

HP PERMIT NUMBER: HP-0720-2025

PROPERTY ADDRESS: 319 East 18th Street

DISTRICT: North Maple Ridge

APPLICANT: Kate Wallace

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of roof
2. Expansion of roof
3. Relocation of dormer on east side of roof
4. Expansion of dormer on south side of roof

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1926

ZONED HISTORIC PRESERVATION: 1993; Ordinance Amendment 2005

NATIONAL REGISTER LISTING: Maple Ridge Historic Residential District, 1983

CONTRIBUTING STRUCTURE: No

STYLE/CONSTRUCTION: French Eclectic

PREVIOUS ACTIONS:

COA – August 16, 1994 – TPC Approval

Installation of awnings

COA – February 8, 2007 – TPC Approval

Part I: Construct a 155-square-foot, one-story addition to east elevation of house. Addition will be a half-octagon with a hipped roof of asphalt shingles, stucco walls, and divided-light wood windows on all sides; with conditions that the applicant install True Divided Light (TDL) windows; a copper roof on east addition; and install gutters to match the existing.

Part II: Construct a 512-square-foot, one-story addition to north elevation of house. Addition will be rectangular with a hipped roof of asphalt shingles, stucco walls, and wood windows with 9-light Prairie muntin pattern to match existing house. Addition will have a pair of clear-view exterior French doors and wood stairs on east side for access to back yard; with conditions that the applicant installs gutters to match the existing.

COA – November 13, 2007 – TPC Approval

Construct two-story addition on east elevation of house according to plans submitted with two conditions:

1. That the applicant's proposal is accepted to over build the existing flat roof with a hipped roof element; and

2. That the existing window on the 2nd floor, NE corner should be infilled and the wall made to match the adjacent construction.

HP-0114-2019 – July 11, 2019 – TPC Approval

Replacement of sidewalk with pavers

Construction of walkway

C. ISSUES AND CONSIDERATIONS

1. The applicant proposes the expansion of the roof 8 feet to the east to cover a portion of the existing two-story addition, which has a flat roof. The purpose of the roof expansion is to relocate HVAC equipment to the attic. The equipment is currently located on the flat-roofed portion of the building, is partially visible from the street, and, according to the applicant, has caused water infiltration. The dormer on the south side of the roof would be expanded so that it remains centered on the new roof. The dormer would be clad in wood shingles, and windows from the east dormer would be moved to the south dormer to match the existing windows. The east dormer would be rebuilt at the center of the newly built east side of the roof and would have custom windows to match the existing windows. All trim around the windows and roof would match existing trim on the house. Also proposed is the replacement of the roof covering with slate tiles produced by Cupa Pizarra. However, in the event that the slate tiles are structurally or financially infeasible, the applicant has also provided product data for TruDefinition Duration Designer architectural shingles manufactured by Owens Corning.

On December 11, 2025, the Historic Preservation Permit Subcommittee recommended approval of the application with the condition that the applicant add the octagonal addition to the front elevation drawings.

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

A.1.1 Retain and preserve the existing historic architectural elements of your home.

A.1.2 If replacement of historic architectural elements is necessary, match the size, shape, pattern, texture, and directional orientation of the original historic elements.

- A.1.3 Ensure that work is consistent with the architectural style and period details of your home.
- A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

A.4 Windows and Window Trim

- A.4.1 Retain and preserve original historic windows, including glazing, trim, muntins, and character-defining details.
- A.4.2 Do not remove, cover, or move existing window openings.
- A.4.3 To return the home to its original historic appearance, remove non-historic windows and trim. When selecting replacements, use physical or pictorial evidence. If no evidence exists, select windows which are consistent with the architectural style of your home.
- A.4.4 To gain thermal efficiency, storm windows which maintain the appearance and allow maximum visibility of the original historic windows may be installed. Unfinished and clear-finished metals are not allowed. (Storm windows can be staff approved.)
- A.4.5 If replacement of deteriorated windows is necessary, match the original historic windows in sash design, size, shape, muntin pattern, location, glazing area, and tint. Insulated glass (double-pane) windows may be used. Exterior muntins are required on simulated-divided-light windows.
 - .1 Brady Heights – Match the original historic window material.
 - .2 Elmwood – Match the original historic window material
- A.4.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.
- A.4.7 When adding new window openings, maintain the proportions of the façade. Match the size, design, and pattern of the existing windows. Align the headers of new windows with the existing windows.
- A.4.8 Exterior security bars and grilles are discouraged.

A.5 Roofs

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

SECTION B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES**B.4 Roofs**

- B.4.1 New roof features, such as dormers or cupolas, may be added to the existing roof, if the proposed elements maintain the scale, proportions, rhythms, and architectural character of the structure.
- B.4.2 On additions, use roof forms, slope, detailing, and roofing materials that are consistent with the historic portions of the existing structure. Installation of metal roofs will be considered on a case-by-case basis.
 - .1 Yorktown – Metal roofing is not allowed.

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.



Advertisement for home, 1926

(via Phase IV Survey of the Maple Ridge Historic Residential District, June 2024, prepared by Kristin Dyer, Dyer Need for Preservation LLC)



July 1994



February 2007



February 2007



April 2024

(Phase IV Survey of the Maple Ridge Historic Residential District,
June 2024, prepared by Kristin Dyer, Dyer Need for Preservation LLC)



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.

