# TULSA PRESERVATION COMMISSION

## STAFF REPORT

Tuesday, May 23, 2023
HP-0430-2023

**HP PERMIT NUMBER:** HP-0430-2023

**PROPERTY ADDRESS:** 1720 SOUTH ST. LOUIS AVENUE

**DISTRICT:** SWAN LAKE

**APPLICANT:** JAMES "KELLY" HENNING

**REPRESENTATIVE:** NONE

**A. CASE ITEM FOR CONSIDERATION**

1. Construction of residence
*Historic Preservation Permit Subcommittee Review Dates: February 21, 2023; April 6, 2023; May 4, 2023*

**B. BACKGROUND**

**DATE OF CONSTRUCTION:** N/A
**ZONED HISTORIC PRESERVATION:** 1994
**NATIONAL REGISTER LISTING:** SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
**CONTRIBUTING STRUCTURE:** NO; VACANT LOT
**PREVIOUS ACTIONS:**
**HP-0094-2019 – TPC DENIAL – APRIL 23, 2019**
Demolition of residence

**C. ISSUES AND CONSIDERATIONS**

1. Construction of residence
   i. Proposed is the construction of a Craftsman Bungalow style residence on a vacant lot. The previous residence, which had been a noncontributing structure in the Swan Lake Historic District, was demolished in 2019. The proposed residence features an asymmetrical porch with a gable roof and a chimney on the south side of the residence. Board and batten siding, horizontal lap siding, and brick are proposed for the exterior walls. An attached garage with an entry at the rear of the house has also been incorporated into the design.

   During the review of the application on February 21, the Historic Preservation Permit Subcommittee gave several suggested revisions, including a 2/1 window configuration on the sides of the house and larger eave overhangs. The subcommittee also requested additional information about the columns, trim, brackets, and height of adjacent structures, and product data for the door hardware, windows, light fixtures, soffit, and porch ceiling.

   During the review of the application on April 6, the Historic Preservation Permit Subcommittee suggested that the applicant consider some changes to the windows on the front façade and the columns and piers on the porch and requested additional information about the soffit, siding, and height of adjacent structures. The applicant responded to the suggestions with a revised proposal.

   During the review of the application on May 4, the Historic Preservation Permit Subcommittee mainly focused discussion on the small window to the right of the front door

and what its muntin pattern should be. The subcommittee forwarded the application to the Tulsa Preservation Commission with a recommendation of approval as presented with the window to be discussed further by the preservation commission.

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 C – GUIDELINES FOR NEW CONSTRUCTION

C.1 General Requirements

C.1.1 Designs for new construction shall not duplicate existing structures within the district. Ensure that each new structure is unique within the district.

C.1.2 When designing new structures, provide consistency and continuity by drawing upon common characteristics of historic structures in the district, placing particular emphasis on the historic structures on the same street. These include but are not limited to porches, entries, roof pitch and form, and window and door styles.

C.1.3 Avoid mixing incongruous architectural styles: for example, Prairie-style windows on a Colonial Revival-inspired house.

C.1.4 Respect the scale, proportions, historic patterns, and relationships of both principal and accessory structures along the same street and within the district.

C.1.5 Maintain the established height of those structures along the same side of the street.

C.1.6 Establish the height of the floor (finished floor elevation) between the minimum and maximum finished floor elevation of those structures along the same side of the street.

C.2 Building Site

C.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 new structure between the minimum and maximum of the prevailing front setbacks.

C.2.2 Maintain the pattern and rhythm of the side yard setbacks of the other historic structures on the same side of the street.

C.2.3 Maintain the same orientation to the street as established by the historic structures on the same street.

C.2.4 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.

C.2.5 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.

C.2.6 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.

### C.3 Building Materials

C.3.1 Maintain the visual characteristics, scale, proportions, directional orientation, and rhythms that are created by the materials on existing historic structures in the district, in order to maintain the overall appearance and character of the district. Deviation from the materials on existing historic structures in the district will be considered on a case-by-case basis. The use of unfinished or clear-finished metals will be considered on a case-by-case basis.

### C.4 Garages

C.4.1 Locate garages within the rear yard and detached from the primary residential structure. Detached buildings or structures, such as garages and sheds, not located in the street yard as defined in the Zoning Code are exempt from HP Permit review.

C.4.2 Adding a garage attached to the rear elevation of the primary residential structure will be considered on a case-by-case basis.

C.4.3 Permitted attached garages shall be located so that the front façade of the garage is not located forward of the rear wall of the primary structure.

C.4.4 Historically appropriate garage doors, such as carriage house doors, are encouraged.

### C.5 Mechanical Systems, Etc.

C.5.1 Install engineering systems and their associated elements, such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical equipment, ventilators, and louvers, on the side or rear façade of the structure.

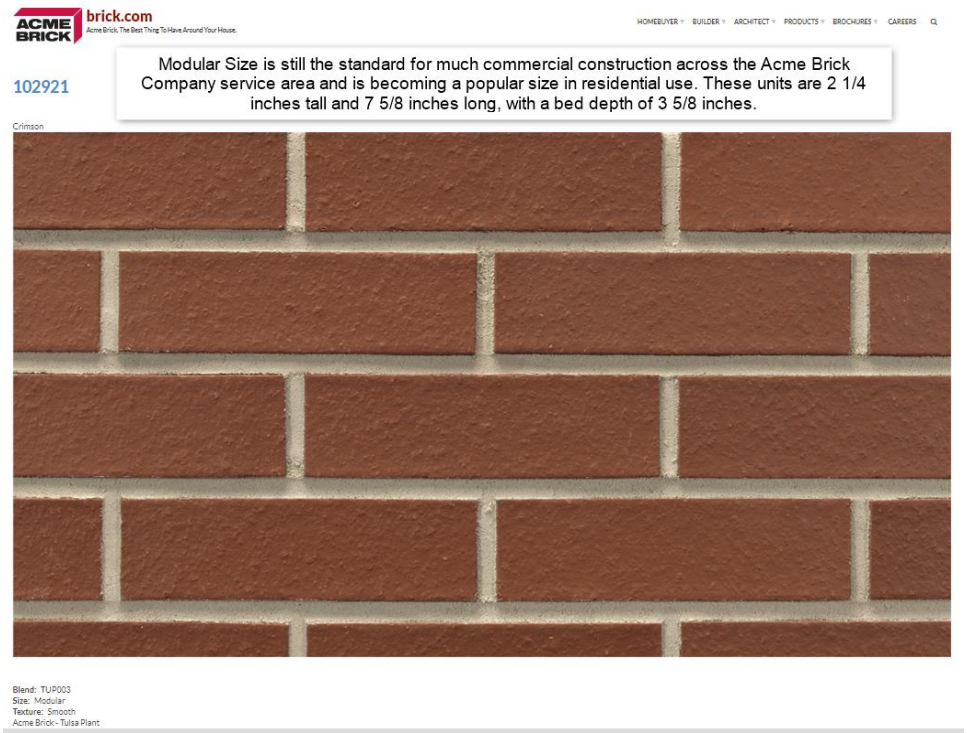
C.5.2 Install utility meters on the side or rear façade of the house or underground in a subterranean vault. Above-ground installation of utility systems, such as pedestals and transformers, is prohibited in the street yard unless approved on a case-by-case basis.

C.5.3 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 build-ing's historic character and is reversible. These considerations will be made on a case-by-case basis.

C.5.4 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.



1720 S. St. Louis Ave. – Survey 1995




Brick sample

**1/4 in. x 2 ft. x 8 ft. PureBond Red Oak 1-1/2 in. Beaded Plywood Project Panel**

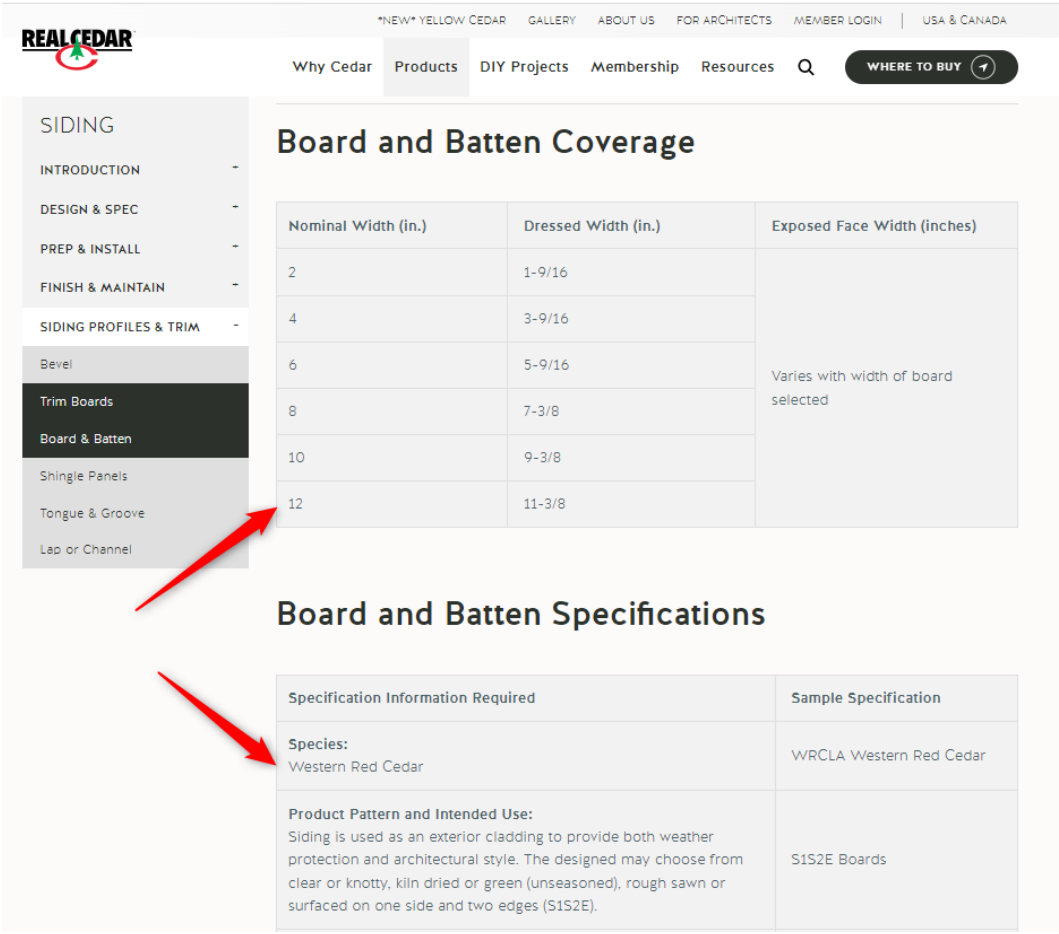
★★★★½ (77) Questions & Answers (19)



Beadboard to be used for soffit (running parallel to house) and porch ceiling

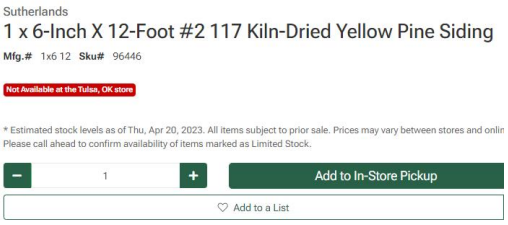


Diamond pattern window – for reference only; not proposed




Board and batten siding








Novelty siding

The following photos were submitted by the applicant to show nearby examples of window divisions and piers without columns



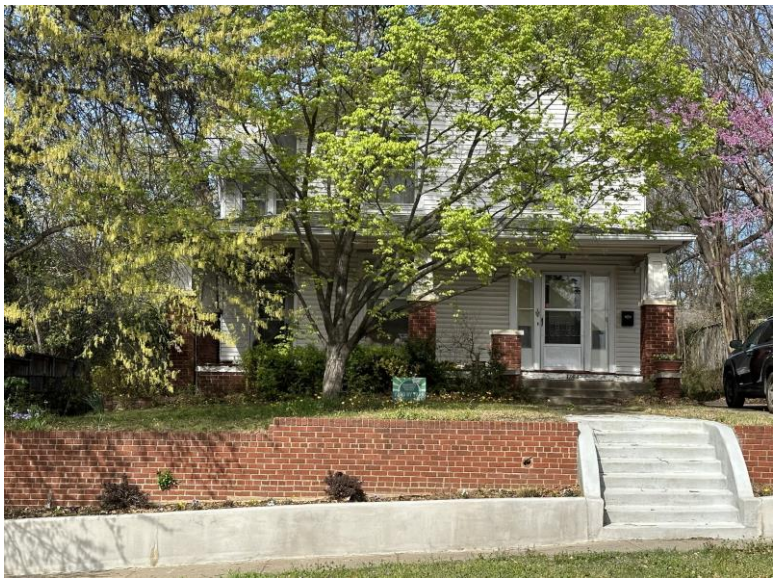


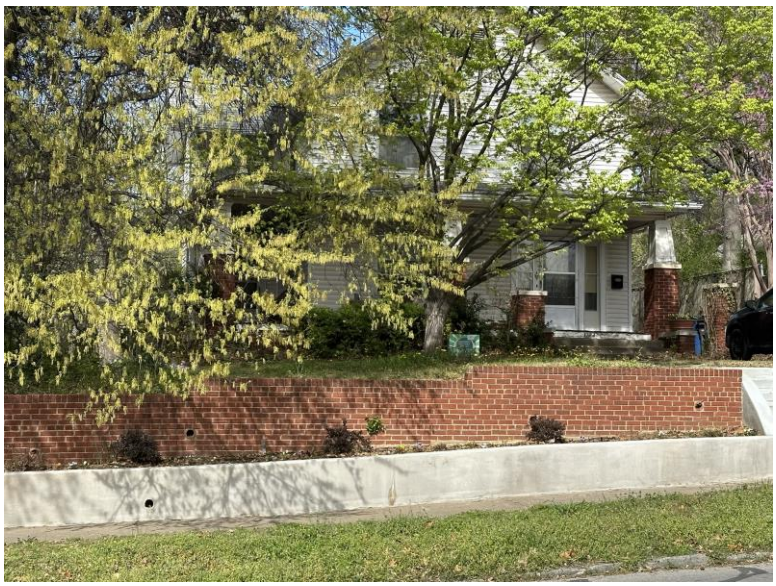















4X4









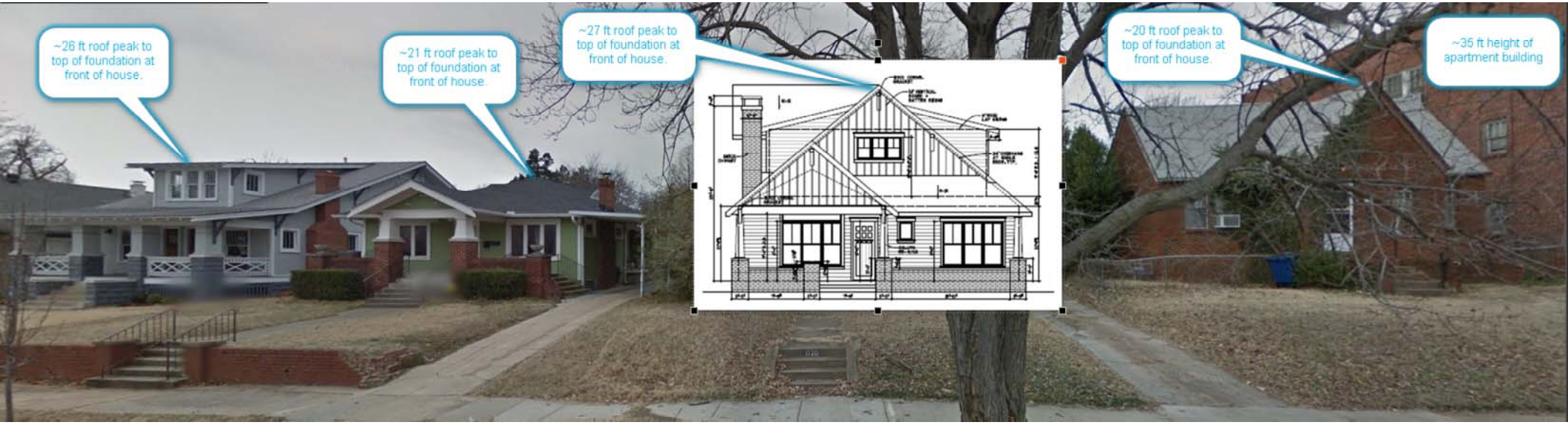











~26 ft roof peak to top of foundation at front of house.
~21 ft roof peak to top of foundation at front of house.
~27 ft roof peak to top of foundation at front of house.
~20 ft roof peak to top of foundation at front of house.
~35 ft height of apartment building

## Good, Felicity

**From:** KM Henning <kelly.monica.henning@gmail.com>
**Sent:** Thursday, April 20, 2023 9:46 PM
**To:** Good, Felicity
**Subject:** Re: Meeting notes from last week
**Attachments:** Photos 2 of 2.zip

Photos 2 of 2.

