TULSA PRESERVATION COMMISSION
STAFF REPORT
Thursday, February 9, 2023
HP-0417-2023

HP PERMIT NUMBER: HP-0417-2023

PROPERTY ADDRESS: 1701 SOUTH NEWPORT AVENUE

DISTRICT: NORTH MAPLE RIDGE

APPLICANT: CONNOR AND MADELEINE HASBROOK

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION
   1. Construction of retaining wall
   2. Construction of fence and gate

   Historic Preservation Permit Subcommittee Review Date: January 17, 2023

B. BACKGROUND
   DATE OF CONSTRUCTION: 1925
   ZONED HISTORIC PRESERVATION: 1993; ORDINANCE AMENDMENT 2005
   NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT: 1983
   CONTRIBUTING STRUCTURE: No, but identified as contributing structure in 2021 survey of the
   Morningside Addition

   PREVIOUS ACTIONS:
   COA – JULY 9, 2009 – TPC APPROVAL
   Construction of addition

   HP-0341-2022 – MARCH 22, 2022 – TPC APPROVAL
   Removal of the windows on the porch with the condition that the present height of the sills be
   retained
   Replacement of the floor on the porch
   Installation of windows on the west façade of the residence
   Installation of siding on the west façade of the residence

C. ISSUES AND CONSIDERATIONS
   1. Construction of retaining wall
   2. Construction of fence and gate
      i. Proposed is the construction of a fence, gate, and a retaining wall along the sidewalk.
         The yard will be regraded to a lower slope in order to achieve additional useable outdoor
         space. According to the applicants, the maximum height of the wall will be approximately
         thirty-three inches (2'-9") at its highest point. The brick and caps on the wall and piers
         will match those on the exterior of the house. The Historic Preservation Permit
         Subcommittee forwarded the application to the Tulsa Preservation Commission with a
recommendation of approval and a request for product data for the fence and gate. According to the applicants, a steel Ameristar Montage fence is proposed.

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
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 E – GUIDELINES FOR NON-CONTRIBUTING STRUCTURES

E.1 General Requirements
E.1.1 For the purposes of this chapter, non-contributing structures are those listed as not contributing to the historic character of the district due to age or architectural style in the National Register Nomination for the district.
E.1.2 Non-contributing structures will be considered products of their own time. Do not attempt to create a false appearance of the predominant character and architectural style of the rest of the district.
E.1.3 Follow Section A (Rehabilitation) and Section B (Additions) as they relate to the character-defining elements of the non-contributing structure.
E.1.4 Ensure that work on non-contributing structures does not detract from or diminish the historic character of the overall district.

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.

1701 S. Newport Ave. – Present

1701 S. Newport Ave. - Present
1701 S. Newport Ave. - Present

Site Plan
SELLER: William and Christy Michelle Foumet

BUYER: Connor David and Madeleine Anne Hasbrook

CLIENT: FirstTitle

FLOOD PLAIN STATEMENT:
THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED AREAS) PER FLOOD INSURANCE RATE MAP 40143C02240L EFFECTIVE OCTOBER 16, 2012. ZONE X (UNSHADED) DEFINED AS AREA OF MINIMAL CHANCE OF FLOOD HAZARD.

SURVEYOR'S NOTE:
The following found in title commitment #598960, dated 07/01/2021:
does affect the property:
• #10 ITEMS CONTAINED IN THE PLAT AND DEED OF DEDICATION/COVENANTS AND RESTRICTIONS, OF AMENDED PLAT OF MORNINGSIDE ADDITION, BK 20 PG 364, BK 20 PG 365 (AS SHOWN)
• #11 ITEMS CONTAINED IN THE PLAT AND DEED OF DEDICATION/COVENANTS AND RESTRICTIONS, OF MORNINGSIDE ADDITION, DOC. #147-732
• #12 DOC. #2000114784 (HISTORIC PRESERVATION ZONING)
• #13 DOC. #2012041992 (HISTORIC PRESERVATION ZONING)
do not affect the property:
• #14 DOC. #2015018256, DOC. #2015061404

DATE OF FIELD INSPECTION:
JULY 27TH, 2021

LEGAL DESCRIPTION:
LOTS TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24), BLOCK ELEVEN (11), AMENDED PLAT OF MORNINGSIDE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 108.
ALSO KNOWN AS:
1701 SOUTH NEWPORT AVENUE EAST, TULSA, OK 74120

CERTIFICATION:
This mortgage inspection report was prepared for FirstTitle/Westcor Land Title Insurance Company. It is not a land or boundary survey plat, and it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This inspection plat was prepared solely for the client listed herein and may not be used for any subsequent loan closing, refinance, or other transaction; and that no responsibility or liabilities assumed herein hereby to the present or future land owner or occupant. The accompanying sketch is a true representation of the conditions that were found at the time of the inspection, and the linear and angular values shown on the sketch, if any, are based on record or deed information and have not been verified unless noted. The dwelling lies wholly within the boundaries of the described lot. Underground utilities were not field located and therefore are not shown on this inspection plat unless specifically requested by the client. Buried service cable locations are approximate.

WITNESS MY HAND AND SEAL THIS DATE: JULY 28TH, 2021

Robert T. Horton
1447

Baker Surveying, LLC
4577 SOUTH 63RD E AVENUE
TULSA, OKLAHOMA 74145
OKLAHOMA CA #5816 EXPIRES 6/30/2022
(918) 271-5793
Renderings provided by applicant

Masonry and cap to be matched
Landscape – plant design plan
Examples of vegetation to be used
Surround yourself with beauty & protection.

The Montage ornamental steel fence is strong, terrain-adaptable and climate-tough, yet remains elegant and untouched by time.
The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry.