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 Application _ November 4,2025

Kate Wallace 918-740-4290

319 E 18th St Tulsa, OK 74120

Maple Ridge North

Roof Modification:

The 1990's addition on the eastside of the house has a flat roof with HVAC equipment and many ductwork penetrations. We need a full roof replacement, so while we replace, we would also like to extend the current original gabled roof 8 feet to the east to allow adequate space to place HVAC equipment in the attic instead of on the flat roof. This will also allow the flat portion of the roof to be free of ductwork penetrations. The penetrations and equipment sitting on roof have caused major issues and leaks, as well as access issues for maintenance. It is also unattractive to see the exposed ductwork on the roof, but without a roof extension there is no access to the additional rooms. The roof extension would leave the existing original dormer on the front façade off center, so rather than adding an additional separate dormer window, we plan to add windows to the existing dormer so that it is a larger single dormer and maintaining center on the roof.

There are many examples of this shape of roof throughout Maple Ridge, example photo below, on Madison:



-The materials will all match existing, roofing will be replaced with TPO where flat and asphalt shingles on pitch.

Existing Elevations:

South (Front/Street-facing) Elevation:



West Elevation:



North Elevation:



East Elevation:

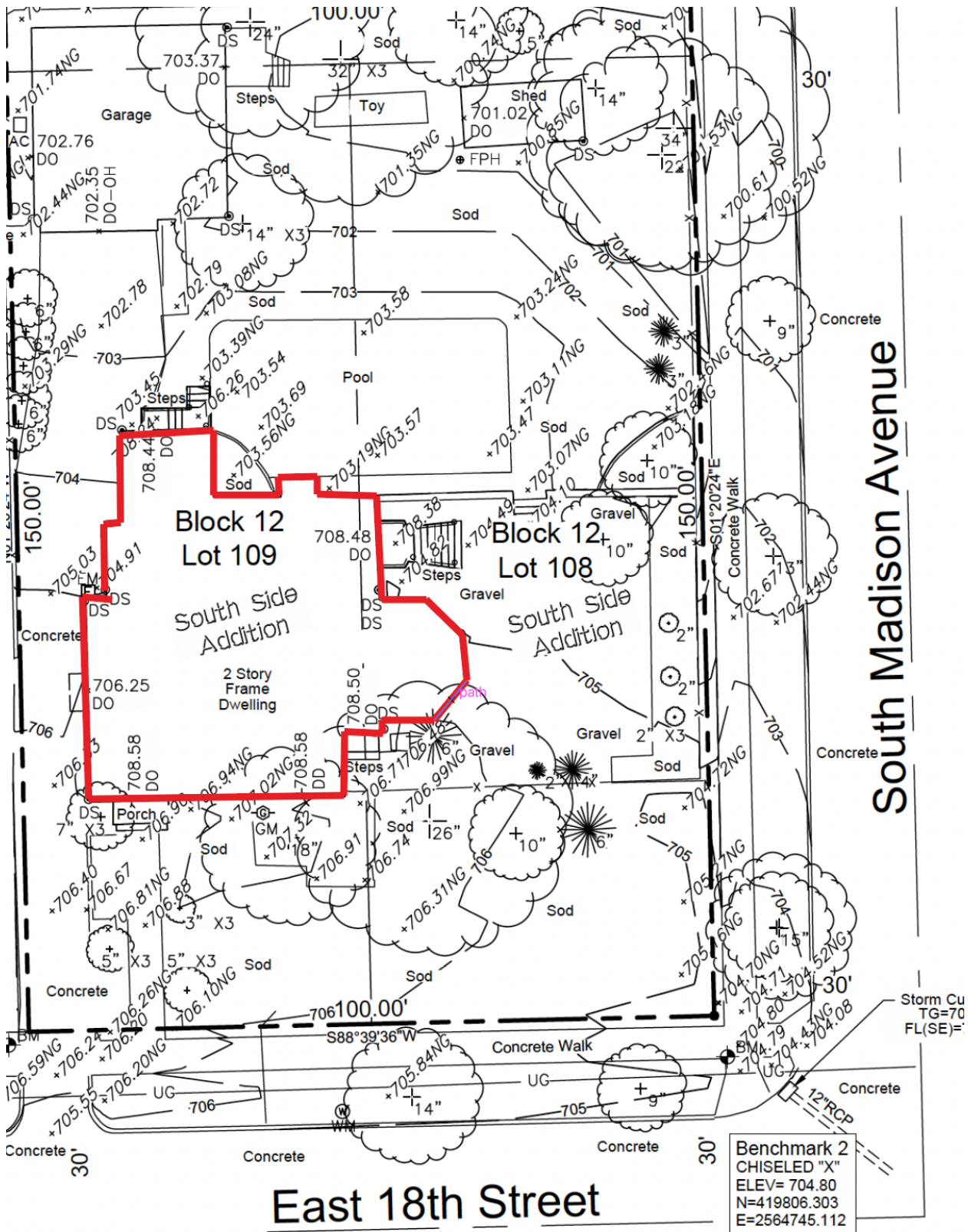




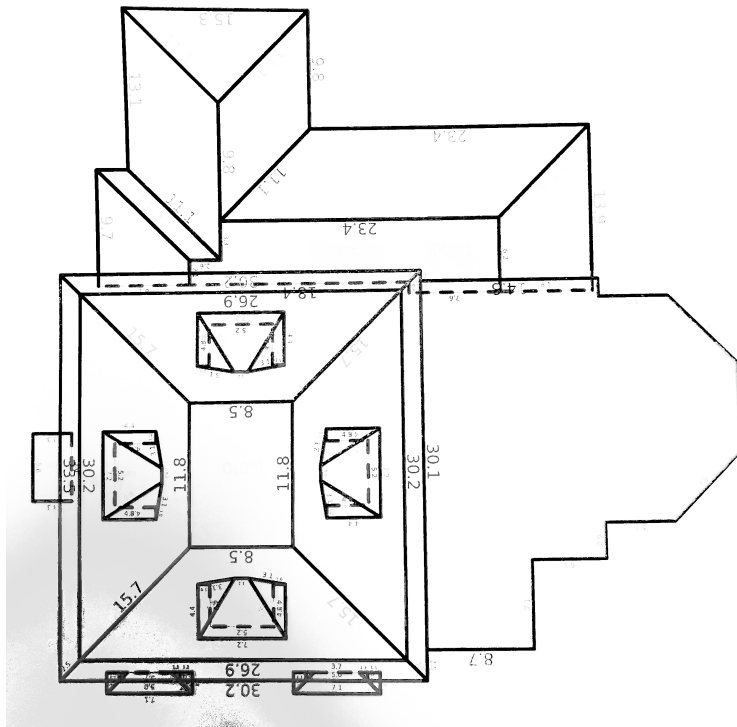
Current South, Street-facing Elevation



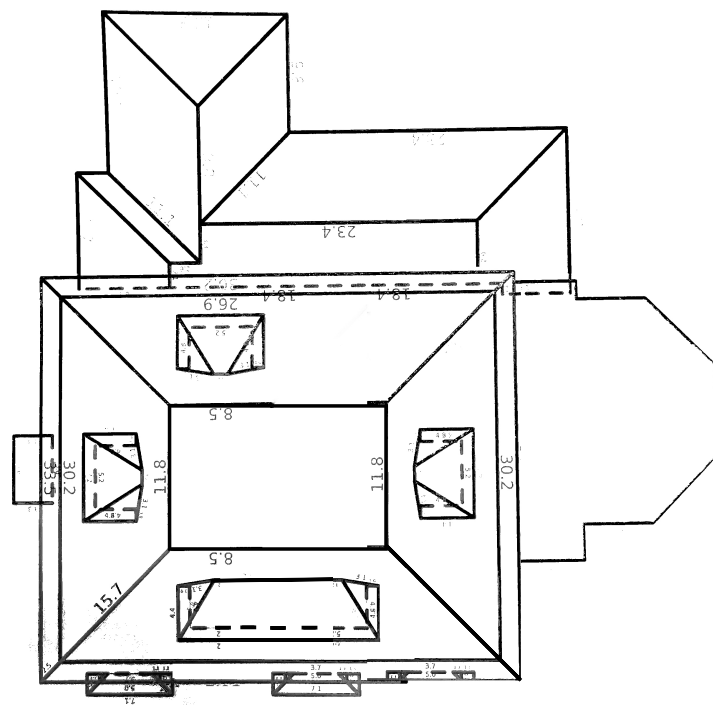
Proposed South, Street-facing Elevation



Site Plan



Existing Roof Plan



Proposed Roof Plan

Good, Felicity

From: Kate Wallace-Helm <kate@wallacehelm.com>
Sent: Monday, December 1, 2025 12:08 PM
To: Good, Felicity
Cc: Foster, Nathan; Rocha, Caleb
Subject: Re: [External Mail] Historic Preservation Permit Application

Hi Felicity!

We have had Tom Wallace look at the proposed roof structure but have not engaged in full engineering yet, we were waiting to see if our proposed roof plan would be approved.

If approved we will look into structurally (and financially) if we can swing lightweight slate roof, that would be our first choice. If structure or cost make it prohibitive, we will use architectural shingle.