On Thu, Apr 20, 2023 at 9:43 PM KM Henning <kelly.monica.henning@gmail.com> wrote:

> Hi Felicity,
>
> See attached zipped file. Let me know if you have any issues opening it.

- Suggest a cross or diamond pattern in small fixed window on front façade. I'm struggling with changing the window pattern. I walked through Swan Lake District 4 times and the only houses with diamond pattern is Tudor. I would like to see if we can leave the window as is. Diamond pattern window attached as an FYI.
- Consider a single transom v. three transoms over front windows. Done. Shown on the attached alternate drawing.
- Image showing the massing/overall height of adjacent structures (can just be an outline of them next to your front elevation, or you can provide photos of the buildings with the heights labeled). Done. I did the best I could with images and tape measure.
- Consider the slope across the site to ensure the appearance of a crawl space will be maintained. Noted.
- Consider the piers on the porch – if you keep them as-is, provide a few images of other houses with similar piers. Attached alternate drawing have the accent column removed. I also included several pictures of houses in my neighborhood that have accent columns. There is a picture of 4 houses in a row right across from me as an example.
- Confirm material of soffit, if you are boxing in the eaves; board & batten siding; and lap siding.
    - Soffit will be beadboard. It will be on the ceiling of both porches, and will be on the eaves running long ways.
    - We will be boxing in the eaves with beadboard.
    - Board and batten siding spec list is attached via an image. It will be made of wood.
    - Teardrop Novelty siding sample attached.
- Column detail shows a brick cap rather than a limestone cap. Done. This is on the attached alternate site plan.

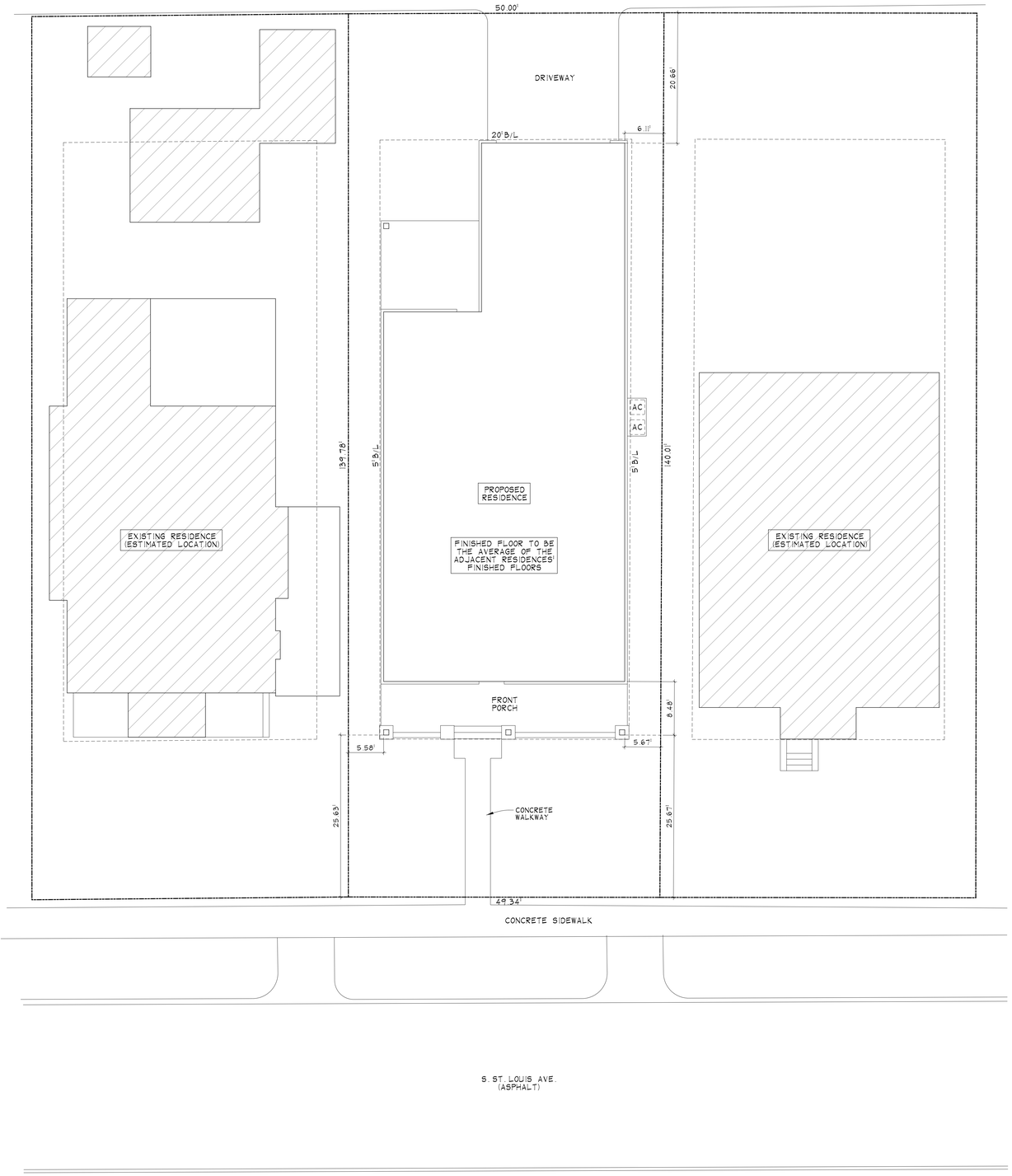
Let me know if you have any questions.

Thanks,

Kelly Henning
918-407-1439

On Thu, Apr 13, 2023 at 5:03 PM KM Henning <kelly.monica.henning@gmail.com> wrote:

> Thanks Felicity! I hope to have you everything next week.
>
> On Thu, Apr 13, 2023 at 2:09 PM Good, Felicity <fgood@incog.org> wrote:




**LEGAL DESCRIPTION**

LEGAL DESCRIPTION: : AS FILED AT TULSA COUNTY COURTHOUSE, DOC. 2019052388. LOT FIVE (5), BLOCK TWENTY-ONE (21), ORCUTT ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 83.

**NOTE**

ALL LOCATION DIMENSIONS ARE TAKEN TO THE OUTSIDE EDGE OF THE SLAB AND ARE FOR VISUAL LOCATION VERIFICATION AND PERMITTING PURPOSES ONLY. LOCATION OF RESIDENCE SHOULD BE PROPERLY POSITIONED AND LOCATED ON THE LOT BY A PROFESSIONAL SURVEYOR. DESIGNER TAKES NO RESPONSIBILITY FOR THE PROPER LAYOUT OF THE RESIDENCE ON THE LOT. ANY VIOLATION OF SETBACKS OR EASEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

1 site layout plan
1/8" = 1'-0"

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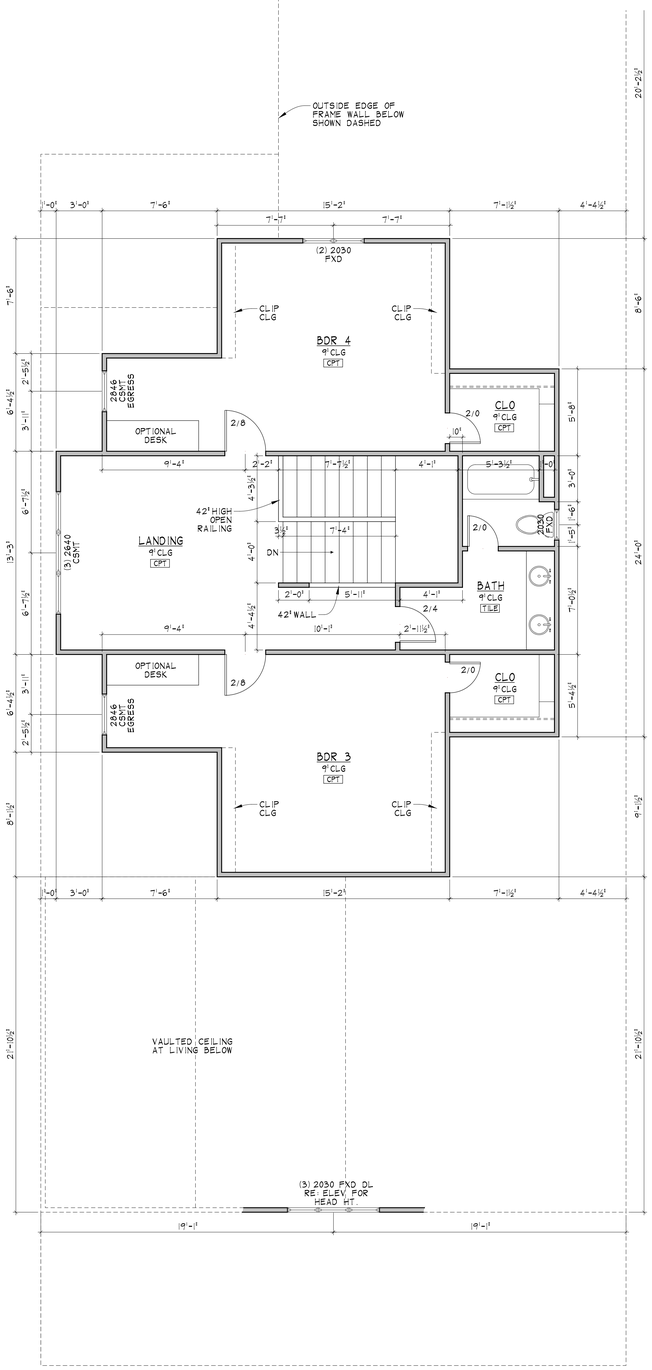
# Henning Residence

Lot 5 Block 21 . Orcutt Addition . Tulsa, OK

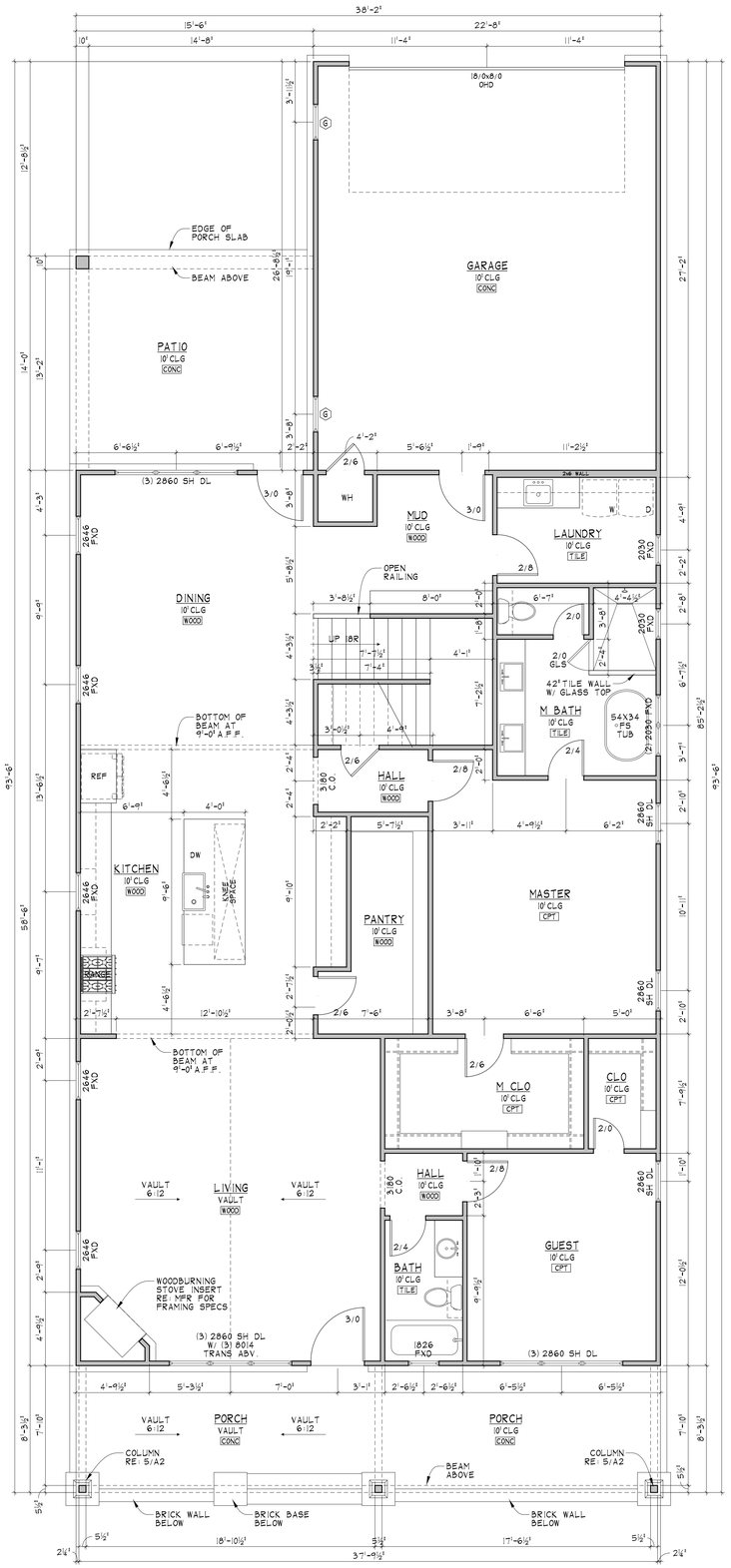
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| ~~construction~~ | ~~03.16.23~~ |
| revised | 04.19.23 |

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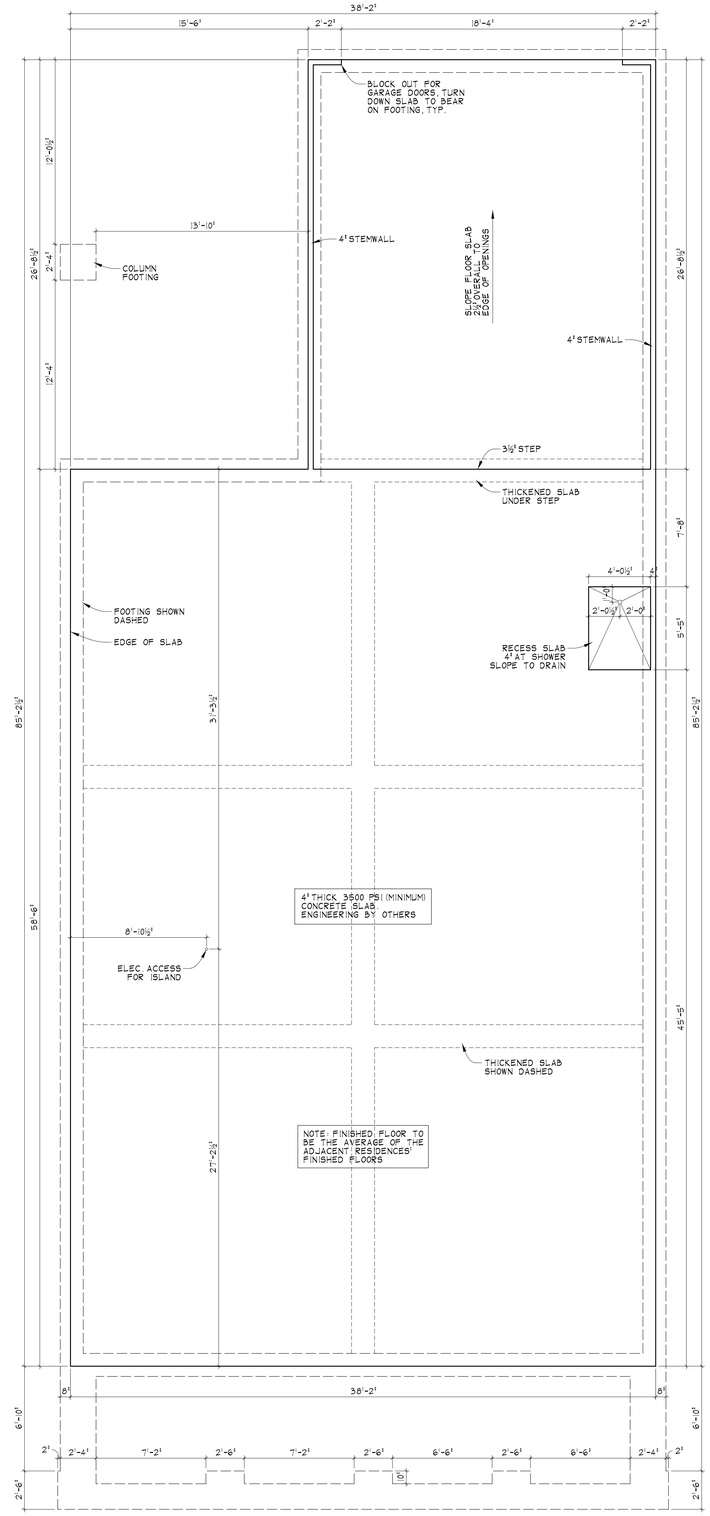
| SQUARE FOOTAGE (OVER FRAME) | |
|---|---|
| ENTRY LEVEL: | 2220 SF |
| UPPER LEVEL: | 942 SF |
| TOTAL LIVEABLE: | 3162 SF |
| GARAGES & MECH.: | 618 SF |
| COV'D PATIOS/PORCHES: | 542 SF |
| TOTAL UNDER ROOF: | 4322 SF |