We are so confident in this product, it comes with a lifetime warranty.

E-COAT VS. PAINTED STEEL

Major corrosion problems start from the inside. That’s why Ameristar Montage products are coated inside and outside.

Our multi-stage pretreatment wash, duplex cathodic electrocoat system and acrylic topcoat provide superior corrosion protection to withstand adverse weathering effects.

The E-Coat process results in years of maintenance-free ownership.
PROFUSION WELDED STEEL VS. ALUMINUM

All Montage fence panels are fabricated using our ProFusion welding process. This technique creates a virtually invisible structural connection at every picket to rail intersection, producing sleek lines.

STYLES

CLASSIC™  MAJESTIC™  GENESIS™  WARRIOR™  CRESCENT™

Standard or flush bottom rail available for most styles.
ENVIRONMENTALLY RESPONSIBLE

We lead the way in manufacturing programs and practices that reduce our carbon footprint — monitoring air emissions, stormwater runoff and waste water discharge and recycling all scrap steel, wood, cardboard, plastics, paper and oil products, giving our products the opportunity to earn project LEED points.

RAKEABLE PANELS VS. STAIR-STEP

ProFusion welded panel designs enable maximum bias for virtually all terrains. As the only welded steel fence capable of following steep grade changes, Montage eliminates stair-stepping panels.
Experience traditional grace.

The extended pickets — topped with arrow-pointed spears — of this classic style capture the look of traditional wrought iron fencing. Single, double and arched walk gates are also available to match this style.
**HEIGHTS**

- 3'
- 3½'
- 4'
- 5'
- 6'

**PANELS**

- **3-RAIL PANELS**
  - Available in 3’ to 6’ heights

- **2-RAIL PANELS**
  - Available in 3’ to 5’ heights

**BOTTOM OPTION**

- STANDARD BOTTOM RAIL
- FLUSH BOTTOM RAIL

**PICKET SPACING**

- **4” GAP**
  - Standard
  - Not available in 2-rail Classic
- **3” GAP**
  - Not available in 2-rail Classic
Enjoy sleek modernism.

Majestic’s flush top rail has a clean, streamlined look, making it one of the most popular styles in the Montage family. Single, double and arched walk gates are also available to match this style.
**HEIGTHS**

- 3’
- 3½’
- 4’
- 4½’
- 5’
- 6’

4½’ panels available with flush bottom rail only

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**PANELS**

- **3-RAIL PANELS**
  - Available in 3’ to 6’ heights

- **2-RAIL PANELS**
  - Available in 3’ to 5’ heights

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**BOTTOM OPTION**

- **STANDARD BOTTOM RAIL**
- **FLUSH BOTTOM RAIL**

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**PICKET SPACING**

- **4” GAP**
  - Standard
- **3” GAP**
Customize your look.

The extended flat-topped pickets of Genesis are topped with your choice of accent finials, providing a customized design. Single, double and arched walk gates are also available to match this style.
MONTAGE GENESIS

HEIGHTS

- 3'
- 3½'
- 4'
- 5'
- 6'

PANELS

- 3-RAIL PANELS
  Available in 3' to 6' heights
- 2-RAIL PANELS
  Available in 3' to 5' heights

BOTTOM OPTION

- STANDARD BOTTOM RAIL
- FLUSH BOTTOM RAIL

PICKET SPACING

- 4" GAP
  Standard
- 3" GAP
  Not available in 2-rail Genesis
Capture definitive beauty.

Alternating picket heights topped with arrow-pointed spears give the Warrior a distinctive look indicative of wrought iron fencing. Single and double walk gates are also available to match this style.
MONTAGE WARRIOR

HEIGHTS

3'

3½'

4'

5'

6'

PANELS

3-RAIL PANELS
Available in 3' to 6' heights

2-RAIL PANELS
Available in 3' to 5' heights

BOTTOM OPTION

STANDARD BOTTOM RAIL

FLUSH BOTTOM RAIL

PICKET SPACING

4" GAP
Standard
Sophisticated charm.

The Crescent has a unique, old-world look that includes pressed-spear pickets protected by arched steel loops. Single and double swing gates that perfectly match this fence style are also available. (Not rakeable.)
**Heights**

- 3'
- 3½'
- 4'
- 5'
- 6'

**Panels**

- **3-Rail Panels**
  - Available in 3' to 6' heights
- **2-Rail Panels**
  - Available in 3' to 5' heights

**Bottom Option**

- Standard Bottom Rail
- Flush Bottom Rail

**Picket Spacing**

- 4” Gap
  - Standard
Relax in style.

The Montage Pool, Pet & Play provides additional safety for pets and children with only 3" airspace between pickets. This also provides increased panel strength due to the additional picket to rail connections.

**PANELS**

**3-RAIL PANELS**
Available in 3’ to 6’ heights

**2-RAIL PANELS**
Available in 3’ to 4’ heights
HEIGTHS

| 3'  | 3½' | 4'  | 4½' | 5'  | 6'  |

4½' panels available with flush bottom rail only

STYLES

CLASSIC™  MAJESTIC™  GENESIS™

BOTTOM OPTION

STANDARD BOTTOM RAIL  FLUSH BOTTOM RAIL

PICKET SPACING

3” GAP
Make a grand entrance.

Montage’s arched single swing, single swing and double swing gates are crafted with fully welded construction for years of durability. Fabricated with the same components as the fence panels, these gates provide a seamless transition from fence to gate. A variety of steel Estate® Entry Gates are also available.
GATE TYPES

ARCHED SINGLE SWING

SINGLE SWING

DOUBLE SWING

STYLES

CLASSIC™

MAJESTIC™

GENESIS™

WARRIOR™

CRESCENT™
Why Choose Ameristar?