Slate Product: https://www.cupapizarras.com/wp-content/uploads/2018/11/cupa7_usa.pdf

Architectural Shingle: <https://www.owenscorning.com/en-us/roofing/shingles/trudefinition-duration-designer?color=black-sable>

We are also planning for walls of dormers to be shingled, we are hoping this helps resolve those roof failure/leak points.

Nothing will be changing with either chimney, the roof expansion will just be built around it.

The windows and trim will match existing. For the dormer windows we will have existing dormer windows restored, and the existing dormer windows on the east side of the roof moved to the front so they are a perfect match on street facing, front elevation . We will have our window restorer build new wood windows for the new east dormer, with restoration wavy glass as an exact match as historic windows. Yes, matching all existing trim/molding.



--

Kate Wallace-Helm



CUPA 7

*Non-carbonated slate formed by tectonic compression.
Black slate.*





Quarry Arcas Prada. San Pedro de Tro-
nes (Leon) Spain.



Operating since 1983.



Main sizes: 16"x8" and 16"x10"
Thickness: 3/16" to 3/8"



Formats



Rectangular

Selections

EXCELLENCE

ARDOISIER

HEAVY

Technical specifications

ABSORPTION	CARBONATE NON CARBONATED	MOR CHARACTERISTIC	SO ₂ EXPOSURE TEST	THERMAL CYCLE TEST	FREEZE THAW TEST
0,28% Code : W1 (< 0,4%)	0,48% Complies (< 1,5%)	Longitudinal 61,2 MPA Transverse 46 MPA	S1	T1	Fullfil < 0,6%

International certifications



European Standard: EN 12326 | French Specifications: NF 02/05 N° 5277 | Belgian Specifications: ATG H876

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74127 - English ▼

TruDefinition®

DURATION® DESIGNER

SHINGLES



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The world is full of color and so are these shingles. If you're looking to add more drama or a knockout new look for your home, don't overlook the power of using color on your roof to help coordinate exterior accents like paint, trim, and even landscaping. Rated Class 3 for Impact Resistance¹, TruDefinition® Duration® Designer Shingles offer spectacular



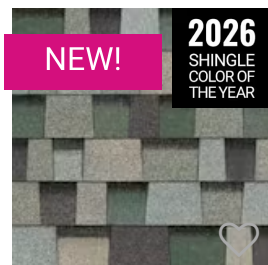
curb appeal and the advanced performance and durability of our patented SureNail® Technology. This technology provides the ultimate protection in the nailing zone of your shingle with Triple Layer Protection® that results in superior holding power. We proved it in testing.