3 upper level floor plan
1/4" = 1'-0"




2 entry level floor plan
1/4" = 1'-0"




1 foundation layout plan
1/4" = 1'-0"

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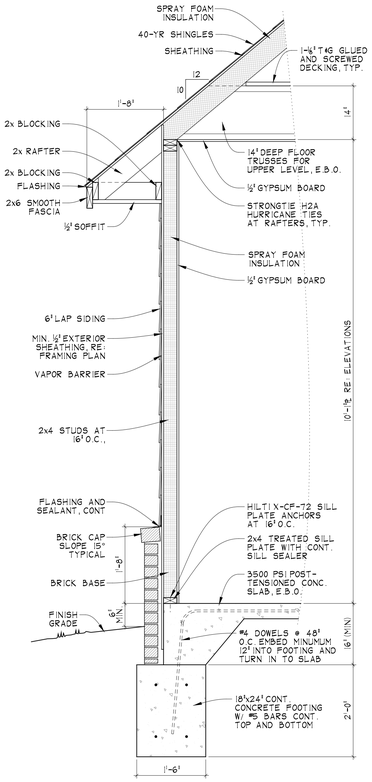
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# Henning Residence

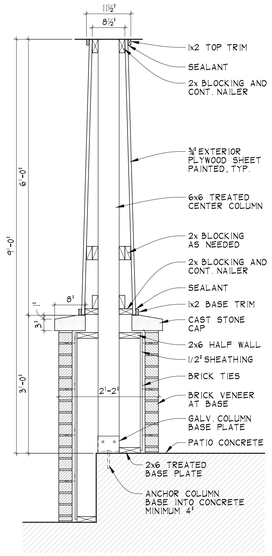
Lot 5 Block 21 . Orcutt Addition . Tulsa, OK

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| project no. | 2221 |
| ~~appraisal~~ | ~~01.20.23~~ |
| ~~construction~~ | ~~03.16.23~~ |
| revised | 04.19.23 |

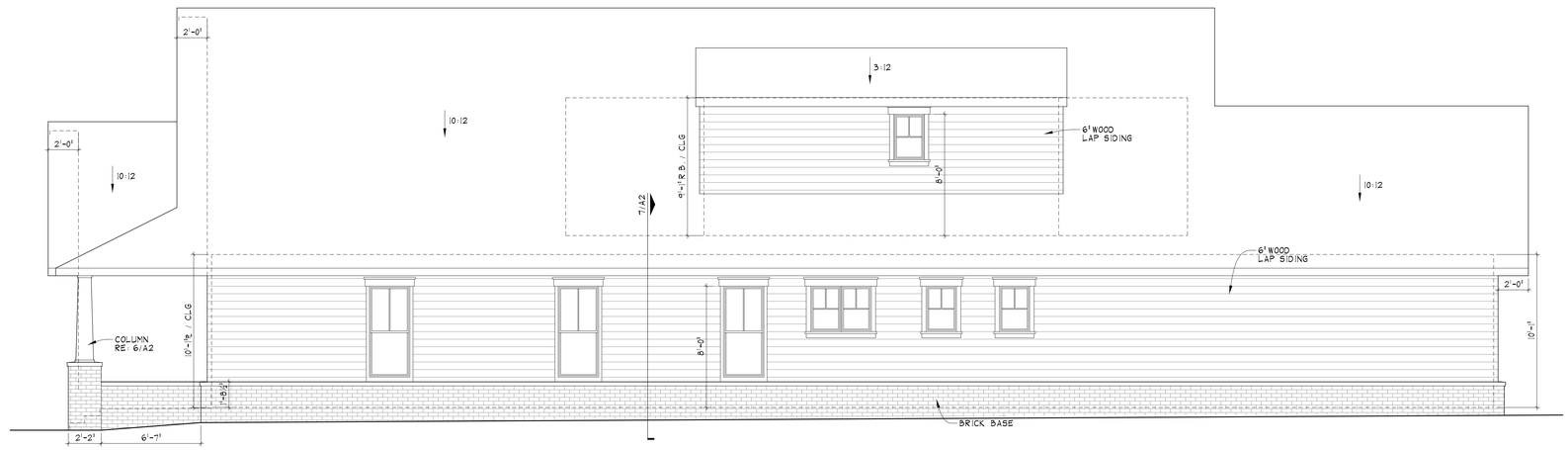
A1



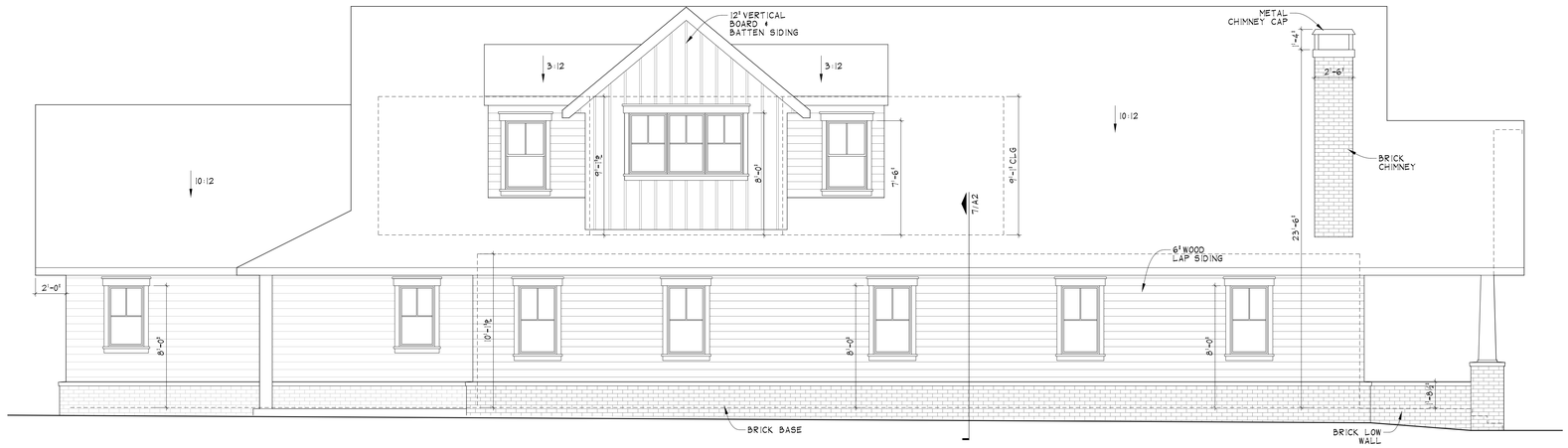

7 wall section
3/4" = 1'-0"



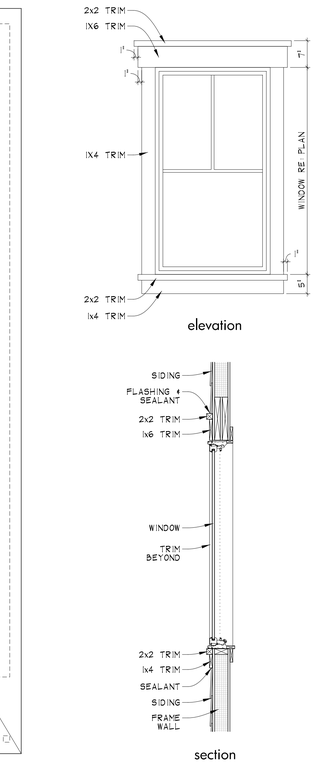

6 column detail
3/4" = 1'-0"




8 side elevation
1/4" = 1'-0"



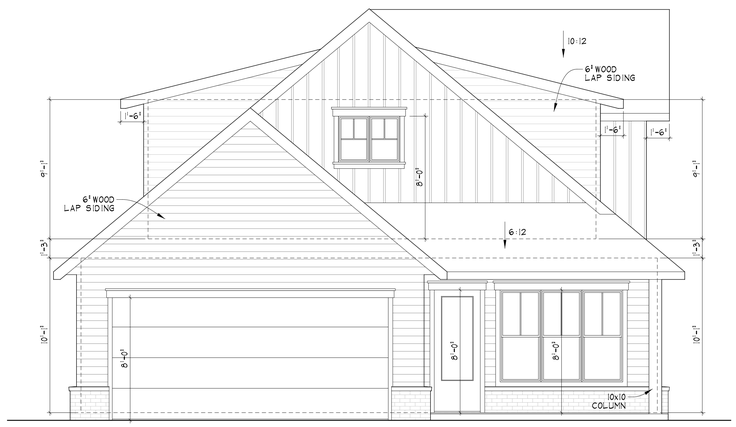

5 side elevation
1/4" = 1'-0"



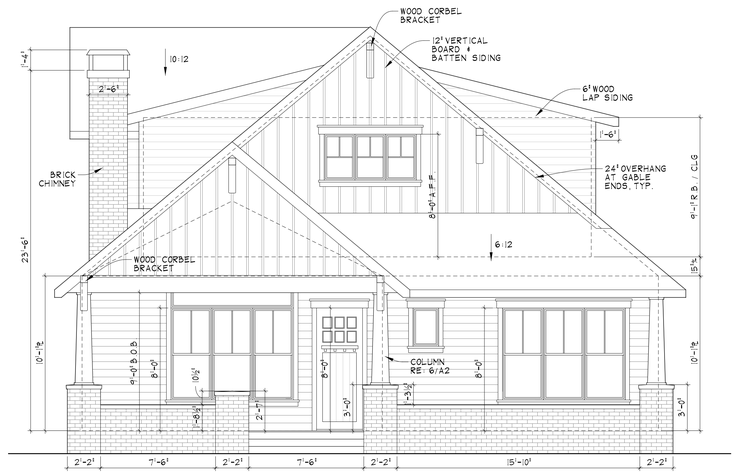

4 roof plan
1/8" = 1'-0"




3 window trim detail
3/4" = 1'-0"




2 back elevation
1/4" = 1'-0"




1 front elevation
1/4" = 1'-0"

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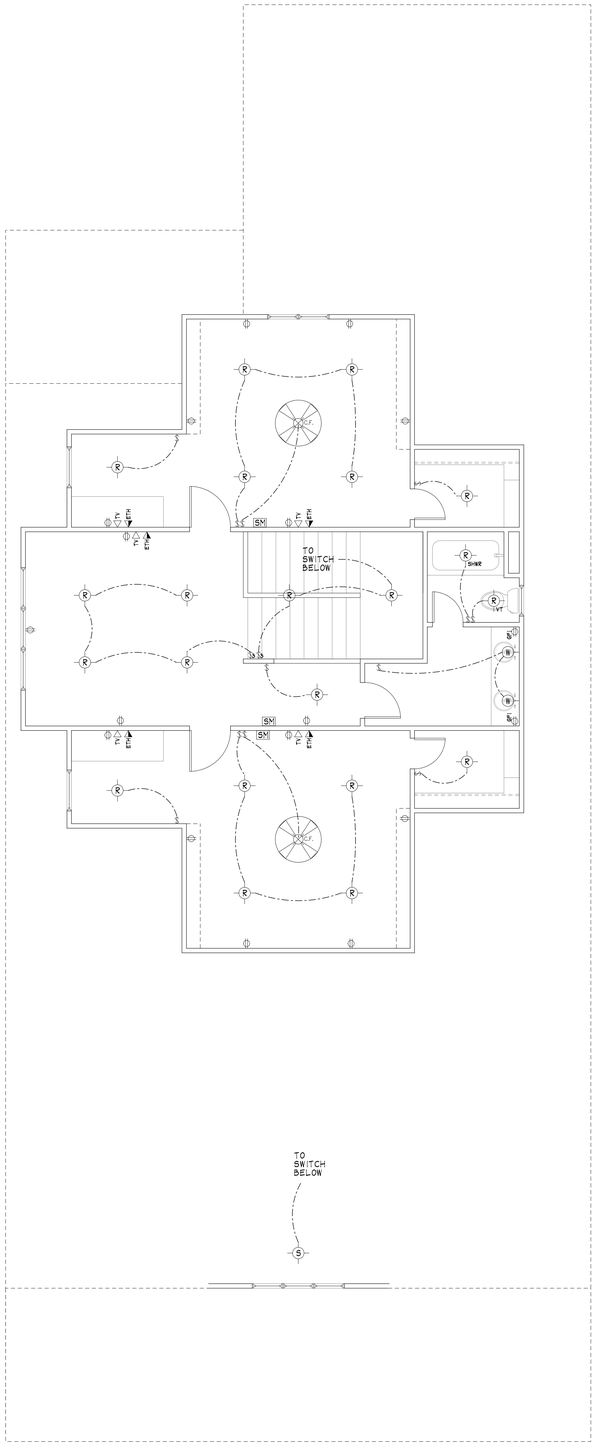
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# Henning Residence

Lot 5 Block 21 . Orcutt Addition . Tulsa, OK

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| project no. | 2221 |
| ~~appraisal~~ | ~~01.20.23~~ |
| ~~construction~~ | ~~03.16.23~~ |
| revised | 04.19.23 |

A2




2 upper level electrical plan

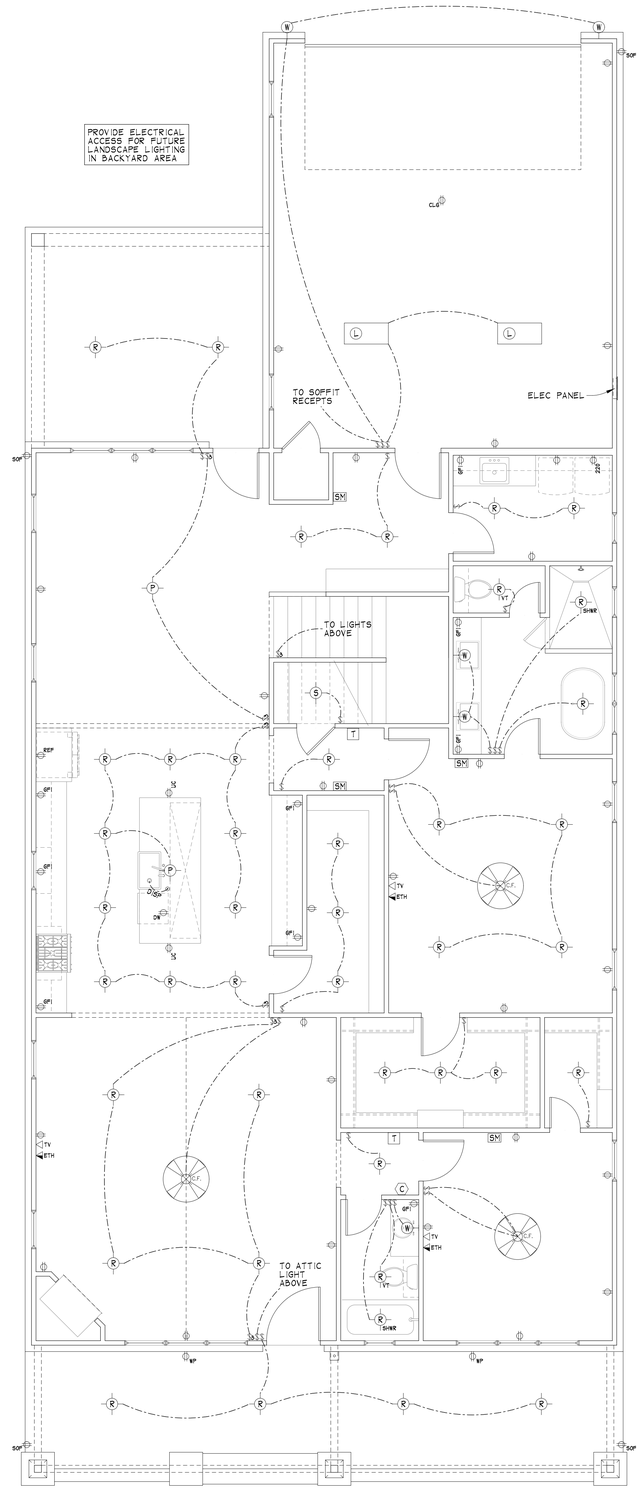
1/4" = 1'-0"

NOTES:

1. ELECTRICIAN TO VERIFY ALL SWITCH TYPES.
2. ALL LIGHT LOCATIONS TO BE VERIFIED AND APPROVED BY BUILDER AND OR OWNER BEFORE FIXTURES ARE WIRED.
3. ALL LIGHTS AT SINKS TO BE CENTERED OVER SINK/FIXTURES PER BUILDERS CABINET DRAWINGS AND PLUMBING LOCATIONS.
4. CENTER ALL FANS IN RECTANGULAR ROOMS AS SHOWN, OR CENTER FANS ON WINDOWS WHERE SHOWN.
5. PLACEMENT OF ALL LOW VOLTAGE WIRING AND LIGHTING TO BE DETERMINED BY OWNER OR CONTRACTOR PRIOR TO PLACEMENT.