**KNOWLEDGE AND EXPERIENCE**

For over 30 years we’ve delivered aesthetically pleasing, high-quality and innovative fencing products with superior design strength and easy installation.

**PROVEN CAPABILITIES**

Our integrated in-house processes, extensive raw materials and finished goods inventory translate into quality, on-time delivery.

**INDUSTRY LEADERSHIP**

We continually raise the bar in manufacturing customer-focused solutions. Our high standards produce premium products that go beyond merely meeting minimum industry standards.
TULSA PRESERVATION COMMISSION

STAFF REPORT
Thursday, February 9, 2023
HP-0418-2023

HP PERMIT NUMBER: HP-0418-2023

PROPERTY ADDRESS: 1132 EAST 20TH STREET

DISTRICT: NORTH MAPLE RIDGE

APPLICANT: STEPHANIE MADSEN

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION
   1. Removal of chimney on east side of residence
   2. Construction of addition on east side of residence
   3. Construction of rail atop porte-cochere on west side of residence

   Historic Preservation Permit Subcommittee Review Date: January 17, 2023

B. BACKGROUND
   DATE OF CONSTRUCTION: 1925
   ZONED HISTORIC PRESERVATION: 1993; ORDINANCE AMENDMENT 2005
   NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT: 1983
   CONTRIBUTING STRUCTURE: No, but identified as contributing structure in 2022 survey of the Maple Park and Maple Ridge Additions

   PREVIOUS ACTIONS:
   COA – AUGUST 30, 2012 – STAFF APPROVAL
   Repair/replace deteriorated wood front porch column and base with materials, details and dimensions to match original

   COA – SEPTEMBER 13, 2012 – TPC APPROVAL
   Replace existing tiles on front porch with new travertine tiles

   HP-16-002 – JANUARY 8, 2016 – STAFF APPROVAL
   Replacement in-kind of roof of residence and garage

C. ISSUES AND CONSIDERATIONS
   1. Removal of chimney on east side of residence
   2. Construction of addition on east side of residence
   3. Construction of rail atop porte-cochere on west side of residence
      i. Proposed is the construction of an addition on the east side of the residence, the removal of the chimney on the east side to accommodate the addition, and the construction of a rail atop the porte-cochere on the west side of the residence to offset the difference in massing on each side. A detailed project description has been included.
The Historic Preservation Permit Subcommittee forwarded the application to the Tulsa Preservation Commission 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**

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.
A.5.3.1 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.

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 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.5 Porches
B.5.1 When adding a porch or expanding an existing porch, maintain the character, detailing, scale, rhythm, and proportions of the existing historic structure.
B.5.2 When enclosing porches with glass or screens, maintain the existing rhythms, scale, proportions, appearance, and character of the structure. Hard wall enclosure of porches is strongly discouraged but will be considered on a case-by-case basis.
B.5.3 Ramps may be installed when required to achieve access to the first-floor level. Construct the ramp so that, in the future, it can be removed without significantly altering the original historic structure. Designing ramps to access porches from the side, so the front elevation is not obscured, is encouraged.

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.

SECTION E – GUIDELINES FOR NON-CONTRIBUTING STRUCTURES
E.1 General Requirements
E.1.1 For the purposes of this chapter, non-contributing structures are those listed as not contributing to the historic character of the district due to age or architectural style in the National Register Nomination for the district.
E.1.2 Non-contributing structures will be considered products of their own time. Do not attempt to create a false appearance of the predominant character and architectural style of the rest of the district.

E.1.3 Follow Section A (Rehabilitation) and Section B (Additions) as they relate to the character-defining elements of the non-contributing structure.

E.1.4 Ensure that work on non-contributing structures does not detract from or diminish the historic character of the overall district.

The photographs below were provided by the applicant.

Front/North Elevation

East Elevation
Adjacent House to East of Residence

Adjacent House to West of Residence
Cornice trim detail we plan to match at the Addition
Brick detail at Low Wall/Porch Rail
Existing Tile Roof, New roof to match
Existing Stucco,
New Stucco to match
Property Information

Project Type: Old House Custom Renovation

Owners: Stephanie & Michael Madsen

Site Address: 1132 E. 20th St. TULSA OK 74120 USA

SDCI Project Number: Permit ID

Legal Description:
LOTS ONE (1), & TWO (2), BLOCK EIGHT (8), MAPLE RIDGE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

Assessor Parcel Number: 25025-92-12-08990

Zoning: RS-3

Setbacks: Side 5'-0", Rear 20'-0", Front 25'-0"

Building Height: 35'-0"

Lot Area: 16,668 sq ft

Project Team

Bungalow Roots, LLC
902 N. Denver Ave. Tulsa OK 74106
Phone: 918.240.0939
Email: kp@bungalowroots.com
Contact: Katelyn Parker, RA
REMOVE EXISTING CHIMNEY TO FLOOR LEVEL OF 2ND FLOOR AND CAP FLUES.
EXISTING FIREPLACES TO BE CONVERTED TO VENTLESS GAS UNITS.

SALVAGE ALL EXISTING BRICK FOR REUSE IN ADDITION

REMOVE BRICK FACE OF EXTERIOR WALLS IF POSSIBLE, IF NOT, REMOVE LOW WALL TO PORCH FLOOR, BUT TAKE CARE TO PRESERVE BRICK AND LIMESTONE PATTERN DETAILS (TO BE RECREATED AS BRICK VENEER AT ADDITION)

SALVAGE ALL EXISTING BRICK FOR REUSE IN ADDITION

REMOVE BRICK FACE OF EXTERIOR WALL, RETAIN FRAMING TO SUPPORT ROOF

SALVAGE ALL EXISTING BRICK FOR REUSE IN ADDITION

REMOVE INSIDE BRICK FACE OF LOW WALL AT EXTERIOR PORCH IF POSSIBLE, IF NOT, REMOVE LOW WALL TO PORCH FLOOR, BUT TAKE CARE TO PRESERVE BRICK AND LIMESTONE PATTERN DETAILS (TO BE RECREATED AS BRICK VENEER AT ADDITION)
MADSEN RESIDENCE
PROJECT ADDRESS: 1132 E. 20th St.
TULSA, OK 74120

Drawings and Specifications as instruments of service are and shall remain the property of Bungalow Roots, LLC. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to Bungalow Roots, LLC.