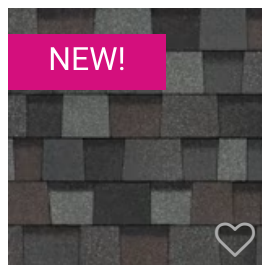
Color Selected:

Black Sable

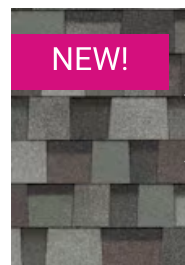
Vibrant black shingle with a dark brown undertone achieved with a prominent mix of brown, taupe, dark gray and black granules



Evergreen Mist



Gray Tweed

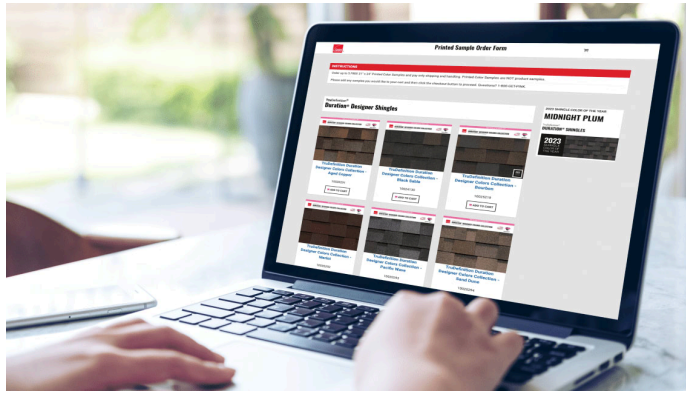


Mountain Pine

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COLOR ACCURACY

As color experts, we know getting the shingle color right is a big part of any roofing purchase. We recommend you start online to research and narrow down your shingle color options. Due to computer monitor color variations, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.



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Choosing the perfect shingle line and color can be a challenge, but it's also an exciting opportunity to get the look you want. We've simplified the process by offering 21" x 24" printed shingle color posters, so you can easily compare the options that might work best for your home.

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Black Sable



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Merlot



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Gray Tweed



Gray Tweed



Merlot



Mountain Pine



Pacific Wave



Pacific Wave



Pacific Wave



Pacific Wave



Sand Dune



Sand Dune



Sand Dune



Sand Dune



Sedona Canyon



Sedona Canyon



Sedona Canyon



Sedona Canyon



Storm Cloud



Storm Cloud



Storm Cloud



Summer Harvest



Summer Harvest



Duration® Series Shingles with SureNail® Technology

FEATURES & BENEFITS





SURENAIL® TECHNOLOGY[™]

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having SureNail® Technology. With SureNail® Technology, strength and durability are built into every Duration® Series shingle, thanks to the unique fabric strip in the nailing area. This unique shingle design provides outstanding gripping power.

- Patented SureNail® Technology
- Breakthrough Design
- Triple Layer Protection®
- Outstanding Grip
- Exceptional Wind Resistance

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PREMIUM COLOR BLENDS

For a bold and brilliant roof that pairs beautifully with colorful exterior accessories, choose from our selection of vibrant dimensional color combinations in the TruDefinition® color platform. These multi-tonal shingle colors are expertly

formulated with a mixture of timeless base colors and contrasting granules to bring added depth and visual interest to your roof.



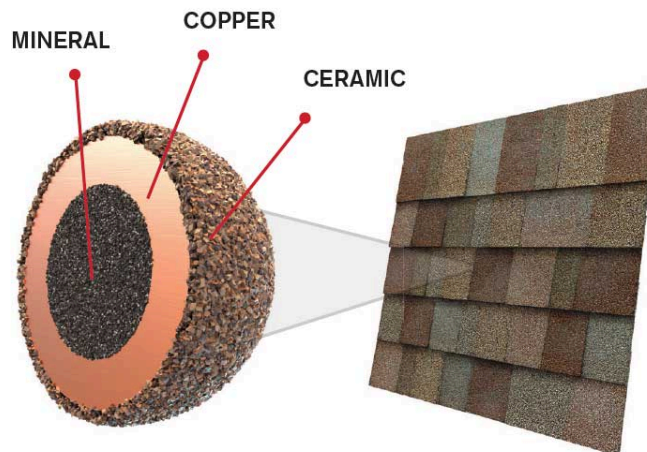
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PAGE MENU



appear on your home. Shingles feature multiple-granule colors and shadowing to provide an extraordinary look that will enhance your home and complement its natural surroundings.



STREAKGUARD® ALGAE RESISTANCE PROTECTION

Don't let algae growth ruin the exterior appearance of your home. As an industry leader in innovation, Owens Corning blends copper-lined granules, which help resist algae growth, into our colorful granules in a way that is proprietary to us and is scientifically developed to meet the needs of specific regional climates.

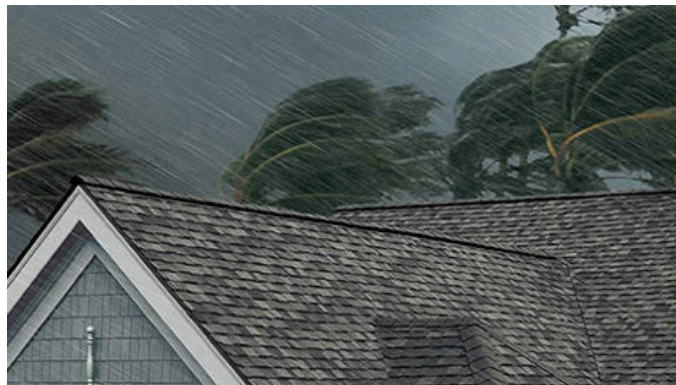
Owens Corning® StreakGuard® Algae Resistance Protection helps inhibit the growth of blue-green algae to provide protection against those ugly black streaks.