ELECTRICAL SCHEDULE

| MARK | TYPE |
|---|---|
| R | RECESSED CAN |
| R 4" | RECESSED - 4" MINI CAN |
| R SHWR | RECESSED - SHOWER |
| R VT | RECESSED - WITH VENT |
| P | PENDANT |
| S | SURFACE MOUNT |
| FL | FLOOD LIGHT 'UP' LIGHTING TO ILLUMINATE ELEVATION |
| W | WALL MOUNT |
| U | UNDERCOUNTER LED |
| L | LED SHOP LIGHT |
| CF | CEILING FAN W/ BRACE OR HEAVY PENDANT |
| | 110 V. OUTLET |
| 220 | 220 V. OUTLET |
| SOF | SOFFIT/EAVE WP OUTLET |
| TV | TELEVISION |
| PH ETH | PHONE / CAT5 ETHERNET |
| T | THERMOSTAT |
| SM | SMOKE/ CARBON MONOXIDE DETECTOR |
| | DOORBELL |
| C | CHIME |




1 entry level electrical plan

1/4" = 1'-0"

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# Henning Residence

Lot 5 Block 21 . Orcutt Addition . Tulsa, OK

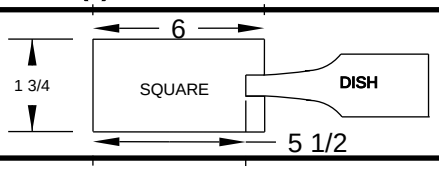
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| ~~construction~~ | ~~03.16.23~~ |
| revised | 04.19.23 |

A3

customer
PELLA OF OKLAHOMA

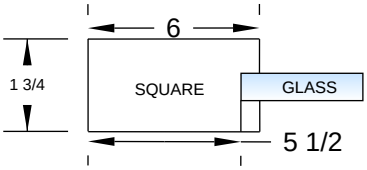
**glass size** 7-7/8 X 7-7/8 (6)

swing detail / notes




NO WARRANTY ON DOORS OVER 36 IN WIDTH AND 96 IN HEIGHT

sticking & panel detail (2" raise O/A unless otherwise specified)

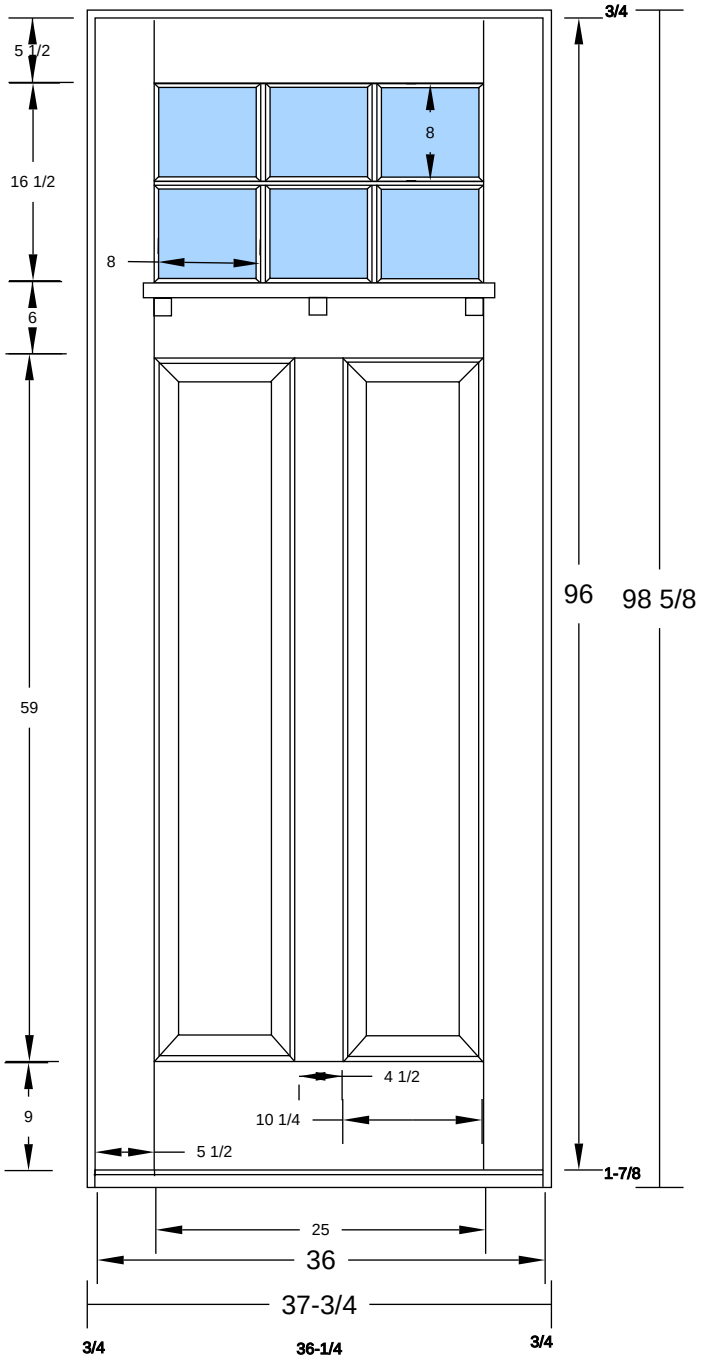



**PRODUCTION WILL NOT START UNTIL CAD HAS BEEN SIGNED**

ALL DIMENSIONS ARE FACE MEASUREMENTS UNLESS OTHERWISE SPECIFIED.

**Please review cads carefully once signed doors will be built according to cads**

## FRONT DOOR




date
03/29/23

so#

po#

quote#
52326

wood type
WHITE OAK

qty
1

thickness
1-3/4

width
36

height
96

glass
IGT CLEAR

engineered stiles

multipoint NO

raised mld
NO

speakeasy
NO

frame
4+5/8 EXT

wood type
WHITE OAK

hinges
US10B

bore
NO

sill
BRZ ADJ

t-ast
NO

ball catches
NO

ext trim
BM OGEE

int trim
NO

clavos
NO

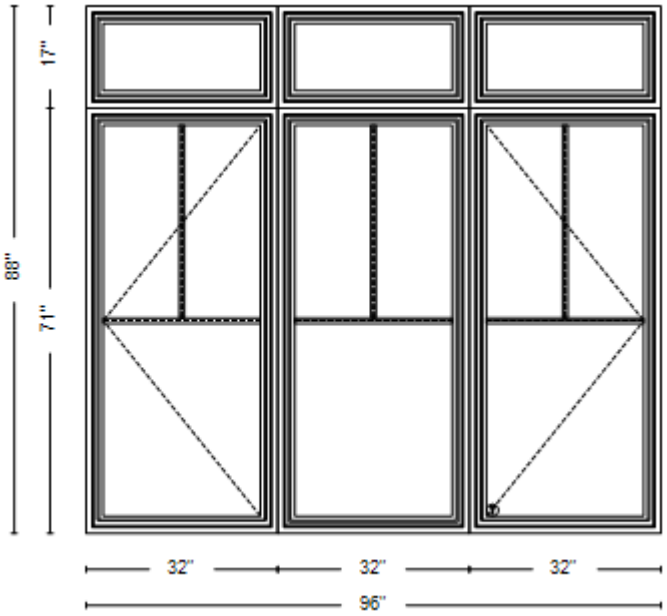
grill
NO

drawn by
B.G.

sheet
1 of 2

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297

**Line Number:** 10 **Quote Qty:** 1 **Scaling:** 1/2" = 1'

**Description:** Pella® Reserve, Traditional, 3-Wide Casement, Pella® Reserve, 3-Wide Sash Set, 96 X 88, White

**Rough Opening:** 96.75" X 88.75"

**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPAS FL31311, Year Rated 11, Egress Meets Typical 5.7 sqft (E) (United States Only)

**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 1

**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPAS FL31311, Year Rated 11, Egress Meets Typical 5.7 sqft (E) (United States Only)

**Performance Information:** U-Factor 0.27, SHGC 0.30, VLT 0.57, CPD PEL-N-1-59311-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 1

**Performance Information:** U-Factor 0.27, SHGC 0.30, VLT 0.57, CPD PEL-N-1-59311-00001, Performance Class

**These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.**
** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

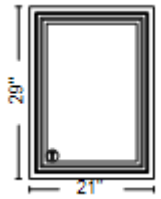
**Jobsite Location:** Tulsa, OK

**Room Location:** Living

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297
**Line Number:** 15 **Quote Qty:** 1 **Scaling:** 1/2" = 1'
**Description:** Pella® Reserve, Traditional, Sash Set, Fixed, 21 X 29, White
**Rough Opening:** 21.75" X 29.75"
**Performance Information:** U-Factor 0.27, SHGC 0.30, VLT 0.57, CPD PEL-N-1-59311-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 1

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** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

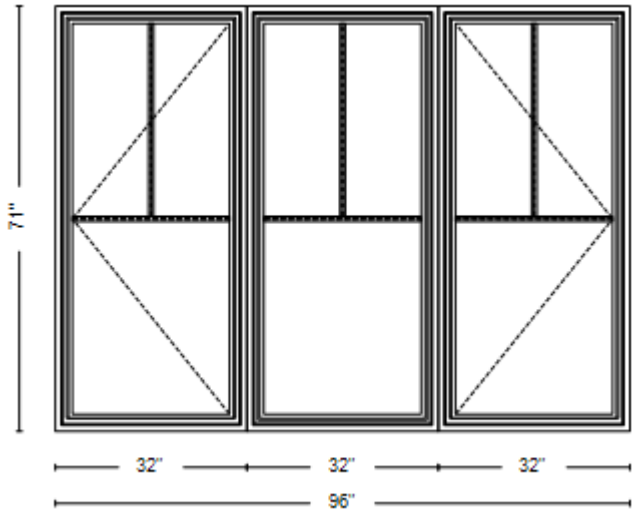
**Jobsite Location:** Tulsa, OK

**Room Location:** Bath

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297

**Line Number:** 20 **Quote Qty:** 1 **Scaling:** 1/2" = 1'

**Description:** Pella® Reserve, Traditional, 3-Wide Casement, 96 X 71, White

**Rough Opening:** 96.75" X 71.75"

**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPAS FL31311, Year Rated 11, Egress Meets Typical 5.7 sqft (E) (United States Only)

**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 1

**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPAS FL31311, Year Rated 11, Egress Meets Typical 5.7 sqft (E) (United States Only)

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** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

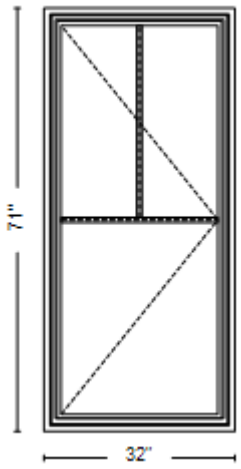
**Jobsite Location:** Tulsa, OK

**Room Location:** Guest

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297

**Line Number:** 25 **Quote Qty:** 1 **Scaling:** 1/2" = 1'

**Description:** Pella® Reserve, Traditional, Casement Right, 32 X 71, White

**Rough Opening:** 32.75" X 71.75"

**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 11, Clear Opening Width 22.25, Clear Opening Height 66.875, Clear Opening Area 10.33312, Egress Meets Typical 5.7 sqft (E) (United States Only)

**These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.**
** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

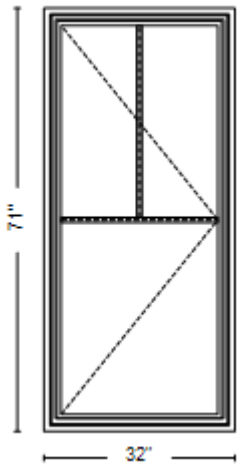
**Jobsite Location:** Tulsa, OK

**Room Location:** Guest

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297

**Line Number:** 30 **Quote Qty:** 1 **Scaling:** 1/2" = 1'

**Description:** Pella® Reserve, Traditional, Casement Right, 32 X 71, White

**Rough Opening:** 32.75" X 71.75"

**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 11, Clear Opening Width 22.25, Clear Opening Height 66.875, Clear Opening Area 10.33312, Egress Meets Typical 5.7 sqft (E) (United States Only)

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** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

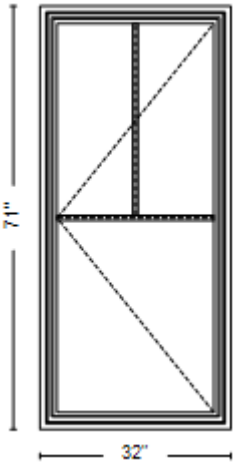
**Jobsite Location:** Tulsa, OK

**Room Location:** Master

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297

**Line Number:** 35 **Quote Qty:** 1 **Scaling:** 1/2" = 1'

**Description:** Pella® Reserve, Traditional, Casement Left, 32 X 71, White

**Rough Opening:** 32.75" X 71.75"

**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 11, Clear Opening Width 22.25, Clear Opening Height 66.875, Clear Opening Area 10.33312, Egress Meets Typical 5.7 sqft (E) (United States Only)

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** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

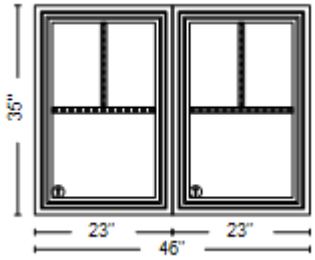
**Jobsite Location:** Tulsa, OK

**Room Location:** Master

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297

**Line Number:** 40 **Quote Qty:** 1 **Scaling:** 1/2" = 1'

**Description:** Pella® Reserve, Traditional, 2-Wide Sash Set, 46 X 35, White

**Rough Opening:** 46.75" X 35.75"

**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 1

**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 1

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** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

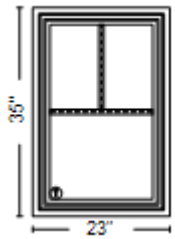
**Jobsite Location:** Tulsa, OK

**Room Location:** M Bath

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297
**Line Number:** 45 **Quote Qty:** 1 **Scaling:** 1/2" = 1'
**Description:** Pella® Reserve, Traditional, Sash Set, Fixed, 23 X 35, White
**Rough Opening:** 23.75" X 35.75"
**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 1

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** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

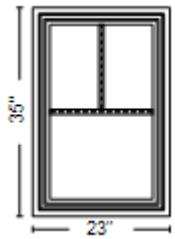
**Jobsite Location:** Tulsa, OK

**Room Location:** M Bath

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297
**Line Number:** 50 **Quote Qty:** 1 **Scaling:** 1/2" = 1'
**Description:** Pella® Reserve, Traditional, Sash Set, Fixed, 23 X 35, White
**Rough Opening:** 23.75" X 35.75"
**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 1

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** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

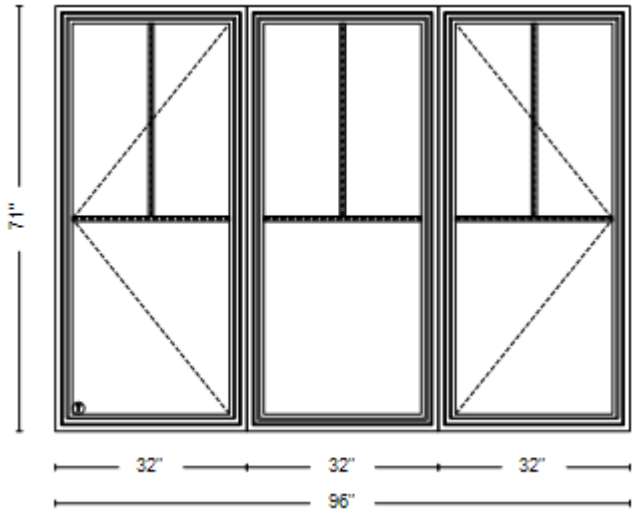
**Jobsite Location:** Tulsa, OK

**Room Location:** Laundry

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297

**Line Number:** 55 **Quote Qty:** 1 **Scaling:** 1/2" = 1'

**Description:** Pella® Reserve, Traditional, 3-Wide Casement, 96 X 71, White

**Rough Opening:** 96.75" X 71.75"

**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPAS FL31311, Year Rated 11, Egress Meets Typical 5.7 sqft (E) (United States Only)