The General Contractor is responsible for confirming and correlating dimensions at the job site. Bungalow Roots, LLC will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© Bungalow Roots, LLC

PROJECT NUMBER: 22-02

01/12/2023
DD CLIENT REVIEW
50% SCALE LISTED IF PRINTED ON 11x17
12/16/2022
DD - HP PERMIT

NEW 2'-0" TALL RAILING TO BE ATTACHED TO TOP OF EXISTING BRICK WALL AT PORCH ABOVE PORTE COCHERE.

SEE DETAILS SHEET A4.1

(2) 2'-8"x5'-0" DOUBLE-HUNG WINDOWS WITH 5" MULLS TO MATCH EXISTING WINDOWS
(ALUMINUM CLAD WOOD WINDOWS WITH SDLS TO MATCH EXISTING WINDOWS)

2x6 FRAME WALLS WITH RECLAIMED BRICK VENEER TO MATCH EXISTING PORCH LOW WALL, BRICK VENEER COLUMNS AT CORNERS, AND STUCCO PANELS TO MATCH EXISTING STUCCO AT ENTRY

(2) 3'-0"x5'-0" DOUBLE-HUNG WINDOWS WITH 5" MULLS TO MATCH EXISTING WINDOWS
(ALUMINUM CLAD WOOD WINDOWS WITH SDLS TO MATCH EXISTING WINDOWS)

NEW 2'-0" TALL RAILING TO BE ATTACHED TO TOP OF EXISTING LOW BRICK WALL AT PORCH ABOVE PORTE COCHERE.

PRIMARY BEDROOM (ADDITION)
AREA: 233.97 sq ft

PRIMARY CLOSET (RENOVATED)
AREA: 157.35 sq ft

PRIMARY HALL (RENOVATED)
AREA: 106.17 sq ft

PRIMARY BATH (RENOVATED)
AREA: 143.26 sq ft

(2) 2'-8"x5'-0" DOUBLE-HUNG WINDOWS WITH 5" MULLS TO MATCH EXISTING WINDOWS
EXISTING & NEW FRONT ELEVATIONS

 issned: 12/16/2022
 DD client review: 01/12/2023
 DD - HP permit

 Approx. 29'-6"
 Approx. 25'-6"
 2'-1"
 2'-0"

 Cornice trim above windows to match cornice at entry above columns.

 Reclaimed brick pilasters at corners of addition with limestone cap at entry at rear porch.

 Preserve or restore brick from original house (see photos).

 Design note: Windows at addition follow the pattern established by the existing house, reducing by one window from 1st floor to 2nd floor (3 windows at 1st floor equals 2 windows at 2nd floor, etc.)

 Scale: 1/4" = 1'-0"

 Roofing material at addition to match existing clay tile roof.

 Soffit, fascia, and gutters to match existing.

 New 2'-0" tall railing to be attached to top of existing low brick wall at porch above porte cochere. See details sheet A4.1.

 Soffit, fascia, and gutters to align & match existing roof material at addition to match existing clay tile roof.

 New windows at addition to be double-hung wood (aluminum or fiber) windows to match existing historic wood windows.

 © Bungalow Roots, LLC

PROJECT ADDRESS: 1132 E. 20th St. TULSA, OK 74120

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PROJECT NUMBER: 22-02

A2.1

GSPublisherVersion 246.87.92.19
MADSEN RESIDENCE

PROJECT ADDRESS:
1132 E. 20th St.
TULSA, OK 74120

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EXISTING & NEW SIDE ELEVATIONS

Printed: 1/12/23
ISSUED: 12/16/2022

DD CLIENT REVIEW
50% SCALE LISTED IF PRINTED ON 11x17
01/12/2023
DD - HP PERMIT

APPROX. 29'-6"
APPROX. 25'-6"

CORNICE TRIM ABOVE WINDOWS TO MATCH CORNICE AT ENTRY ABOVE COLUMNS
RECLAIMED BRICK PILASTERS AT CORNERS OF ADDITION WITH LIMESTONE CAP & DETAIL TO MATCH PILASTERS AT REAR PORCH
STUCCO PANELS TO MATCH EXISTING STUCCO
PRESERVE OR RESTORE BRICK PANEL DETAIL (NOT SHOWN, SEE PHOTOS)

SOFFIT, FASCIA, AND GUTTERS TO ALIGN AND MATCH EXISTING ROOFING MATERIAL AT ADDITION TO MATCH EXISTING CLAY TILE ROOF

NEW WINDOWS AT ADDITION TO BE DOUBLE-HUNG WOOD (ALUMINUM OR FIBREX CLAD) WINDOWS TO MATCH EXISTING HISTORIC WOOD WINDOWS WITH SIMULATED DIVIDED LITES (MUNTINS)

NEW 2'-0" TALL RAILING TO BE ATTACHED TO TOP OF EXISTING LOW BRICK WALL AT PORCH ABOVE PORTE COCHERE. SEE DETAILS SHEET A4.1
EXISTING & NEW REAR ELEVATIONS