*See actual warranty for complete details, limitations and requirements.

[Learn more](#)

LIMITED LIFETIME WARRANTY*

If you purchase any of the System warranties, make sure you tell your contractors to register them with us and give you the proof of purchase! Having your roof installed by an Owens Corning Roofing Preferred Contractor or an Owens Corning Roofing Platinum Preferred Contractor can have an impact on your warranty coverage.

[Learn more](#)

WIND RESISTANCE

Significant wind can cause shingles to blow off the roof deck. Missing shingles can lead to leaks and other interior damage. The quality and performance of the sealant on a shingle play an

important part in wind resistance performance. Owens Corning certifies our shingles to industry recognized wind resistance standards through independent third-party testing laboratories. To see the wind resistance warranty on this product, refer to the Technical Information section.

Learn more

TECHNICAL INFORMATION

Technical Characteristics (nominal values)










PROPERTY (UNIT)	VALUE
Warranty	Limited Lifetime
Wind Resistance	130 MPH 209 KMH
Algae Resistance ^S	25 Years [*]
Nominal Size	13 1/4" x 39 3/8"
Exposure	5 5/8"
Shingles Per Square	64
Bundles Per Square	3
Coverage Per Square	98.4 sq. ft.

Applicable Standards

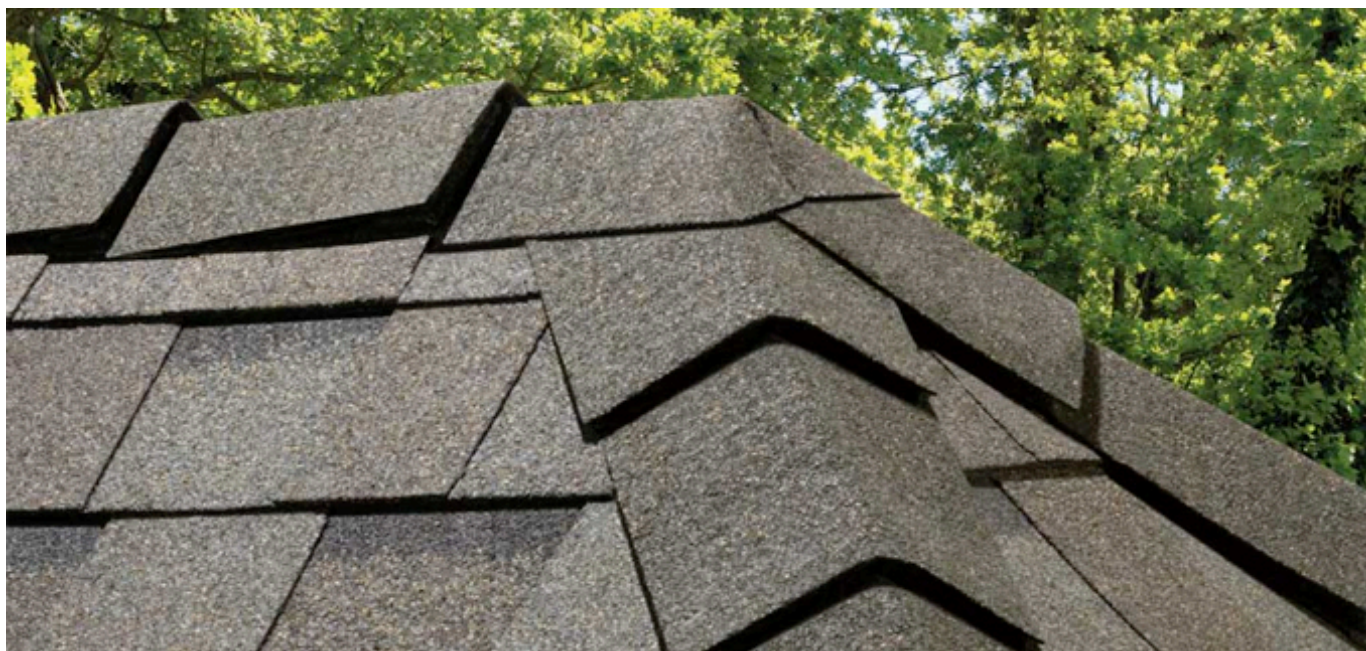
- PRI ER 1378E01
- ASTM D228
- ASTM D3018, Type I
- ASTM D3161, Class F Wind Resistance
- ASTM D3462
- ASTM D7158
- ASTM E108/UL 790, Class A Fire Resistance

- ICC-ES AC438
- Florida Product Approval
- Miami-Dade Product Approval
- CSA A123.5
- FM 4473 (Class 3 Impact Resistance)
- UL 2218 (Class 3 Impact Resistance)

Technical Documents

-  **Installation Instruction** PDF | 2.7 MB
-  **Installation Instruction (Web)**
-  **PRI Evaluation Report** PDF | 0.7 MB
-  **3-part spec (pdf)**
-  **3-part spec (word)**
-  **Data Sheet** PDF | 10.4 MB
-  **Beauty Books** PDF | 13.1 MB
-  **Impact Resistance Shingles Data Sheet** PDF | 2.5 MB
-  **SDS**