**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 1

**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPAS FL31311, Year Rated 11, Egress Meets Typical 5.7 sqft (E) (United States Only)

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** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

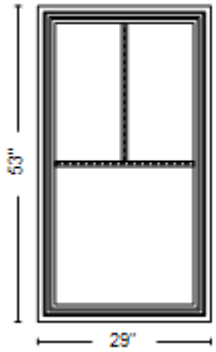
**Jobsite Location:** Tulsa, OK

**Room Location:** Dining

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297
**Line Number:** 60 **Quote Qty:** 2 **Scaling:** 1/2" = 1'
**Description:** Pella® Reserve, Traditional, Sash Set, Fixed, 29 X 53, White
**Rough Opening:** 29.75" X 53.75"
**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 1

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** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

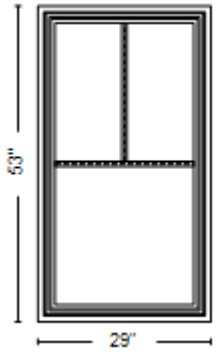
**Jobsite Location:** Tulsa, OK

**Room Location:** Dining

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297
**Line Number:** 65 **Quote Qty:** 1 **Scaling:** 1/2" = 1'
**Description:** Pella® Reserve, Traditional, Sash Set, Fixed, 29 X 53, White
**Rough Opening:** 29.75" X 53.75"
**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 1

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** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

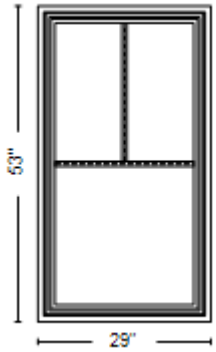
**Jobsite Location:** Tulsa, OK

**Room Location:** Kitchen

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297
**Line Number:** 70 **Quote Qty:** 2 **Scaling:** 1/2" = 1'
**Description:** Pella® Reserve, Traditional, Sash Set, Fixed, 29 X 53, White
**Rough Opening:** 29.75" X 53.75"
**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 1

**These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.**
** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

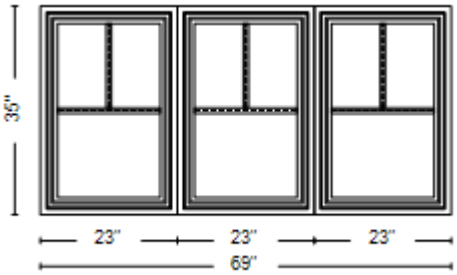
**Jobsite Location:** Tulsa, OK

**Room Location:** Living

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297
**Line Number:** 75 **Quote Qty:** 1 **Scaling:** 1/2" = 1'
**Description:** Pella® Reserve, Traditional, 3-Wide Sash Set, 69 X 35, White
**Rough Opening:** 69.75" X 35.75"
**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 1
**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 1
**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 1

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** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

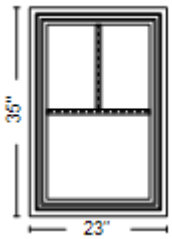
**Jobsite Location:** Tulsa, OK

**Room Location:** Dormer

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297
**Line Number:** 80 **Quote Qty:** 1 **Scaling:** 1/2" = 1'
**Description:** Pella® Reserve, Traditional, Sash Set, Fixed, 23 X 35, White
**Rough Opening:** 23.75" X 35.75"
**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 1

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** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

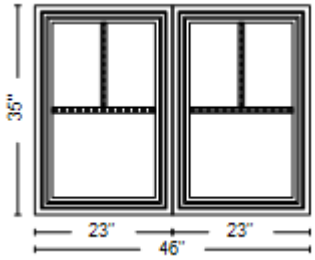
**Jobsite Location:** Tulsa, OK

**Room Location:** Bath

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297
**Line Number:** 85 **Quote Qty:** 1 **Scaling:** 1/2" = 1'
**Description:** Pella® Reserve, Traditional, 2-Wide Sash Set, 46 X 35, White
**Rough Opening:** 46.75" X 35.75"
**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 1
**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 1

**These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.**
** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

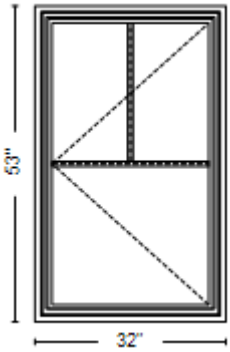
**Jobsite Location:** Tulsa, OK

**Room Location:** BDR 4

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297

**Line Number:** 90 **Quote Qty:** 1 **Scaling:** 1/2" = 1'

**Description:** Pella® Reserve, Traditional, Casement Left, 32 X 53, White

**Rough Opening:** 32.75" X 53.75"

**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Clear Opening Width 22.25, Clear Opening Height 48.875, Clear Opening Area 7.551867, Egress Meets Typical 5.7 sqft (E) (United States Only)

**These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.**
** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

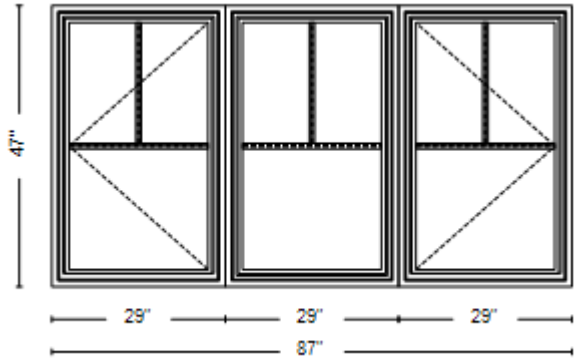
**Jobsite Location:** Tulsa, OK

**Room Location:** BDR 4

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297

**Line Number:** 95 **Quote Qty:** 1 **Scaling:** 1/2" = 1'

**Description:** Pella® Reserve, Traditional, 3-Wide Casement, 87 X 47, White

**Rough Opening:** 87.75" X 47.75"

**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPAS FL31311, Year Rated 11, Egress Meets Typical 5.7 sqft (E) (United States Only)

**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 1

**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPAS FL31311, Year Rated 11, Egress Meets Typical 5.7 sqft (E) (United States Only)

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** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

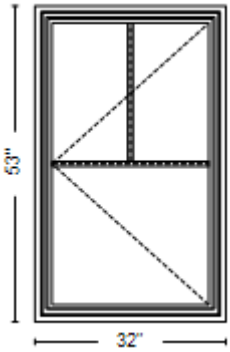
**Jobsite Location:** Tulsa, OK

**Room Location:** Landing

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Customer Approval Form:

**Signature:** _____ **Date:** _____




Viewed from the Exterior

**Quote Number:** 16626297

**Line Number:** 100 **Quote Qty:** 1 **Scaling:** 1/2" = 1'

**Description:** Pella® Reserve, Traditional, Casement Left, 32 X 53, White

**Rough Opening:** 32.75" X 53.75"

**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Clear Opening Width 22.25, Clear Opening Height 48.875, Clear Opening Area 7.551867, Egress Meets Typical 5.7 sqft (E) (United States Only)

**These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.**
** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Reserve White 3.22 w/ door **Project Name:** Henning / New

**Jobsite Location:** Tulsa, OK

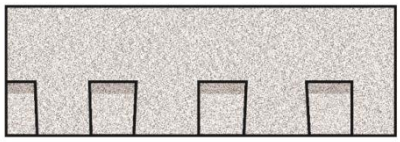
**Room Location:** BDR 3

**Sales Branch Location:** 29700 Pella Windows & Doors of Tulsa OK

# Technical Data Sheet

## Landmark®, Landmark® Premium, Landmark® Pro Shingles, Landmark® Pro/Architect 80 (NW Region Only) Shingles

### PRODUCT INFORMATION



Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. ***Please see the installation instruction section below for important information regarding NailTrak.***

In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

**Colors**: Please refer to the product brochure or CertainTeed website for the colors available in your region.

**Limitations:** Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

**Product Composition:** Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

### Applicable Standards

ASTM D3018 Type I
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance
UL 790 Class A Fire Resistance
ICC-ES ESR-1389 and ESR-3537
CSA Standard A123.5 (Regional)
Miami-Dade Product Control Approved (Regional)
Florida Product Approval # FL5444
Meets TDI Windstorm Requirements

### Technical Data:

| | **Landmark (and AR)** | **Landmark PRO* (and AR)** | **Landmark Premium (and AR)** |
|---|---|---|---|
| Weight/Square (approx.) | 217 to 229 lb ** | 234 to 250 lb ** | 300 lb |
| Dimensions (overall) | 13 1/4" x 38 3/4" | 13 1/4" x 38 3/4" | 13 1/4" x 38 3/4" |
| Shingles/Square (approx.) | 66 | 66 | 66 |
| Weather Exposure | 5 5/8" | 5 5/8" | 5 5/8" |

*Includes Landmark PRO AR/Architect 80
**Dependent on manufacturing location

## INSTALLATION

Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

**Hips and Ridges:** For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

## MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

## WARRANTY

Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark Premium (and AR), Landmark PRO (and AR), Landmark PRO/Architect 80 AR, and Landmark (and AR) carry up to 10-years of SureStart™ Protection. Landmark AR shingles carry a 10-year algae resistance warranty. Landmark Premium AR, Landmark PRO AR, and Landmark PRO/Architect 80 AR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

## TECHNICAL SUPPORT

Technical Service Department: 800-345-1145
e-mail: RPG.T.Services@saint-gobain.com

## FOR MORE INFORMATION

Customer Experience Team: 800-233-8990
e-mail: gethelp@saint-gobain.com
Web site: www.certainteed.com

**CertainTeed**
20 Moores Road
Malvern, PA 19355

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# TULSA PRESERVATION COMMISSION

## STAFF REPORT

Tuesday, May 23, 2023
HP-0451-2023

**HP PERMIT NUMBER:** HP-0451-2023

**PROPERTY ADDRESS:** 1352 EAST 20TH STREET

**DISTRICT:** SWAN LAKE

**APPLICANT:** KARLA RICARD, OKLAHOMA NATURAL GAS

**REPRESENTATIVE:** NONE

**A. CASE ITEM FOR CONSIDERATION**

1. Relocation of meter

**B. BACKGROUND**

**DATE OF CONSTRUCTION:** CA. 1926
**ZONED HISTORIC PRESERVATION:** 1994
**NATIONAL REGISTER LISTING:** SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
**CONTRIBUTING STRUCTURE:** YES
**PREVIOUS ACTIONS:** NONE FOUND

**C. ISSUES AND CONSIDERATIONS**

1. Relocation of meter
   i. Proposed is the relocation of the meter from the front of the residence. The meter would be located on the west side of the residence behind the front face of the house. The application has been forwarded to the Tulsa Preservation Commission without a review by the Historic Preservation Permit Subcommittee.

   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.7 Awnings, Shutters, Mailboxes, Mechanical Systems, Etc.

A.7.1 Select awnings that are consistent with the architectural style of your home.

A.7.2 Select window shutters that are consistent with the architectural style of your home. Plastic shutters and door shutters are not historically accurate and are not allowed.

A.7.3 Attach mailboxes to the front of the porch or house.

A.7.4 Install engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, package units, flues, conduits, cables, electrical boxes, ventilators, and louvers, on the side or rear façade of the structure.

A.7.5 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault.

A.7.6 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.

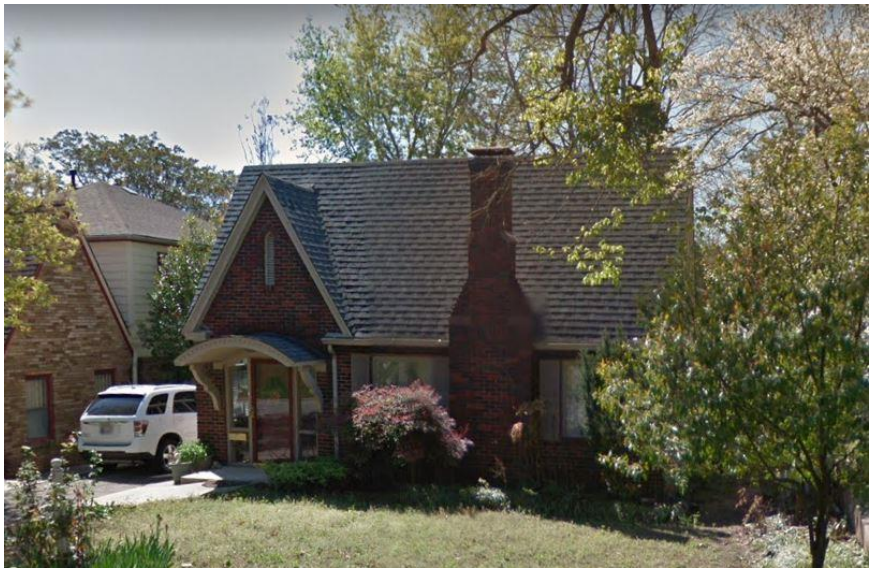
A.7.7 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.



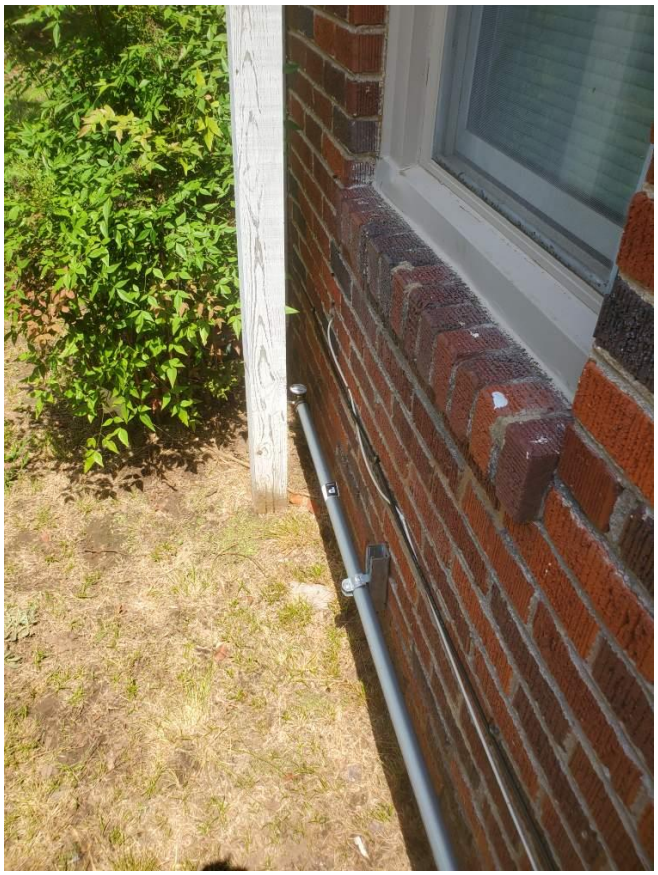
1352 E. 20th St. – Survey 1995



1352 E. 20th St. – Survey 1995

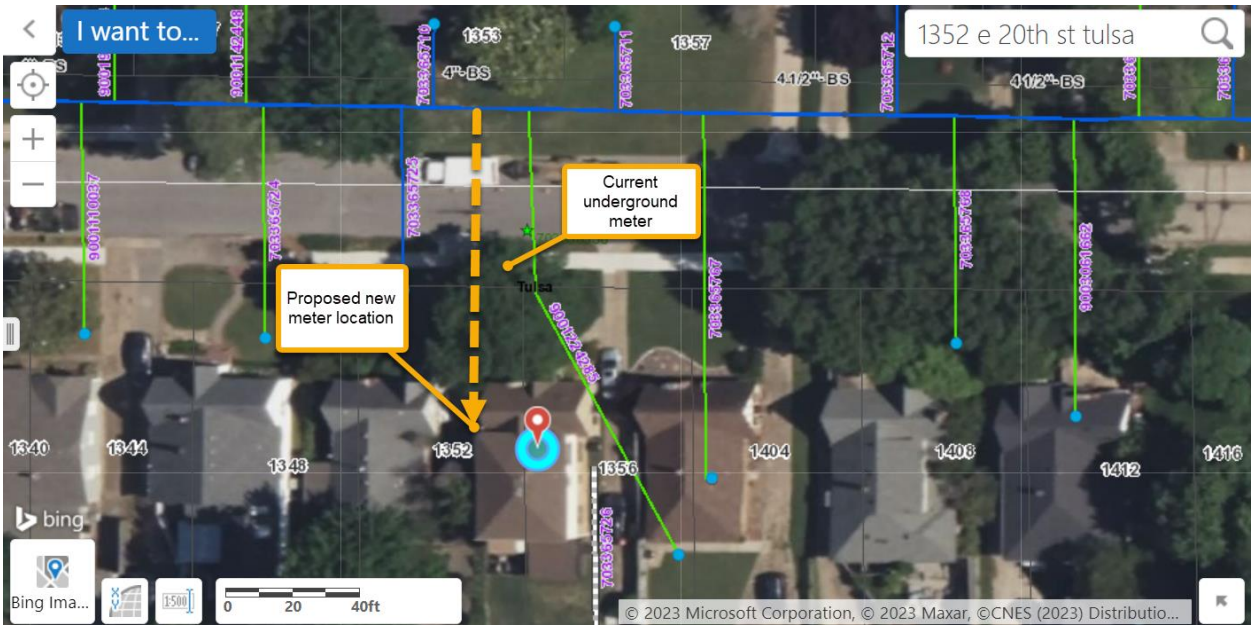


1352 E. 20th St. – 2017





Photos of house submitted by applicant




Proposed location of meter

# TULSA PRESERVATION COMMISSION

## STAFF REPORT

Tuesday, May 23, 2023
HP-0453-2023

**HP PERMIT NUMBER:** HP-0453-2023

**PROPERTY ADDRESS:** 1135 SOUTH NEWPORT AVENUE

**DISTRICT:** TRACY PARK

**APPLICANT:** LINDA LICHTY

**REPRESENTATIVE:** NONE

### A. CASE ITEM FOR CONSIDERATION

1. Replacement of awnings
2. Replacement and expansion of driveway
3. Replacement and expansion of walkways

### B. BACKGROUND

**DATE OF CONSTRUCTION:** 2021
**ZONED HISTORIC PRESERVATION:** 2023
**NATIONAL REGISTER LISTING:** TRACY PARK HISTORIC DISTRICT: 1982
**CONTRIBUTING STRUCTURE:** YES
**PREVIOUS ACTIONS:** NONE