Printed: 1/12/23
ISSUED: NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

MADSEN RESIDENCE
PROJECT ADDRESS: 1132 E. 20th St.
TULSA, OK 74120
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PROJECT NUMBER: 22-02

A2.3
01/12/2023
DD CLIENT REVIEW
50% SCALE LISTED IF PRINTED ON 11x17
01/12/2023
DD - HP PERMIT

NEW 2'-0" TALL RAILING TO BE ATTACHED TO TOP OF EXISTING LOW BRICK WALL AT PORCH ABOVE PORTE COCHERE. SEE DETAILS SHEET A4.1

EXISTING BRICK PLANTER WITH STUCCO PANEL AT ADDITION TO MATCH

CORNICE TRIM ABOVE WINDOWS TO MATCH CORNICE AT ENTRY ABOVE COLUMNS

RECLAIMED BRICK PILASTERS AT CORNERS OF ADDITION WITH LIMESTONE CAP & DETAIL TO MATCH PILASTERS AT REAR PORCH

STUCCO PANEL TO MATCH EXISTING STUCCO

PRESERVE OR RESTORE BRICK PANEL DETAIL (NOT SHOWN, SEE PHOTOS)

APPROX. 29'-6"
APPROX. 25'-6"

ROOFING MATERIAL AT ADDITION TO MATCH EXISTING CLAY TILE ROOF
SOFFIT, FASCIA, AND GUTTERS TO ALINEN & MATCH EXISTING

EXISTING BRICK PILASTERS WITH LIMESTONE CAP & DETAIL, PILASTERS AT ADDITION TO MATCH

EXISTING BRICK PLANTER WITH STUCCO PANEL AT ADDITION TO MATCH

CORNICE TRIM ABOVE WINDOWS TO MATCH CORNICE AT ENTRY ABOVE COLUMNS

RECLAIMED BRICK PILASTERS AT CORNERS OF ADDITION WITH LIMESTONE CAP & DETAIL TO MATCH PILASTERS AT REAR PORCH

STUCCO PANEL TO MATCH EXISTING STUCCO

PRESERVE OR RESTORE BRICK PANEL DETAIL (NOT SHOWN, SEE PHOTOS)

APPROX. 29'-6"
APPROX. 25'-6"

ROOFING MATERIAL AT ADDITION TO MATCH EXISTING CLAY TILE ROOF
SOFFIT, FASCIA, AND GUTTERS TO ALINEN & MATCH EXISTING

EXISTING BRICK PILASTERS WITH LIMESTONE CAP & DETAIL, PILASTERS AT ADDITION TO MATCH

EXISTING BRICK PLANTER WITH STUCCO PANEL AT ADDITION TO MATCH

CORNICE TRIM ABOVE WINDOWS TO MATCH CORNICE AT ENTRY ABOVE COLUMNS

RECLAIMED BRICK PILASTERS AT CORNERS OF ADDITION WITH LIMESTONE CAP & DETAIL TO MATCH PILASTERS AT REAR PORCH

STUCCO PANEL TO MATCH EXISTING STUCCO

PRESERVE OR RESTORE BRICK PANEL DETAIL (NOT SHOWN, SEE PHOTOS)

APPROX. 29'-6"
APPROX. 25'-6"
MADSEN RESIDENCE
PROJECT ADDRESS: 1132 E. 20th St. TULSA, OK 74120

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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

PROJECT NUMBER: 22-02

DD CLIENT REVIEW
50% SCALE LISTED IF PRINTED ON 11x17

01/12/2023 DD - HP PERMIT

3D - NEW WEST SIDE
3D - EXISTING WEST SIDE
3D - NEW FRONT
3D - EXISTING FRONT

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Exterior Options to Match Any Style.

A-Series products are available in a wide range of exterior colors and exterior trim choices. Even in harsh conditions, they’re virtually maintenance-free, hold their original vibrant colors, never need painting and won’t flake, rot, blister, peel, pit or corrode.

Select any combination of colors shown here for your exterior frame, sash and trim.

* Visit andersenwindows.com/warranty for details.

Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.
**Interior Options to Match Any Vision.**

With six natural wood species, a variety of painted interiors and six, rich factory-finished stain options, the A-Series products provide the flexibility you need to create interiors that please both you and your customers.

**INTERIOR WOOD SPECIES OPTIONS**

- Pine
- Maple
- Oak
- Cherry
- Mahogany
- Vertical Grain Douglas Fir

**PAINTED INTERIOR OPTIONS**

Available on pine.

- White
- Birch Bark
- Primed (for paint)
- Canvas
- Sandtone
- Dark Bronze
- Black

**STAINED INTERIOR OPTIONS**

Shown on pine. Available on pine, maple and oak only.

- Clear Coat
- Honey
- Cinnamon
- Russet
- Mocha
- Espresso

* Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. We cannot guarantee consistency in wood grain and/or color within a particular species, product or project. Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples. Additional colors to match all 11 exterior colors are also available, contact your Andersen supplier.
Beauty in the Details.

The hardware for our A-Series windows is created exclusively for Andersen and is made of forged metal for added strength. A range of available finishes makes it easy for customers to coordinate their window hardware with their cabinet hardware, faucets and other room décor.

Also available with VeriLock® Security Sensors, one of the most advanced technologies in the industry. For more information, see pages 16-17 or visit andersenwindows.com/connect.

Double-Hung Hardware

The tilt-in feature of A-Series double-hung windows allows one-hand operation for easier cleaning.