RELATED ITEMS

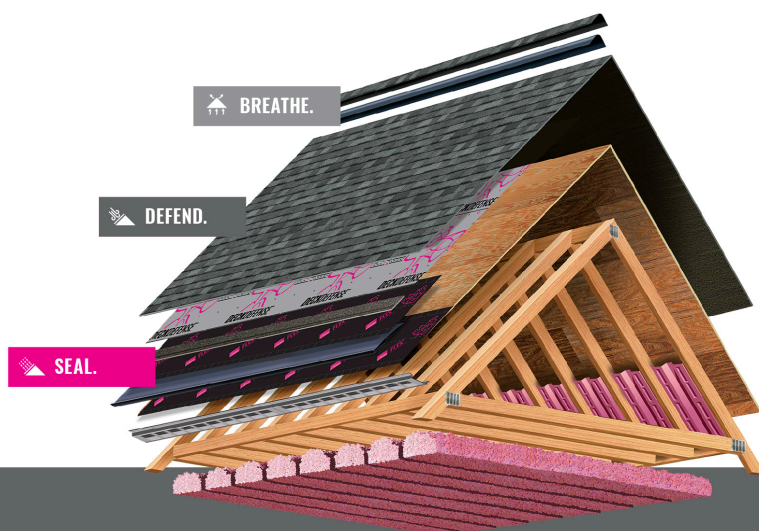


Protection with a Finishing Touch

A new roof can give your home a whole new look and Owens Corning® Hip & Ridge Shingles provide the finishing touch. Add a tough, yet beautiful layer of defense with strong adhesion that resists blow offs and helps protect the most vulnerable areas such as hips & ridges. Part of the Owens Corning® Total Protection Roofing System®**

[Learn more](#)

**PROTECTION
MADE SIMPLE**



Total Protection is more than Shingle Deep

It takes more than shingles to protect your home. It takes an integrated system of components and layers designed to help perform in three critical areas. Create a water-proof barrier, protect against nature's elements, and achieve balanced attic ventilation with Owens Corning® Total Protection Roofing System®.

[Learn more](#)

HELP WITH COLOR

Visualize Your Roof

Get a real picture of how your roof will look before you purchase. Our Design EyeQ® visualization software lets you upload a picture of your home and 'try on' new roof colors. When you're done, you can print the picture for reference, share it via social media, or send it to an Owens Corning Network member for an estimate.

Visualize your home

View Style Board Inspiration

Need help deciding on the best color and look for your home? Don't fret — Owens Corning has you covered. We've expertly paired fashion-forward colors with our Duration® Series shingles. Explore expert color pairings and a variety of style boards to match for inspiration on your next project.

View all style boards

How to Create a Mood Boar...



Building Your Own Style Board

Trying to figure out your personal exterior design style but don't know how to start? We can help. It's easy to create your own style board.

WOMEN'S CHOICE AWARD WOMEN LOVE OWENS CORNING

Owens Corning® is honored to have earned the 2018-2025 Women's Choice Award® as America's Most Recommended™ Roofing Products. This award is given by women for women. It is based on a national survey that measures brand preference by female consumers.



We strive to accurately reproduce all photographs of shingles in literature and for onscreen viewing. The roofing product colors you see are as accurate as technology allows. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final color selection.

¹ImpactRidge® Hip & Ridge Shingles are required to complete UL 2218 and/or FM 4473 Class 4 Impact-Resistant Roof System. Due to the

variability in real storm conditions, a Class Rating on any product does not guarantee that it will withstand damage from hailstorms or other acts of God. Owens Corning shingles are not covered under a warranty for hail damage.

† SureNail® Technology is not a guarantee of performance in all weather conditions.

‡ This image depicts Triple Layer Protection® and the amount of Triple Layer Protection may vary on a shingle-to-shingle basis.

For patent information, visit www.owenscorning.com/patents

* See actual warranty for complete details, limitations, and requirements.

** Excludes non-Owens Corning® products such as flashing, fasteners, and wood decking.

§ This coverage is effective 01/01/2024; Installation must include use of an approved Owens Corning® Hip & Ridge product. See actual warranty for details. Shingles are algae resistant to help control growth of algae and discoloration.

ROOFING

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HP PERMIT NUMBER: HP-0724-2025

PROPERTY ADDRESS: 1143 South Owasso Ave

DISTRICT: TRACY PARK

APPLICANT: Jeff Lake

REPRESENTATIVE: N/A

A. CASE ITEMS FOR CONSIDERATION

1. Expansion of driveway

B. BACKGROUND

DATE OF CONSTRUCTION: 1923

ZONED HISTORIC PRESERVATION: 2023

NATIONAL REGISTER LISTING: TRACY PARK HISTORIC DISTRICT, 1982

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION: NR Description (1923): 1-story frame bungalow with screened front porch, built 1923 by Frank McCarthy, Supt., Okla. Natural Gas Co.

PREVIOUS ACTIONS:

HP-0723-2025-November 21, 2025-Staff Approval

1. In-kind replacement of sidewalk
2. In-kind replacement of stamped concrete porch and steps
3. In-kind repair and replacement of wood rot - siding & trim

C. ISSUES AND CONSIDERATIONS

1. The age of the existing driveway, along with tree root and water caused a section of the driveway to be lifted 3-4" that acted as a catch basin for water and caused water seepage into the basement. The applicant proposes removing and replacing the existing driveway that was measured at 8'-3" wide and replacing with the new expanded driveway that will be 9'-1" wide, taken to the lot line and formed to direct water away from the basement and neighboring property.

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**
- 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.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.
 - G.2.4 Surface parking lots do not support the historic character of the district. Construction of parking lots is strongly discouraged, but will be considered on a case-by-case basis provided that the following guidelines are met:
 - .1 Match the front setback pattern of the historic structures on the same side of the street. On corner lots, match the setback pattern of the historic structures on all adjoining streets. When the setback pattern of the historic structures on the same side of the street varies, locate the parking lot between the minimum and maximum of the prevailing setbacks.
 - .2 The screening that is required by the Zoning Code shall meet the conditions of G.1.4 and G.1.5. Ensure that screening is of sufficient height and density to obscure the view of the parking lot from the street and adjacent historic structures.
 - .3 When possible, provide vehicular access to the parking lot from an alley or arterial street to minimize the traffic impact on residential streets.