### C. ISSUES AND CONSIDERATIONS

1. Replacement of awnings
   First proposed is the replacement of awnings on the residence. The proposed awnings would match the existing awnings almost exactly but would have a slightly different pattern.

2. Replacement and expansion of driveway
3. Replacement and expansion of walkways
   Also proposed is the replacement of the driveway and walkways. The proposed driveway would be approximately one foot and nine inches (1'-9") wider to allow the passenger door of a car to be opened while a car is parked in the driveway. The proposed walkway running from the house to the sidewalk would be replaced with its same dimensions, but the walkway running parallel to the driveway would be increased by six inches (0'-6") because the bushes in the front flower beds currently obscure part of the walkway.

4. 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.

5. 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.7 Awnings, Shutters, Mailboxes, Mechanical Systems, Etc.**

A.7.1 Select awnings that are consistent with the architectural style of your home.

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

**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.

# 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.

Replace awnings because they are badly deteriorated.
Replace driveway and walkways because they are cracked and in bad condition.

(See attachment)

**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

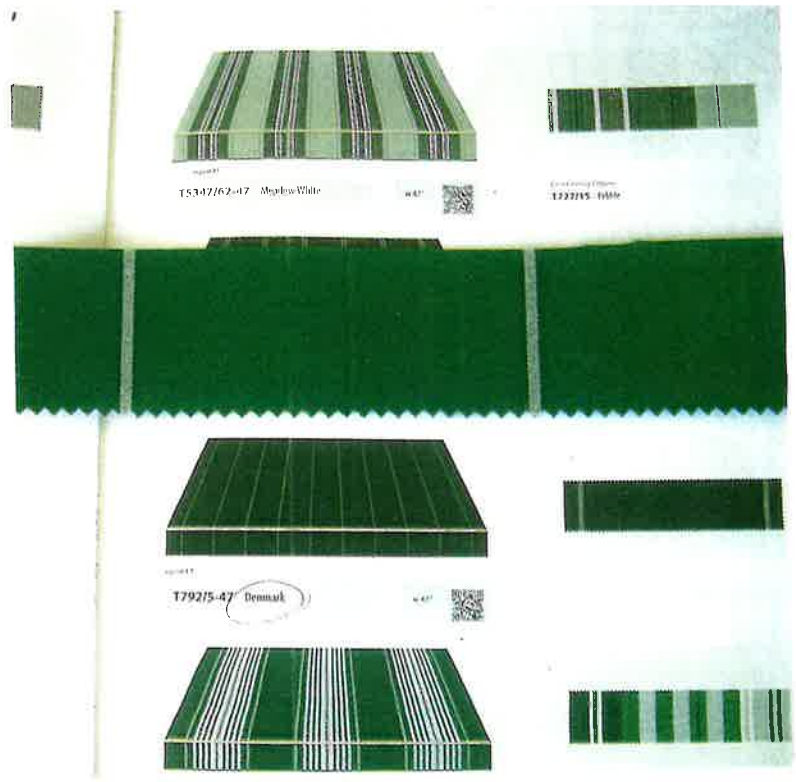
_____ An additional site plan showing approximate height, width and front setback of proposed project and all adjacent structures to show relationship to neighborhood

_____ 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)**

# Historic Preservation Permit Application





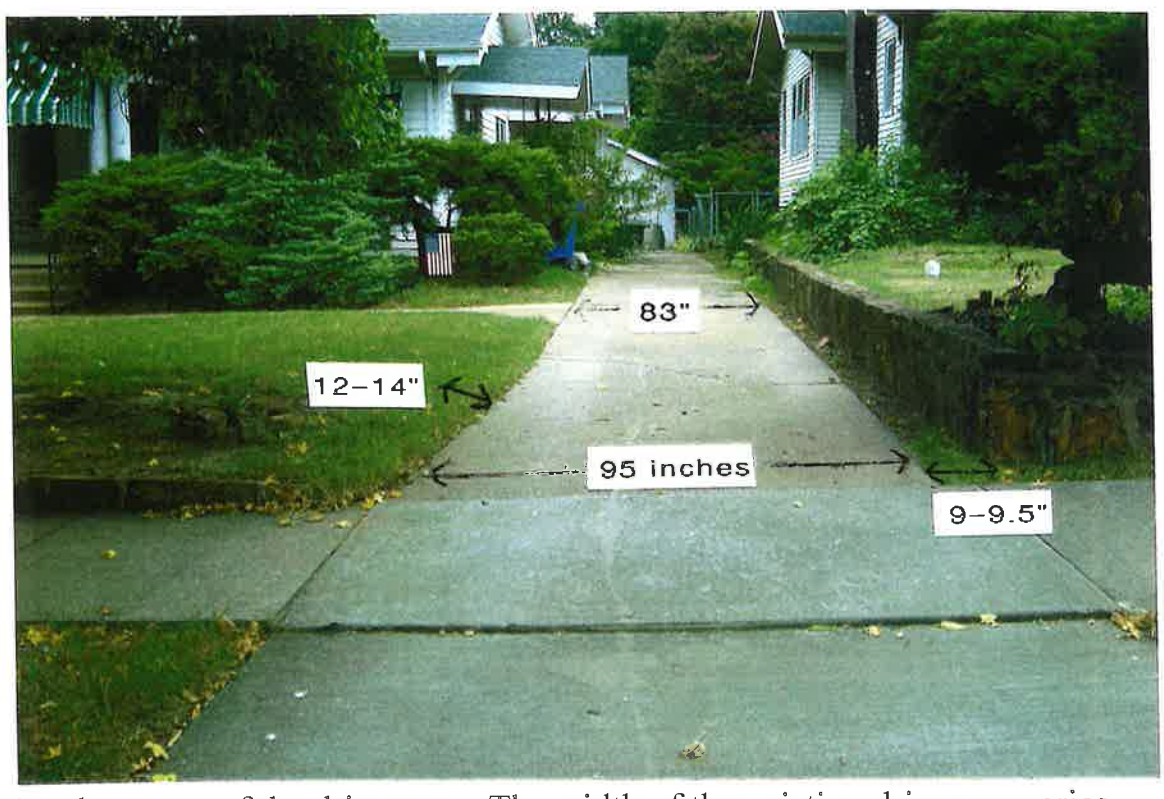
Replacement of awnings – The pattern of the awnings that I currently have has been discontinued. I have chosen the pattern in the above example to replace them. It is a more solid forest green with a very, very small grey stripe.




Replacement of walkway from sidewalk to porch – This walkway is about 47.5 to 48 inches wide and I would make no change to that.




Replacement of walkway in front of the house – This walkway is about 35.5 to 36 inches wide and I would like to add another 6 inches to the width.




Replacement of the driveway – The width of the existing driveway varies from 95 inches at the sidewalk to 83 inches at the walk in front of the house. There is a narrow strip of ground 9 to 9.5 inches wide between the driveway and a retaining wall. I would like to cover over this and simply take the driveway up next to that retaining wall. In addition I would like to add another 12 to 14 inches to the width along the other side of the driveway.

Replacement of the awnings is about 12 weeks out.

Replacement of the driveway and walkways is undetermined. I have yet to contact someone to give me an estimate for this work.

# TULSA PRESERVATION COMMISSION

## STAFF REPORT

Tuesday, May 23, 2023
HP-0425-2023

**HP PERMIT NUMBER:** HP-0425-2023

**PROPERTY ADDRESS:** 1624 SOUTH TROOST AVENUE

**DISTRICT:** SWAN LAKE

**APPLICANT:** DARIELA GONZALEZ

**REPRESENTATIVE:** BLAS GAYTAN, OWNER

### A. CASE ITEMS FOR CONSIDERATION

1. Removal of walls around porch
2. Replacement and construction of columns on porch
3. Replacement of floor and skirting on porch
4. Installation of siding
5. Installation of vent in gable
6. Replacement of door on east façade
7. Replacement of windows on east façade
8. Replacement of trim around windows, door, and eaves
9. Removal of eight (8) windows on south façade
10. Installation of four (4) windows on south façade
11. Removal of seven (7) windows on north façade
12. Installation of five (5) windows on north façade

*Project initiated without an historic preservation permit*
*Historic Preservation Permit Subcommittee Review Date: May 4, 2023*

### B. BACKGROUND

**DATE OF CONSTRUCTION:** CA. 1913; RELOCATED STRUCTURE
**ZONED HISTORIC PRESERVATION:** 1994
**NATIONAL REGISTER LISTING:** SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
**CONTRIBUTING STRUCTURE:** NO
**PREVIOUS ACTIONS:**
**HP-0424-2023 – FEBRUARY 7, 2023 – STAFF APPROVAL**
Removal of non-historic siding
Repair and replacement in-kind of original siding with matching exposure

### C. ISSUES AND CONSIDERATIONS

1. The application for an historic preservation permit was submitted in February but not completed. In response to a report of activity in April, staff contacted the owner, who stated the property was being sold and submitted documentation for the project. Proposed are treatments to the porch, windows, door, eaves, and walls. Because the HP Permit Subcommittee meeting on May 16, 2023, was canceled, the application was forwarded directly to the preservation commission without a recommendation by the subcommittee.

i. Removal of walls around porch
ii. Replacement and construction of columns on porch
iii. Replacement of floor and skirting on porch
iv. Installation of siding
v. Installation of vent in gable

The walls around the porch have been removed around the previously enclosed porch and exposed wood paneling on the face of the house, which will be replaced with siding. Additional siding will be installed around the entire house. Two columns were also removed, and new columns would be built atop all four masonry piers. A rail was previously proposed but will no longer be built, and a new vent would be placed in the main gable of the house. During the review of the application on May 4, 2023, the Historic Preservation Permit Subcommittee requested that the column proportions be adjusted, trim be added to the columns, and additional information about the siding be provided. The applicant has revised the elevations to reflect changes to the columns and now proposes Hardie Plank smooth lap siding with a six-inch exposure.

vi. Replacement of door on east façade
vii. Replacement of windows on east façade
viii. Replacement of trim around windows, door, and eaves
ix. Removal of eight (8) windows on south façade
x. Installation of two (2) windows on south façade
xi. Removal of seven (7) windows on north façade
xii. Installation of three (3) windows on north façade

Also in progress is the replacement of windows on the residence with Andersen 100 series single-hung windows. The four (4) windows on the east façade would be replaced in the existing openings. The applicant previously proposed to replace the eight (8) windows on the south façade with two (2) windows and the seven (7) windows on the north façade with three (3) windows. During the review of the application on May 4, 2023, the Historic Preservation Permit Subcommittee requested that the least two more windows be added to each elevation; that the trim around the windows match the original trim, including the crown molding at the headers; and that the rake trim match the existing, including the taper at the ends. The applicant has revised the elevations to reflect those suggestions. Product data for the proposed door was also requested and has been provided.

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.

3. 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.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.



1624 S. Troost Ave. – 1995



1624 S. Troost Ave. – 1995



1624 S. Troost Ave. – February 2023



1624 S. Troost Ave. – April 21, 2023



1624 S. Troost Ave. – April 21, 2023



1624 S. Troost Ave. – May 2, 2023



1624 S. Troost Ave. – May 2, 2023



6/8 Mahogany Collection - 2 Panel Arch

Marginal 9 Lite

**Mahogany TDL Door**

| Size | Stock Number | Glass |
|---|---|---|
| 36" | M9LM3068 | Bevel |

**Mahogany Sidelite**

| | | |
|---|---|---|
| 12" | MFULLSLCBLE1068 | Bevel |
| 14" | MFULLSLCBLE1268 | Bevel |

Note: 12" sidelites have no raised moulding.

**Glass shown:**
Clear Beveled Low-E Insulated

**8 True Divided Lite Glass Options are available for this door. See page 102**

Privacy rating: 1

Craftsman

**Mahogany TDL Door**

| Size | Stock Number | Shelf |
|---|---|---|
| 36" | MCMCBLE3068S | Yes |
| 36" | MCMCBLE3068NS | No |

**Mahogany Sidelite**

| | | |
|---|---|---|
| 12" | MFULLSLCBLE1068 | Bevel |
| 14" | MFULLSLCBLE1268 | Bevel |

Note: 12" sidelites have no raised moulding.

**Glass shown:**
Clear Beveled Low-E Insulated

**8 True Divided Lite Glass Options are available for this door. See page 102**

Privacy rating: 1

6/8 Mahogany Collection - 2 Panel Arch

29

2 Panel Arch

**Mahogany Door**

| Size | Stock Number | Glazing |
|---|---|---|
| 36" | M2PA3068 | |

**Mahogany Sidelite**

| | | |
|---|---|---|
| 12" | MFULLSLC1068 | Clear IG |
| 14" | MFULLSLC1268 | Clear IG |

Note: 12" sidelites have no raised moulding.

Also available with smooth panels. (No V-Groove)

**Mahogany Door**

| Size | Stock Number |
|---|---|
| 36" | M2PAS3068 |

Speakeasy with Glass

**Mahogany Door**

| Size | Stock Number | Glazing |
|---|---|---|
| 36" | M2PASEC3068 | Clear IG |

**Mahogany Sidelite**

| | | |
|---|---|---|
| 12" | MFULLSLC1068 | Clear IG |
| 14" | MFULLSLC1268 | Clear IG |

Note: 12" sidelites have no raised moulding.

Also available with smooth panels. (No V-Groove)

**Mahogany Door**

| Size | Stock Number | Glass |
|---|---|---|
| 36" | M2PASSEC3068 | Clear IG |

Privacy rating: 1

Available door unit configurations: 1-4, 8-9
See page 5 for more information.