Casement and Awning Hardware

Double-hung hardware finish options

WINDOW HARDWARE FINISH OPTIONS

* Hardware sold separately except double-hung lock and keeper. Distressed bronze and oil rubbed bronze are “living” finishes that will change with time and use. Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.
### Table of Double-Hung Window Sizes

**Scale 1/8" (3) = 1'-0" (305) — 1:96**

<table>
<thead>
<tr>
<th>Unobstructed Glass (lower sash only)</th>
<th>Minimum Rough Opening</th>
</tr>
</thead>
<tbody>
<tr>
<td>2'-11 1/4&quot;</td>
<td>5'-7 1/4&quot;</td>
</tr>
<tr>
<td>5'-7 1/4&quot;</td>
<td>6'-3 1/4&quot;</td>
</tr>
<tr>
<td>3'-3 1/4&quot;</td>
<td>4'-3 1/4&quot;</td>
</tr>
<tr>
<td>3'-7 1/4&quot;</td>
<td>4'-11 1/4&quot;</td>
</tr>
<tr>
<td>6'-3 1/4&quot;</td>
<td>3'-0&quot;</td>
</tr>
<tr>
<td>3'-0&quot;</td>
<td>5'-8&quot;</td>
</tr>
<tr>
<td>5'-8&quot;</td>
<td>3'-4&quot;</td>
</tr>
<tr>
<td>3'-4&quot;</td>
<td>3'-8&quot;</td>
</tr>
<tr>
<td>3'-8&quot;</td>
<td>4'-0&quot;</td>
</tr>
</tbody>
</table>

**CUSTOM WIDTHS** — 27 7/8" to 80 7/8"

**CUSTOM HEIGHTS** — 31 1/2" to 80 1/2"

Notes on the next page also apply to this page.

*◊* 2:3 cottage or 3:2 reverse cottage sash ratio available for all standard widths and heights up to 6'-7 1/8" (2013).

*ADH* CUSTOM HEIGHTS — heights up to 6'-7 1/4" (2013). For windows with triple-pane glass or Andersen® art glass, two locks are standard on windows wider than 3'-3 1/4" (997). For windows with dual-pane glass, two locks are standard on windows wider than 3'-3 1/4" (997). Two locks are standard for windows with triple-pane glass or Andersen® art glass on sizes wider than 1'-7 1/8" (486) (all sizes shown).

Window Dimension always refers to outside frame to frame dimension. Dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 236-237 for more details.

(C) windows E for Egress Requirement for egress requirement.
Grille Patterns

<table>
<thead>
<tr>
<th>Diamond</th>
<th>Prairie A</th>
<th>6-Light Prairie</th>
<th>Colonial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equal Sash</td>
<td>Equal Sash</td>
<td>Equal Sash</td>
<td>Equal Sash</td>
</tr>
</tbody>
</table>

Double-Hung Window Details

Scale 1 1/2” (38) = 1'-0” (305) – 1:8

Double-hung window patterns are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung patterns, identify the double-hung sash style (equal, cottage, reverse cottage) when ordering. Number of lights and overall pattern varies with window size. Patterns shown may not be available for all sizes. Specified equal light and custom patterns are also available. Some restrictions apply. For more information on divided light, see pages 12-13 or visit andersenwindows.com/grilles.

See pages 64-66 for horizontal and vertical joining details.

- 4 9/16” (116) jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See Installation Information on pages 236-237.
- Details are for A-Series and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
Historic Charm Goes Modern

NEW Westchester
Double Hung Windows

SIERRA PACIFIC WINDOWS
The tireless work of our engineers and designers has paid off. Introducing our new Westchester Double Hung windows, a huge improvement to a classic look.

Designed to bring back the original charm of windows hand-crafted over a century ago, they offer narrower check-rail sightlines with updated structural and thermal performance. You'll also find many new patent pending innovations, including a traditionally styled combination sash lock.

The Westchester is crafted with fully clad exteriors using durable extruded aluminum.

PG20 performance rating on most standard sizes.

0.28 U-value with dual insulated Lo-E 366 and argon.

60” x 108” maximum size for 1-3/4” sash.

Thermally broken multi-wall construction.
Innovating improvements to a timeless design, the Westchester is one of our highest performers, with structural and thermal performance ratings rarely found in the Double Hung market.

Yet each Westchester is built with historically accurate sash proportions, making it ideal for architecturally accurate renovations or for a touch of elegance in new construction projects.
Clad exteriors are fully encased in low maintenance, heavy-duty, extruded aluminum that's at least twice as thick as roll-form cladding. What's more, nearly all color finishes feature our environmentally friendly AAMA 2605 powder-coating, which leads the industry in durability and environmental safety. Our Textured Collection uses AAMA 2604 powder-coating to retain its rich texture.

As for colors? An industry-leading 75 choices along with some sensational textures allow you to add warmth, a bright splash or a new statement to your designs. We'll also custom match any color you choose.

Colors Inspired By Nature.
The Elegant Look Of Traditionally Styled Sash Locks.

Historic accuracy even makes its way into the patent-pending sash locks, which are designed to match the traditional charm that works so well in both residential and commercial applications.

In Twelve Beautiful Finishes.

Watch the Westchester “Opening Talks” video.
Rich, genuine wood give Westchester window interiors an authentic touch that makes a remarkable difference to interior spaces. Choose from nine beautiful wood species to match your interiors perfectly. And if your design needs take you someplace else, not to worry. As long as it’s workable, we’ll make your windows out of nearly any species you like.

Sierra Pacific is proud to be the only window company that manufactures its products with complete vertical integration. The full cycle makes use of every part of our wood resources, all the way down to bark and sawdust that’s burned to create energy for the communities we call home.

Choose From Nine Interior Wood Species, Or Custom, And Thirteen Interior Trim Options.
THE CHARM OF YESTERDAY, CUSTOMIZED FOR TODAY.

Starting with a classic shape, we give you many ways to make Westchester your own. And all of them are constructed with the meticulous craftsmanship that makes this double hung window a lasting enhancement to any space.

