><strong>Glass Layout</strong></td>
<td>1/2 Lite</td>
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<tr>
<td><strong>Glass Shape</strong></td>
<td>Rectangle Lite</td>
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<tr>
<td><strong>Glass Style</strong></td>
<td>Clear Glass</td>
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<td>Nickel</td>
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<td><strong>Hinge Type</strong></td>
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<td><strong>Included</strong></td>
<td>Instructions, No Additional Items Included</td>
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<td><strong>Material</strong></td>
<td>Steel</td>
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<tr>
<td><strong>Number of Lites</strong></td>
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<td><strong>Product Weight (lb.)</strong></td>
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<td><strong>Returnable</strong></td>
<td>90-Day</td>
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<tr>
<td><strong>Suggested Application</strong></td>
<td>Back, Front, Side</td>
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**Warranty / Certifications**

<p>| | | |</p>
<table>
<thead>
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<tr>
<td><strong>Energy Star Qualified</strong></td>
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<td><strong>Fire rating</strong></td>
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<tr>
<td><strong>Manufacturer Warranty</strong></td>
<td>Limited Lifetime Warranty</td>
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</tr>
</tbody>
</table>
Current Chainlink fence post will remain. Wood rails and pickets like below will be installed on the same exact post. The fence will be painted white or stained. The fence pickets are 48" which is the current size of the chain link fence.
85 Aluminum Single Hung Window

Features:
• Aluminum frame and sash components are precision cut and assembled to make joints weather-tight
• Warm-edge insulated glass reduces condensation and improves thermal efficiency
• Sashes interlock for added strength and security
• Positive sash lock provides security and helps keep the frame and sash weather-tight
• Half screen standard
• Vinyl bulb seal spans bottom of operable sash to minimize air and water infiltration
• Continuous extruded nail-fin on all frame sections for fast, easy installation
• Sloped-sill allows for easy water run-off
• Jamb depth: 2.5625"

Custom Options:
• 5/8" or 3/4" flat grids available
• Glass options: Low-E Glass; Low-E Glass with Argon Gas; Ultra Low-E Argon
• Custom sizes available
• DP Rating R50 (window size tested 48" x 72"

Product Performance:
AAMA 101 Results:

<table>
<thead>
<tr>
<th>Window Size</th>
<th>AAMA Rating (psf)</th>
<th>Air (cfm/ft²)</th>
<th>Water (psf)</th>
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</thead>
<tbody>
<tr>
<td>48&quot; x 72&quot;</td>
<td>R40</td>
<td>0.09</td>
<td>6.06</td>
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<tr>
<td>48&quot; x 84&quot;</td>
<td>R40</td>
<td>0.09</td>
<td>6.06</td>
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<tr>
<td>44&quot; x 84&quot;</td>
<td>R45</td>
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<td>7.52</td>
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<tr>
<td>48&quot; x 72&quot; HP</td>
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<td>7.52</td>
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<tr>
<td>CHS Twin 88&quot; x 72&quot; HP</td>
<td>R45</td>
<td>0.18</td>
<td>7.52</td>
</tr>
<tr>
<td>CHS Triple 108&quot; x 77&quot; HP</td>
<td>R50</td>
<td>0.09</td>
<td>7.52</td>
</tr>
</tbody>
</table>

Product Dimensions:
Aluminum Wall Thickness: 0.050"
Glass Thickness: 0.5625"
Jamb Depth: 2.5625"
Nail Fin Setback: 1.375"

Rough Opening:
Window Width + 1/2"
Window Height + 1/2"

Size Restrictions:

<table>
<thead>
<tr>
<th></th>
<th>Min:</th>
<th>Max:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>11 1/2&quot;</td>
<td>48&quot;</td>
</tr>
<tr>
<td>Height</td>
<td>23 1/2&quot;</td>
<td>96&quot;</td>
</tr>
</tbody>
</table>

(Max. United Inches 144")
85 Aluminum Single Hung Window

**Egress Formulas:**
Egress Width ≥20" and Egress Height ≥24" and Egress Area ≥ 5.7 ft² required to meet egress.
Egress Width Formula: window width – 1.875"
Egress Height Formula = (window height/2) – 5.250"
Egress Area Formula = (Egress Width x Egress Height)/144

**Screen Sizes:**
Width: window width – 1.500"
  (EW/2) - 1.5625" Twin
  (EW/3) - 1.625" Triple
Height: (window height/2) + 0.500"

**Cross Sections:**