Proposed door (top right)



# BETTER HOME PROUCTS

## HANDLESET SPECIFICATIONS

**TIBURON** COLLECTION




BHP ITEM#: 95888CH 95815SN 95811DB

**Door Prep** - Crossbore 2 1/8", edge bore 1", latch face 1" x 2 1/4", bottom bolt hole 3/8"
**Door Thickness** - 1 5/8" to 2". Up to 2 1/4" with optional BHP thick door kit
**Function** - Deadbolt locked or unlocked by key outside or turn-piece inside. Inside always free. Passage knob and thumb latch always free
**Strikes** -1 Pc 1" x 2 1/4" radius corner and 1 Pc full lip radius corner for Deadbolt.1 Pc full lip radius corner for Passage
**Latches** -1 Pc 1" throw radius corner 2 3/8" -2 3/4" adj. Deadbolt latch. 1 Pc 1/2" throw 2 3/8" and 1 Pc 2 3/4" radius corner Passage latch
**Door Handing** - Adjustable
**Interior Trim:** Ball knob standard. Fits all other BHP knob and lever trims
**Available Finishes** - Chrome(CH), Satin Nickel(SN), Dark Bronze(DB)

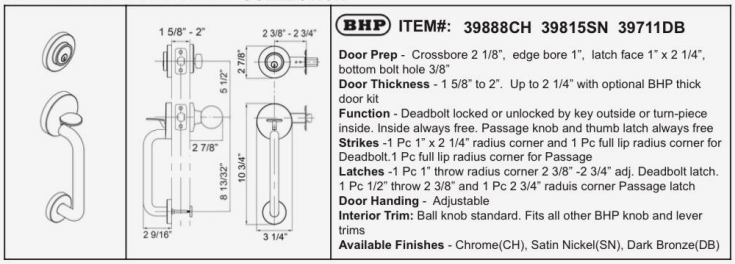
**FISHERMAN'S WHARF** COLLECTION




BHP ITEM#: 04888CH 04815SN 04811DB

**Door Prep** - Crossbore 2 1/8", edge Bore 1", latch face 1" x 2 1/4", bottom bolt hole 3/8"
**Door Thickness** - 1 5/8" to 2". Up to 2 1/4" with optional BHP thick door kit
**Function** - Deadbolt locked or unlocked by key outside or turn-piece inside. Inside always free. Passage knob and thumb latch always free
**Strikes** -1 Pc 1" x 2 1/4" radius corner and 1 Pc full lip radius corner for Deadbolt.1 Pc full lip radius corner for Passage
**Latches** -1 Pc 1" throw radius corner 2 3/8" -2 3/4" adj. Deadbolt latch. 1 Pc 1/2" throw 2 3/8" and 1 Pc 2 3/4" raduis corner Passage latch
**Door Handing** - Adjustable
**Interior Trim:** Ball knob standard. Fits all other BHP knob and lever trims
**Available Finishes** - Chrome(CH), Satin Nickel(SN), Dark Bronze(DB)

**SKYLINE BOULEVARD** COLLECTION




BHP ITEM#: 39888CH 39815SN 39711DB

**Door Prep** - Crossbore 2 1/8", edge bore 1", latch face 1" x 2 1/4", bottom bolt hole 3/8"
**Door Thickness** - 1 5/8" to 2". Up to 2 1/4" with optional BHP thick door kit
**Function** - Deadbolt locked or unlocked by key outside or turn-piece inside. Inside always free. Passage knob and thumb latch always free
**Strikes** -1 Pc 1" x 2 1/4" radius corner and 1 Pc full lip radius corner for Deadbolt.1 Pc full lip radius corner for Passage
**Latches** -1 Pc 1" throw radius corner 2 3/8" -2 3/4" adj. Deadbolt latch. 1 Pc 1/2" throw 2 3/8" and 1 Pc 2 3/4" raduis corner Passage latch
**Door Handing** - Adjustable
**Interior Trim:** Ball knob standard. Fits all other BHP knob and lever trims
**Available Finishes** - Chrome(CH), Satin Nickel(SN), Dark Bronze(DB)

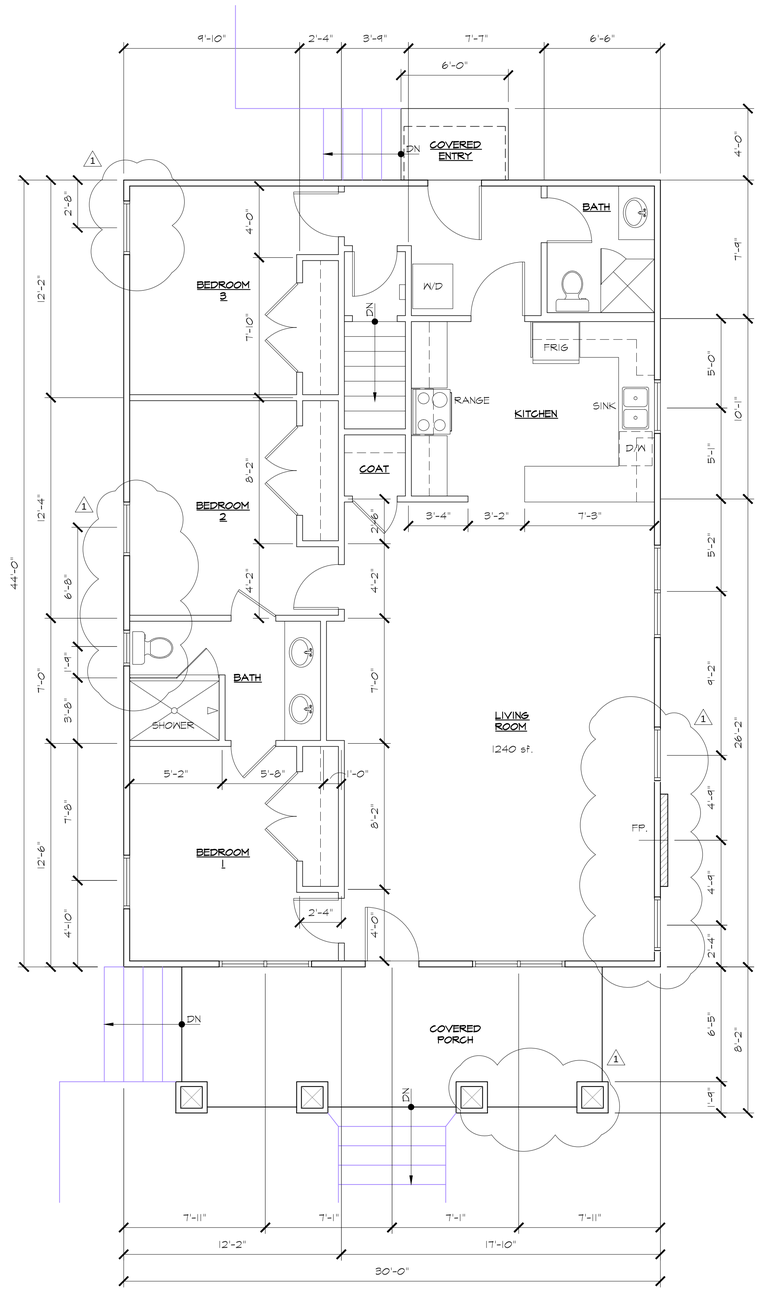
WWW.BETTERHOMEPRODUCTS.COM

02-2015

Proposed door hardware




Proposed siding – 6" Hardie Plank Smooth Lap Siding




# MAIN FLOOR PLAN

1/4" = 1'-0"

GAWEY ARCHITECTS

GAWEY ARCHITECTS PLLC
P.O. Box 4522
Tulsa, OK 74159
918.691.8867 tel
gawey.com

ISSUE BLOCK:

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 5/08/23 | PLAN REV. |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SQUARE FOOTAGE:

| | |
|---|---|
| Main Floor: | 1,240 |
| Upper Floor: | - |
| Total (frame): | 1,240 |
| Main (veneer): | - |
| Total: | 1,240 |

PROJECT:
BG HOMES
1624 S. TROOST AVE.
TULSA, OK 74120

DATE: APRIL 21, 2023

FLOOR PLAN

A1

SHEET NUMBER

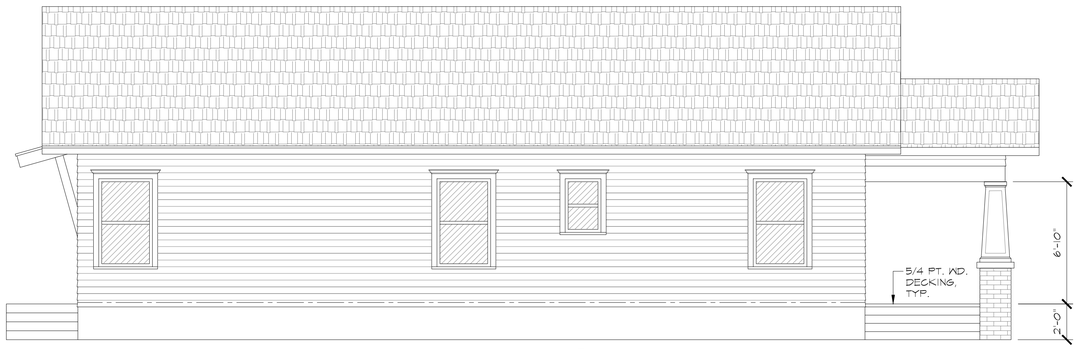
© 2023 Gawey Architects PLLC




4 SIDE ELEVATION
1/4" = 1'-0"




3 BACK ELEVATION
1/4" = 1'-0"




2 SIDE ELEVATION
1/4" = 1'-0"




1 FRONT ELEVATION
1/4" = 1'-0"

GAWEY ARCHITECTS

GAWEY ARCHITECTS PLLC
P.O. Box 4522
Tulsa, OK 74159
918.691.8867 tel
gawey.com

ISSUE BLOCK:

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 5/08/23 | PLAN REV. |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SQUARE FOOTAGE:

| | |
|---|---|
| Main Floor: | 1,240 |
| Upper Floor: | - |
| Total (frame): | 1,240 |
| Main (veneer): | - |
| Total: | 1,240 |

PROJECT:
BG HOMES
1624 S. TROOST AVE.
TULSA, OK 74120

DATE: APRIL 21, 2023

EXTERIOR ELEVATIONS

A2

SHEET NUMBER

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# TULSA PRESERVATION COMMISSION

## STAFF REPORT

Tuesday, May 23, 2023
HP-0431-2023

**HP PERMIT NUMBER:** HP-0431-2023

**PROPERTY ADDRESS:** 1747 SOUTH QUINCY AVENUE

**DISTRICT:** SWAN LAKE

**APPLICANT:** BHADRI VERDUZCO

**REPRESENTATIVE:** NONE

### A. CASE ITEM FOR CONSIDERATION

1. Construction of retaining wall

*Project initiated without an historic preservation permit*
*Application to amend HP-0405-2022 denied by Tulsa Preservation Commission on November 10, 2022*
*Historic Preservation Permit Subcommittee Review Date: February 21, 2023*

### B. BACKGROUND

**DATE OF CONSTRUCTION:** CA. 1922
**ZONED HISTORIC PRESERVATION:** 1994
**NATIONAL REGISTER LISTING:** SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
**CONTRIBUTING STRUCTURE:** YES
**PREVIOUS ACTIONS:**

**HP-0404-2022 – STAFF APPROVAL – NOVEMBER 10, 2022**
Removal of non-historic railroad ties within street yard

**HP-0405-2022 – TPC DENIAL – NOVEMBER 10, 2022**
Construction of retaining wall with Pavestone Trinity Blend concrete retaining wall blocks

### C. ISSUES AND CONSIDERATIONS

1. Construction of retaining wall
   i. During an inspection of nearby projects, staff of the Tulsa Preservation Commission observed work in progress in the fall of 2022. A letter of notification was sent to the owner, who responded with an application for the construction of a retaining wall with Pavestone Trinity Blend concrete retaining wall blocks. The application was denied by the preservation commission on November 10, 2022. The applicant has since considered several possible treatments of the wall and has submitted an amended application for discussion by the Historic Preservation (HP) Permit Subcommittee. During the review of the application on February 21, 2023, the HP Permit Subcommittee suggested several possible treatments for the wall, including a stucco façade. The owners tested the application of stucco to the wall and determined that it would be feasible. Now proposed is the wall as constructed with a stucco façade, as shown in the sample photos provided by the applicant. Because the HP Permit Subcommittee meeting on May 16, 2023, was

canceled, the application was forwarded directly to the preservation commission without a recommendation by the subcommittee.

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.

iii. 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 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.

.1 Elmwood – dry-stack retaining walls are not allowed



1747 South Quincy Avenue – 1995



1747 South Quincy Avenue – September 2022

# Historic Preservation Permit Application Submittal Materials

## prepared by Bhadri Verduzco

## Owner of home at 1747 S. Quincy Ave.

## Revised April 30, 2023

# **Project Description**
## Replacing Railroad Ties with Retaining Wall

We bought the home in February 2020. At that time the south face of our property (front of the home) had garden beds that lined the sidewalk. The beds were in two tiers and held together by railroad ties (see images). And they ran the entire length of the front of the property. The railroad ties were rotting and crumbling, which was unsightly, unsafe, and could lead to erosion. The railroad ties were held in place by rebar which was extending out of the ties at odd angles. The beds were grown over with grass and clearly hadn't been maintained in a long time. We knew we had to replace the railroad ties, and decided to build a retaining wall for a few reasons. It's more permanent. It looks better. It would prevent erosion. It's safer. It would stop dirt from the garden beds from washing onto the sidealk.



front of home with rotting railroad ties in foreground (prior to exterior of home being painted)

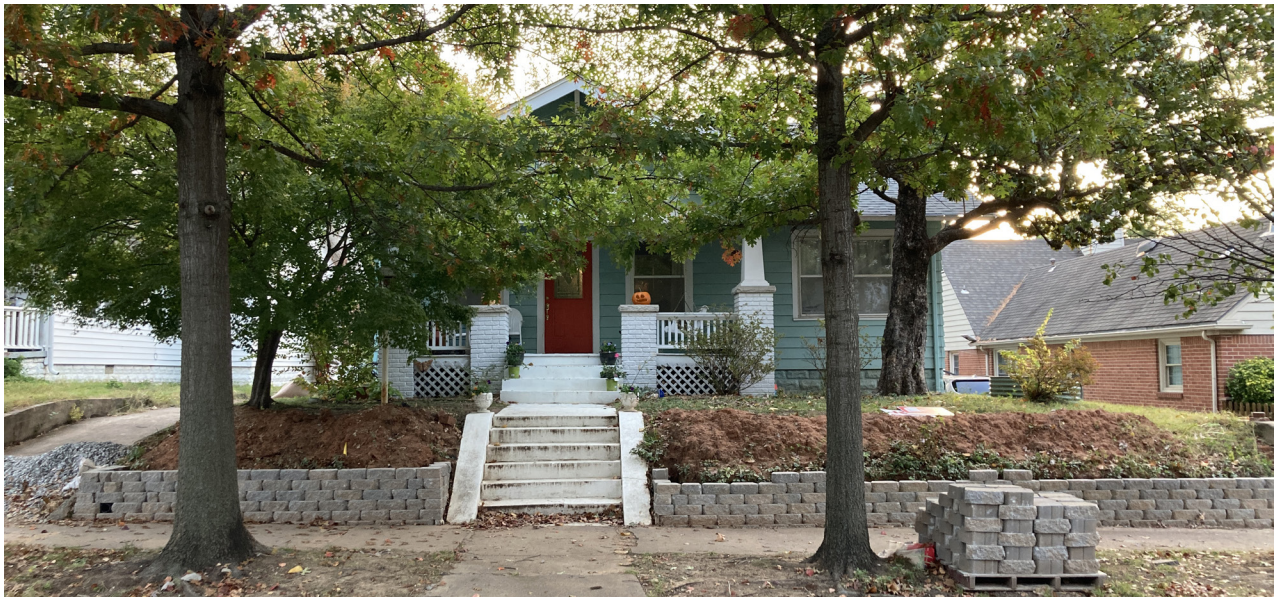


front of home with rotting railroad ties in foreground (prior to exterior of home being painted)