*Simulated Divided Lite Profiles*
A classic look that’s energy-efficient.

<table>
<thead>
<tr>
<th></th>
<th>5/8&quot;</th>
<th>7/8&quot;</th>
<th>1&quot;</th>
<th>1-1/4&quot;</th>
<th>2&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Putty Clad</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Traditional Clad</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Your Westchester grilles can add a look as unique as you like, from our standard traditional and contemporary configurations to your choice of custom designs.
### Highly Engineered For Better Performance.

The Westchester maintains higher air, water and structural capabilities and improved thermal ratings even as we engineered larger sash sizes. Triple glazed windows with argon have a U-value as low as 0.17. Dual glazed reach a U-value of 0.28 with Lot-366 and argon. Performance numbers like these demonstrate the rigorous engineering standards and technology that are built into the re-imagining of this classically designed window.

<table>
<thead>
<tr>
<th>Glazing Type</th>
<th>Description</th>
<th>Performance Features</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Low E 366</strong></td>
<td>Combines triple layer silver product for improved performance. 0.1% UV protection. Solar heat gain coefficient 0.27. Also available with Preserve® protective film and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.</td>
<td>The same superior performance as regular Low-E 366, but with the addition of i89 coating on the interior surface to increase insulating value and reduce solar heat gain. Meets the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve® protective film and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.</td>
</tr>
<tr>
<td><strong>Low E 180 Passive Solar</strong></td>
<td>A very high (0.18*) solar heat gain coefficient. Ideal for reducing your heating bills in colder climates. Superior insulation value blocks external noise. Also available with Preserve® protective film and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.</td>
<td>Superior insulation value blocks external noise. Also available with Preserve® protective film and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.</td>
</tr>
<tr>
<td><strong>Low E 180</strong></td>
<td>Combines triple layer silver product for improved performance. 0.1% UV protection. Solar heat gain coefficient 0.27. Also available with Preserve® protective film and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.</td>
<td>Superior insulation value blocks external noise. Also available with Preserve® protective film and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.</td>
</tr>
</tbody>
</table>

---

*All values shown are center of glass. **Interior surface coatings, also known as surface #4, are applied to the interior (room-side surface) of a dual pane IG unit, resulting in improved thermal performance and lower heating costs. Because the coating reflects heat back into the room, the room-side pane of glass will be slightly cooler in winter, causing a higher potential for interior condensation.
THE ADVANTAGE OF NO-METAL SPACERS.

One of the technological advances that makes our Westchester windows perform so well are patented No-Metal TrueWarm® Edge spacers.

Many window manufacturers use aluminum spacers between their panes of glass. These conduct cold and heat, and that’s not good for thermal performance.

Our no-metal warm edge spacers are 100% polymer structural foam, for excellent thermal performance and a superior seal.

ADD DECORATIVE GLASS.

Further customize your Westchester windows with tinted, patterned, obscure or other specialty glass. It’s a smart choice for privacy, security or just design preference.
Exterior Trim Profiles As Impressive As The Windows.

The Westchester exterior trim profile system comes in four available styles that snap in place on the frame with a clip system. No through-frame anchors or excessive nail holes, leaving you an integrated frame that gives homeowners the flexibility to choose the aesthetic they want.

Several Screen Choices

Screens have an aluminum frame which matches the exterior clad color. You can choose your screen mesh, from standard fiberglass to the improved visibility and even smaller insect barrier of BetterVue® or UltraVue™.

FLEXSCREEN

Hidden and beautifully simple, FlexScreen is the first screen of its kind made of flexible spring steel to fit firmly into screen tracks. No screen frames, no hardware, just refreshingly easy installation.
All materials in the production of Sierra Pacific windows and doors are highly valued and responsibly used. This includes the select wood that comes from over 2 million acres of forestland owned by our parent company, Sierra Pacific Industries. Thanks to advancements in “sustained yield” forest management and timber harvesting, we will nearly triple the amount of wood growing on our lands in the next 100 years.
Westchester Aluminum Clad Double Hung/Single Hung

Scale: 4" = 1'

Operating
Add on Chassis
Brickmould Snap Cover

HEAD & SILL DETAIL
WESTCHESTER CLAD
DOUBLE HUNG WINDOW
OPERATING SASH
3/4" STD INSUL GLASS

JAMB DETAIL AT
CHECKRAIL
WESTCHESTER CLAD
DOUBLE HUNG WINDOW
OPERATING SASH
3/4" STD INSUL GLASS

Updated: 5/21

www.sierrapacificwindows.com
800-824-7744
Note: Sierra Pacific Windows reserves the right to change specifications without notice.
TULSA PRESERVATION COMMISSION

STAFF REPORT
Thursday, February 9, 2023
HP-0421-2023

HP PERMIT NUMBER: HP-0421-2023

PROPERTY ADDRESS: 1523 SOUTH MADISON AVENUE

DISTRICT: NORTH MAPLE RIDGE

APPLICANT: JENNA BRENnan

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION
   1. Replacement of columns on porch
   2. Replacement of rail on porch
   3. Replacement of two (2) windows with four (4) windows on first story of the west façade
   4. Removal of one (1) window on south façade

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, but identified as contributing structure in 2021 survey of the Morningside Addition

   PREVIOUS ACTIONS:
   HP-0420-2023 – STAFF APPROVAL – JANUARY 20, 2023
   Removal of non-historic siding
   Repair and replacement in-kind of original siding with matching exposure

C. ISSUES AND CONSIDERATIONS
   1. Proposed is the replacement of the columns and rail on the porch, the replacement of windows on the west façade, and the removal of a window on the south facade. The changes are intended to return the front façade to its previous appearance, which is documented in a photograph the owners obtained from 1940, and to accommodate the remodel of the bathroom on the second story.