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.

See attached.

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)

Scope of work at 1143 S. Owasso Ave.

Remove and replace driveway from city sidewalk to garage. Existing driveway was extensively cracked throughout and had root intrusion from a neighboring yard that had lifted sections of it up; one section in particular was lifted 3-4". In addition to this subsidence had caused a valley to form that acted as a catch basin for water. During heavy rains we will see water seeping up in the basement due to this.

Remove and replace front yard sidewalk. Due to subsidence a trip hazard had formed at the junction between the front yard sidewalk and the steps leading down to the city sidewalk. In order to fix this safety and quality of life issue it is necessary for this to occur. **Staff Approval: In-kind Repair/Replacement**

Remove and replace existing front porch stamped concrete slab and steps. Both sets of five tread steps had cracks throughout and in some areas failing patches. In order to address these issues the solution necessitates removal and replacement of all the integrated parts. **Staff Approval: In-kind Repair/Replacement**

Remove and replace fence. Fence is rotten at both top and bottom. There are also widespread areas of issues with nails having become loose and slats of the fence having to be reattached. There has already been one round of this being done already. Remedy for issues with fence is to remove and replace it with a fence of similar style and structure. Fence is not visible from front of house. **Exempt**

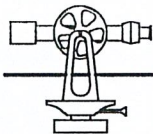
Painting of house. House suffers from extremely worn and visible issues with the paint. Solution for this is to have house repainted. No painting of brick will take place. Appropriate paint and trim colors to be selected. To ensure the best possible outcome for this it will be necessary to do spot fixes to damaged areas. This will be done with the appropriate materials and effort to preserve as much as the original as possible. **Exempt**

To the members of the Tulsa Preservation Commission,

Hello, my name is Jeff Lake and I'm an owner of 1143 S. Owasso Ave. Let me start this off by acknowledging that I made a mistake in regards to the necessity of securing a permit in regards to the scope of work that we are conducting at our residence. I was given contact information for Skylar Marlow-Fuson by a neighbor and emailed said person with a request for information about how to proceed. I never heard back from this contact. Due to this and the fact that multiple contractors had informed us that no permit was required for the scope of work we are doing, I erroneously assumed that I was, in fact, good to go ahead with the work. I have since learned that this contact with the Preservation Commission is no longer in this role and was not in fact a valid contact point at the time of my email. (As of Nov. 20, 2025 this person is still listed on the website as a point of contact). Ultimately, however, the responsibility for ensuring proper permitting is mine.

My wife and I purchased our home in February of 2020. We fell in love with the charm of Tracy Park almost immediately and joke that we said yes to the house before even seeing it. 1143 S. Owasso Ave. was built in 1925 and at the time of our purchase there were multiple cases of deferred maintenance. We view our relationship with our residence less as an act of ownership and more along the lines of a stewardship, hoping to ensure that a home that had 95 years before us, will have occupants 95 years after us. To this end the work we do to our home is not meant to change it, but to provide continuity from the past to the future.

I have included on a thumb drive photos of what it did look like and also photos of where we are right now. Not the best before photos, but they illustrate the issues I reference in the scope of work page. The where we are right now show the state the property is currently in. I have also included a photo of the Sherwin Williams color we have decided on. I thank you in advance for your assistance in helping me rectify my mistake during this project.



WHITE SURVEYING COMPANY

providing land surveying services since 1940

9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax

BOUNDARY SURVEY

INVOICE NO.: STK 22-108893
CLIENT: JEFF LAKE

LEGEND

- X— FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- M/P METERING POINT
- CB CHORD BEARING
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)