rotting railroad ties after removal

# Photographs of the site



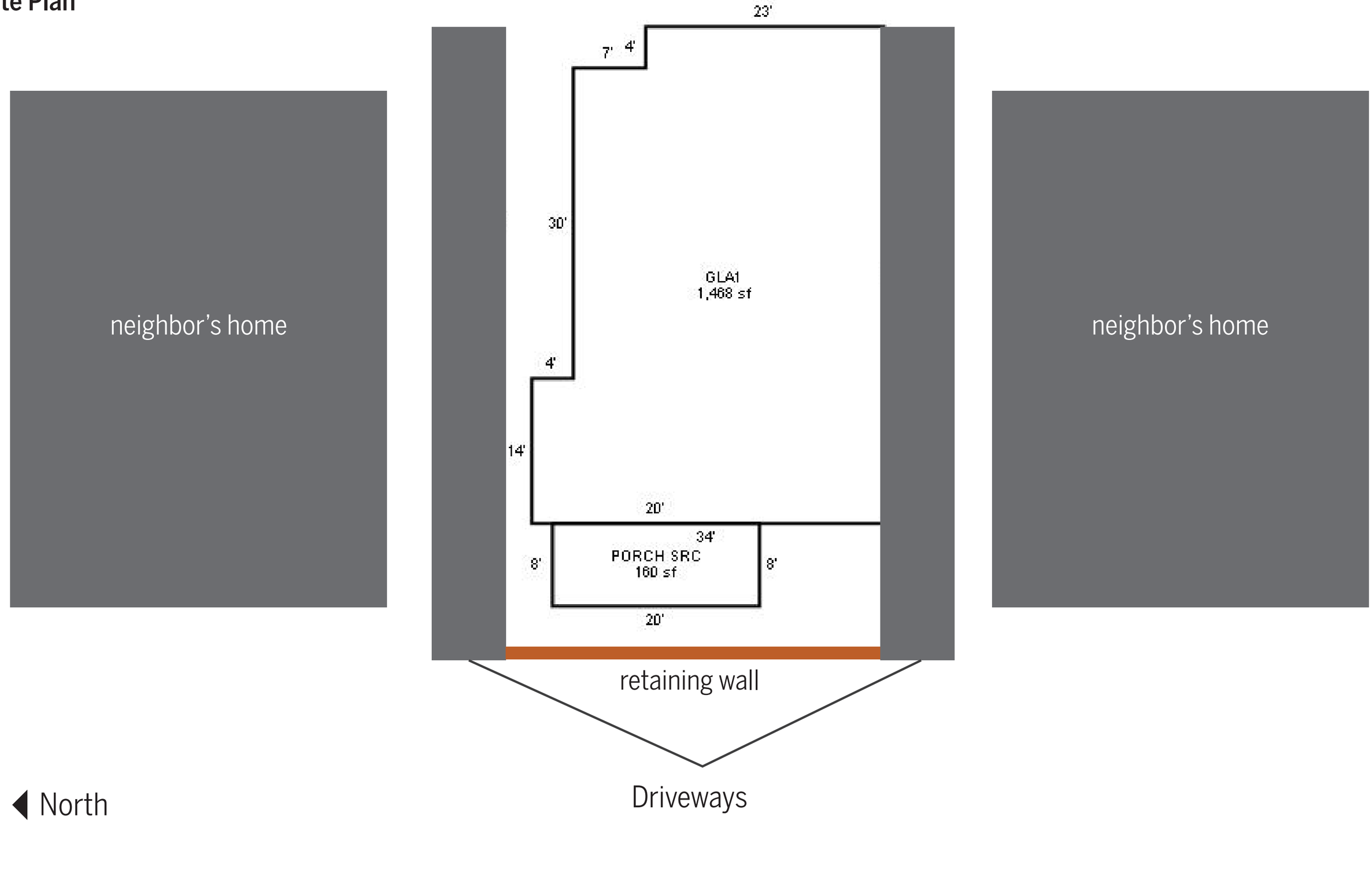








# Site Plan


neighbor's home
23'
7'
4'
30'
GLA1
1,468 sf
4'
14'
20'
34'
PORCH SRC
160 sf
8'
8'
20'
neighbor's home
retaining wall
Driveways
North

# Site Plan Cont.

North

retaining wall cap

retaining wall brick

sidewalk at 1.1 degree angle

3" paver base & sand for leveling

drain pipe front view

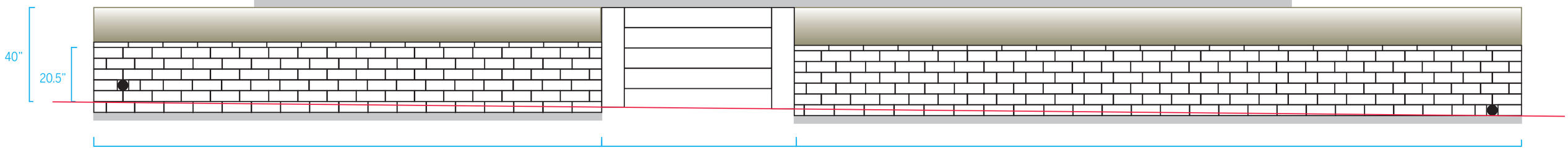
drain pipe top view

sloped front lawn meeting retaining wall

stone backfill covering pipe

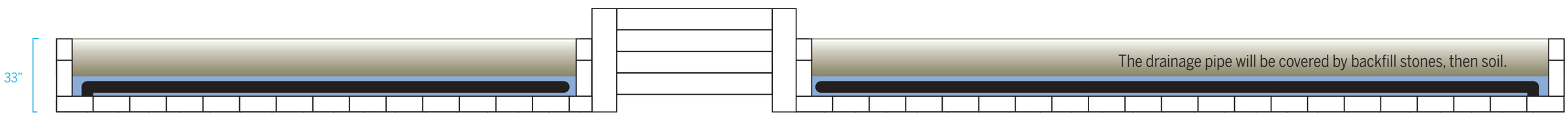
House

lawn slopes west at 15 degree angle




East Facing View towards house

sidewalk slopes south at 1.1 degree angle

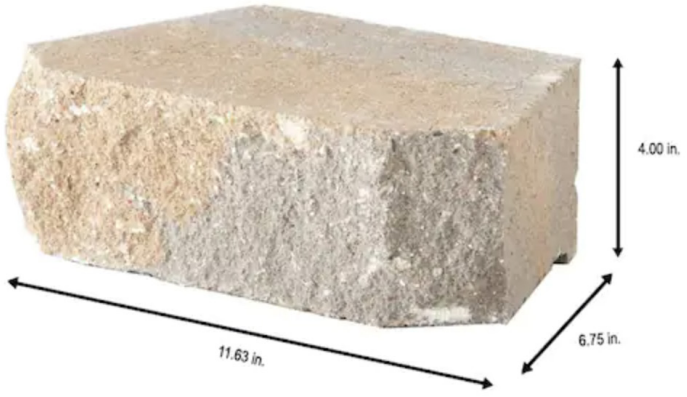



Birds eye view

# Products

The wall material is Pavestone 4 in. x 11.75 in. x 6.75 in. Trinity Blend Concrete Retaining Wall Block. We chose this block because it was aesthetically pleasing, very strong, affordable, and easy to build with.






| | | |
|---|---|---|
| Sq. Ft. Per Piece | = | 0.55 sq. ft. |
| Face Ft. | = | 0.32 Face ft. |
| Item Weight | = | 22.4 lb. |

The wall backfill is small stones for a combination of strength and drainage.



The wall blocks are secured using Loctite pl 500 10 fl. Oz. Landscape Block Adhesive.






The drainage pipe is produced by Advanced Drainage Systems, Inc/ The perforated corrugated drain pipes' singlewall design provides superior stregth while the HDPE construction allows the pipe to be a flexible light weight solution for drainage projects.



The drainage pipe is wrapped in Southwest Boulder & Stone Heavy-Duty, Commercial Grade Weed Barrier to prevent roots or soil from entering pipe.

# Products cont.

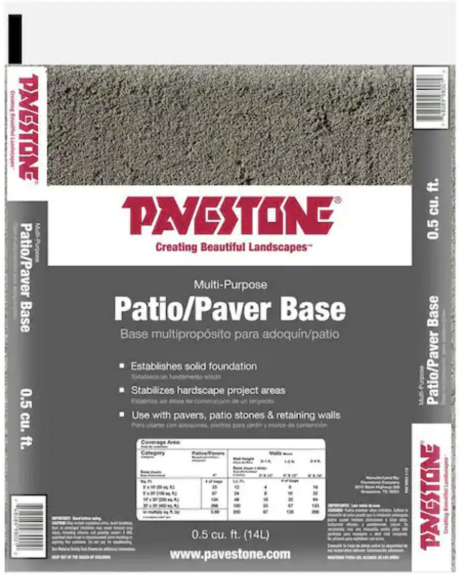
Quikrete All-Purpose Sand for leveling retaining wall.




Pavestone 2 in. x 12 in. x 8 in. Concrete Wall Cap



Pavestone 0.5 cu. ft. Paver Base to create a solid foundation the retaining wall.




Quikrete concrete mix as a skimcoat even out the wall before stucco application




Quikrete Indoor and Outdoor Stucco to finish wall



# Wall Finished with Stucco

On the subcommittee's recommendation we have re-created a small section of the wall to test how the stucco would work as a finish to the wall. We applied a concrete skim coat first to create a smooth surface, and then applied stucco. It worked well.

1



Wall re-construction

2



Concrete Skim Coat

3



Stucco

# Material Explanation

This house installed a dry stack concrete wall with approval from the commission.





1232 E. 18th Street

Approved by commission during pandemic

# Material Explanation cont.

These dry stack concrete walls were recently constructed by the City of Tulsa at the intersection of 21st Street & Utica Avenue.





21st Street & Utica Avenue

# Property Description

Mailing Address: 1747 S. Quincy Ave
Tulsa, OK 74120

Doc Stamp $279.00

## GENERAL WARRANTY DEED

(WITH SURVIVORSHIP CLAUSE)

THIS INDENTURE, Made this January 21st, 2020 between Chien-Yu Lin, a single person party of the first part, and Bhadri Verduzco and Bethanie Verduzco, as husband and wife parties of the second part with right of survivorship as hereinafter set out.

WITNESSETH: That in consideration of the sum of Ten and no/100 --- ($10.00) ------- dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, said party of the first part does, by these presents grant, bargain, sell and convey unto Bhadri Verduzco and Bethanie Verduzco, as husband and wife, as joint tenants, and not as tenants in common, on the death of one of the survivor, the heirs and assigns of the survivor, to take the entire fee simple title, the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit:

The South Forty-eight (48) feet of the West One hundred seven (107) feet of Lot Nine (9), Block Twenty-six (26), PARK PLACE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

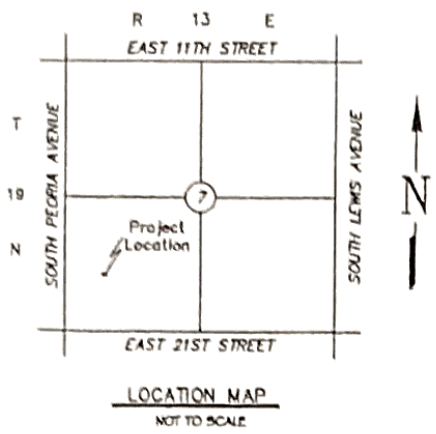
TO HAVE AND TO HOLD the same as joint tenants, and not as tenants in common, with the fee simple title in the survivor, the heirs and assigns of the survivor, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever

AND said party of the first part, his heirs, successors, grantees, executors, and administrators, do hereby covenant and agree to and with said parties of the second part that, at the delivery of these presents, he is lawfully seized of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, judgments, estates, taxes, assessments and encumbrances of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due; and that party grantor will WARRANT AND FOREVER DEFEND the same unto said parties of the second part, their heirs, successors and assigns against said party of the first part, his heirs, successors and assigns, and all and every person or persons whomsoever lawfully claiming, or to claim the same.

# Property Description

X _____ X _____

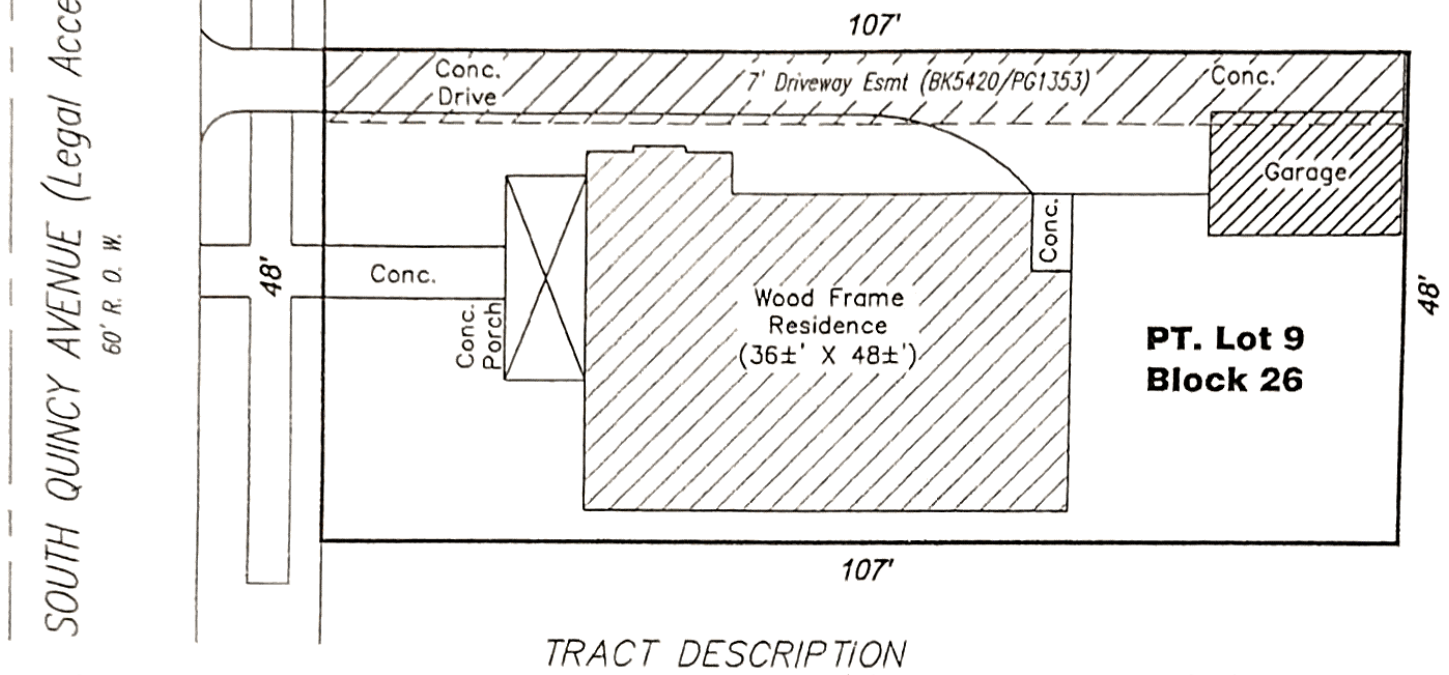
## MORTGAGE INSPECTION REPORT
PORTIONS OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 13 EAST
TULSA COUNTY, OKLAHOMA
1747 SOUTH QUINCY AVENUE
TULSA, OK 74120
BHADRI VERDUZCO &
BETHANIE VERDUZCO



LOCATION MAP
NOT TO SCALE



PATRIOT SURVEY
*Heritage Matters*




### *TRACT DESCRIPTION*

*South 48 feet of the West 107 feet of Lot Nine (9), Block Twenty-Six (26), PARK PLACE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.*

### *TITLE INFORMATION*

*Old Republic National Title Insurance Company, effective December 17, 2019. Commitment No. 19-2933. Easements noted on Schedule B, Sec. II: per Plat – no easements noted on Plat. Book 382, Page 123 – no specific location. Book 5420, Page 1353 – shown. Document No. 2006114781 – non survey related. Document No. 2012041991 – non survey related. No additional easements noted.*

### *SURVEYOR CERTIFICATION*

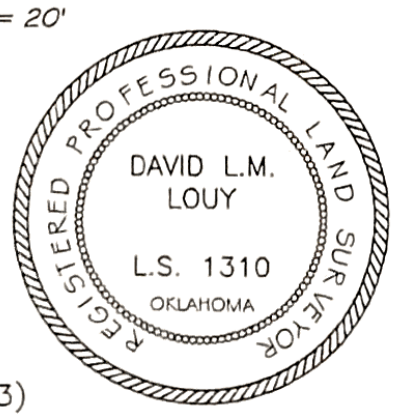
I certify that the above inspection report shows the improvements, other than fences, as located on the premises described, that they are entirely within the described tract boundaries are based upon physical features, there are no significant encroachments, except as indicated, that the above report shows all recorded plat and other such easements as have been disclosed and furnished to me by the client, that the report was prepared for identification purposes only for the mortgagee and IS NOT A LAND OR PROPERTY LINE SURVEY, that NO CORNERS WERE SET and IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENT LINES. No liability is assumed herein for future landowners or lending institutions. This Certification IS NOT TRANSFERABLE. If the Surveyors Seal and signature are not in color, this is an unauthorized copy. FEDERAL COPYRIGHT LAWS APPLY.

*David L. M. Louy* *1/9/2019*
*DAVID L. M. LOUY, OK LS #1310* *DATE*

20 10 0 20 40
*1" = 20'*



800-522-OKIE (6543)




**Job: # 3001 - Buyer - VERDUZCO**

PATRIOT SURVEY
**P. O. Box 966, Jenks OK 74037**
**1-833-752-8833**
**CA 8229, Eff. to 6-30-2021**

PAGE 1 OF 1