      i. Replacement of columns on porch
         New columns are proposed to replicate the original wood columns, as shown in the photograph from 1940. The proposed columns would be tapered with cap and base trim included.

      ii. Replacement of rail on porch
         The proposed rail will more closely emulate the original wooden rail, which was also
included in the photograph of the residence from 1940. The applicant has provided two possible designs—one using 4 X 4 balusters and bottom rail and the other using 2 X 4 balusters and bottom rail. The rails in both cases would have three inches (0'-3") of space between balusters and would feature a 2 X 6 atop a 2 X 4 for the top rail.

iii. Replacement of two (2) windows with four (4) windows on first story of the west façade
There are currently two (2) large, single-pane fixed windows on the first story of the west façade—one on either side of the front door. The applicants propose to replace each window with two (2) double-hung wooden windows that match the appearance of the windows elsewhere on the residence.

iv. Removal of one (1) window on south façade
To accommodate the remodel of the bathroom, the applicants propose to remove the window on the west end of the set of five (5) windows on the second story of the south façade. The window opening would be filled with siding and trim to match the existing residence.

2. 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.

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.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.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 E – GUIDELINES FOR NON-CONTRIBUTING STRUCTURES

E.1 General Requirements

E.1.1 For the purposes of this chapter, non-contributing structures are those listed as not contributing to the historic character of the district due to age or architectural style in the National Register Nomination for the district.
E.1.2 Non-contributing structures will be considered products of their own time. Do not attempt to create a false appearance of the predominant character and architectural style of the rest of the district.
E.1.3 Follow Section A (Rehabilitation) and Section B (Additions) as they relate to the character-defining elements of the non-contributing structure.
E.1.4 Ensure that work on non-contributing structures does not detract from or diminish the historic character of the overall district.
Example of Rail – 1

Example of rail – 2
Historic Preservation
Permit
APPLICATION FORM

ATTACHMENT A: SUBMITTAL MATERIALS

PROJECT DESCRIPTION
Give a detailed description and justification for each repair, alteration, new construction, or demolition planned. Include description and condition of affected existing materials. Attach additional pages as needed.

1. Remove siding to have original lap siding - repair and paint
   original siding
   Approved by staff (see HP-0420-2023)

2. Rebuild front porch columns and railing to match
   original posts and railing.

PROJECT CHECKLIST

_____ Digital color photographs of each elevation of the site, building(s), and project area(s) provided by email or memory device only. No external storage account invitations.

_____ Product brochures, color photographs, and/or material samples when new or replacement materials are proposed.

_____ Site plan, no larger than 11x17, to scale with dimensions and north arrow showing location of structures and project area or landscape features in respect to building line, property line, and adjacent structures on all sides.

_____ Elevation sketches or renderings to scale with dimensions showing location of work required for changes on exterior walls, additions, and new construction

_____ Window Survey Form for proposed window repair or replacement (see Attachment B)

FOR ADDITIONS AND NEW CONSTRUCTION, THE FOLLOWING ARE REQUIRED IN ADDITION TO THE ABOVE:

_____ Site Plan, Floor Plans, and Elevations should be at a scale of 1 inch = 20 feet, or greater

_____ Architectural rendering (optional)

_____ Legal description of the property as recorded on the deed

_____ Location of all existing and proposed structure(s), with front and side setback distances indicated

_____ Percentage of slope on lot

_____ Location of existing and proposed retaining walls, sidewalks, and driveways with front and side setbacks indicated

_____ An additional site plan showing approximate height, width and front setback of proposed project and all adjacent structures to show relationship to neighborhood

_____ Floor plan to scale with dimensions required for additions and new construction

ATTACHMENT B: WINDOW SURVEY FORM (if applicable—see Window Repair and Replacement Guide)
Here are 2 possible railing designs. One uses a 4x4 balusters, 4x4 bottom rail and 2x6 on top of 2x4 top rail. Second uses a 2x4 baluster, 2x4 bottoms rails and same top rail as first. Spacing would be 3 inches between balusters. I am attempting to replicate the original 1940 photo so am open to suggestions. Wood columns appear to have a 2x wood base and cap and moulded top. All features and taper to be replicated.

Jeremy Brennan
The ratio of top to bottom porch columns appears to be 4/5 from the photo. I would match that taper from the photo.

Sent from my iPhone
Original Siding, posts and railing
1940
Pic #1

install 2 ↓ lower front
TULSA PRESERVATION COMMISSION
STAFF REPORT
Thursday, February 9, 2023
HP-0422-2023

HP PERMIT NUMBER: HP-0422-2023

PROPERTY ADDRESS: 1139 NORTH DENVER AVENUE

DISTRICT: BRADY HEIGHTS / THE HEIGHTS

APPLICANT: DANIEL FLORES

REPRESENTATIVE: PAIGE FLORES

A. CASE ITEM FOR CONSIDERATION
   1. Replacement of soffit and fascia

B. BACKGROUND
   DATE OF CONSTRUCTION: 1925
   ZONED HISTORIC PRESERVATION: 1999
   NATIONAL REGISTER LISTING: BRADY HEIGHTS HISTORIC DISTRICT: 1980
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   1. Replacement of soffit and fascia
      i. Proposed is the replacement of soffit and fascia on the residence due to their deterioration. Cedar fascia and T1-11 wood paneling for the soffit are proposed. The new materials will match the dimensions of the existing fascia and soffit. According to the applicant, the fascia is six-and-a-half inches (0’-6½”) in some places and eight inches (0’-8”) tall in others, and the eaves range from two inches (0’-2”) to thirty-five inches (2’-11”).
      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**

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.
The following images of existing conditions were submitted by the applicant.