BEFORE YOU DIG,
CALL OKIE FOR
LOCATION OF
UNDERGROUND UTILITIES.
DIAL 811

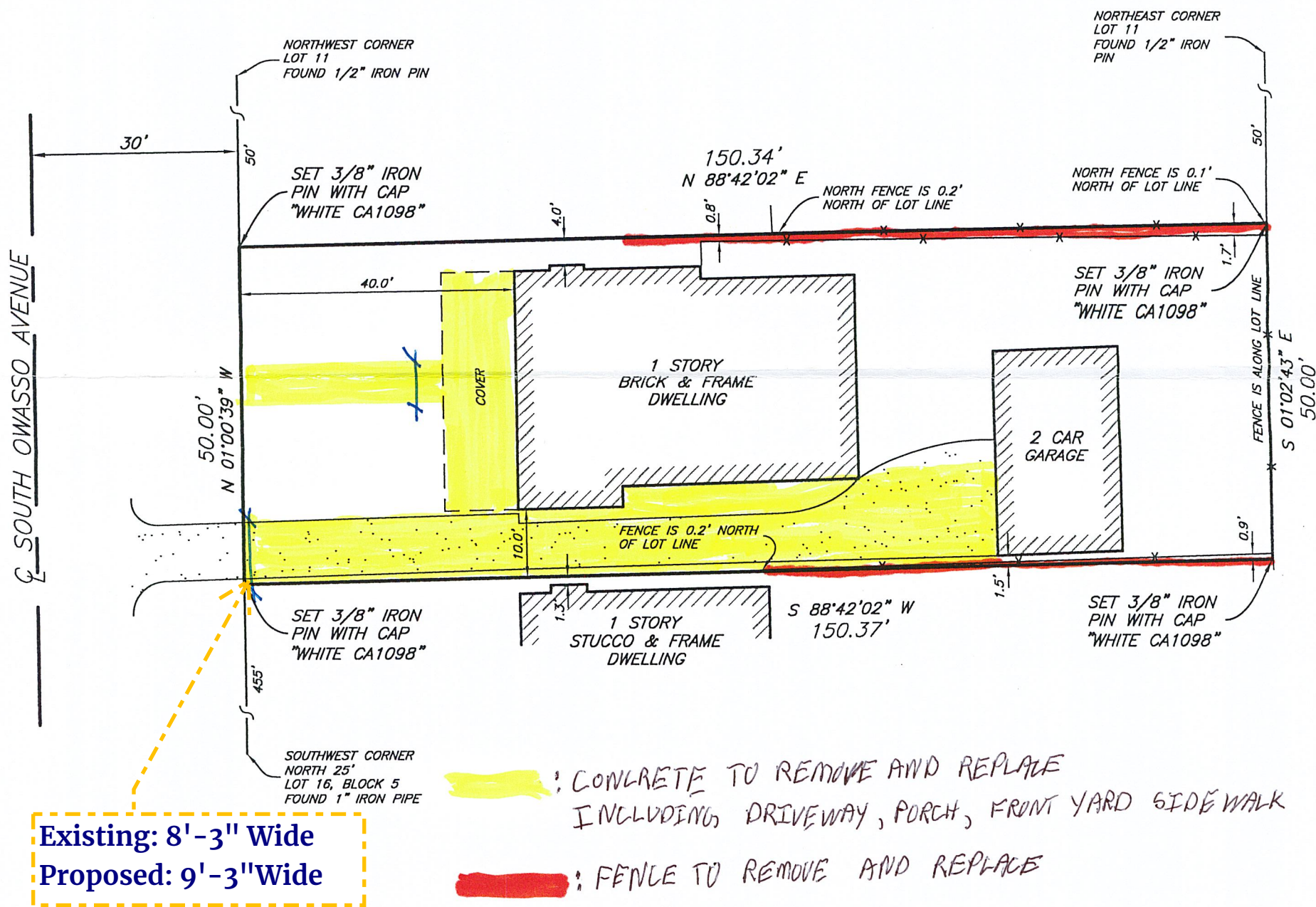
GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) AND THE WEST LINE OF BLOCK 4 BEING N 01°00'39" W.

NO BUILDING LINES OR EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF RIDGEWOOD ADDITION.

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS NOT ABSTRACTED THE SUBJECT TRACT. THERE MAY BE UNDERLYING ISSUES OF TITLE THAT ARE NOT SHOWN.

FIELD WORK COMPLETED JUNE 2, 2022.



LEGAL DESCRIPTION:

LOT NINE (9), BLOCK FOUR (4), RIDGEWOOD ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 338, AND KNOWN AS 1143 SOUTH OWASSO AVENUE.

SURVEYOR'S STATEMENT

I, RANDY K. SHOEFTALL, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



WHITE SURVEYING COMPANY
CERTIFICATE OF
AUTHORIZATION NO. CA1098

BY: DATE: 6/13/2022
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1676

Existing: 8'-3" W
Proposed: 9'-1" W



Driveway is 11'-8" W

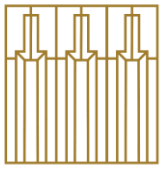


Neighborhood Example – Across the Street



Proposed Driveway Width: 9'-1"





HP PERMIT NUMBER: HP-0727-2025

PROPERTY ADDRESS: 2119 East 20th Street

DISTRICT: Yorktown

APPLICANT: Danielle Gurevitch

A. CASE ITEMS FOR CONSIDERATION

1. Installation of walkways in street yard
2. Installation of masonry landscape edging in street yard

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1927

ZONED HISTORIC PRESERVATION: 1995

NATIONAL REGISTER LISTING: YORKTOWN HISTORIC DISTRICT, 2002

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION: Tudor Revival

This one-story, brick house has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are one-over-one hung with some six-light casements. The wood door is glazed paneled. The partial porch has a metal covering supported by wrought iron supports and wrought iron railings. The entry is inset within an arched opening in a gablet. There is a brick, exterior, eave wall chimney on the facade with stone ornaments and two chimney pots. Decorative details include false half-timbering, gable returns, metal window awnings and double windows. There is a detached, rear, double car garage with false half-timbering.

(National Register of Historic Places, Yorktown Historic District, NRIS #02000657)

PREVIOUS ACTIONS:

HP-0529-2023 – January 11, 2024 – TPC Approval

Installation of fence in street yard

HP-0677-2025 – Withdrawn

Construction of pergola

B. ISSUES AND CONSIDERATIONS

1. Proposed is the installation of concrete/masonry walkways and landscape edging in the front yard. The features were recently constructed when the applicant had structural repairs done to the foundation at the southwest corner of the house. Photographs of the new landscape features are included in the staff report, and the applicant's description of the project is included as an attachment. This was forwarded directly to the preservation commission without a review by the Historic Preservation Permit Subcommittee.
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:

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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

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

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.



2001



January 5, 2024



Image provided by applicant



Image provided by applicant



Image provided by applicant



Image provided by applicant



Image provided by applicant



Image provided by applicant



Image provided by applicant

Subject: Request for Retroactive Approval
Front Yard Concrete Work, 2119 E 20th st. Yorktown Historic District

Dear Members of the Yorktown Historic District Commission,

I am writing to respectfully request retroactive approval for a minor change made to the front yard of my home at 2119 E 20th St. located within the Yorktown Historic District.

The house, built in 1928, recently required urgent structural intervention after the western front corner (right side of the house) began to sink several months ago and was at risk of further collapse. Following the stabilization and lifting of the structure by a professional contractor, restorative work was carried out on the ground surface surrounding that corner, which had been significantly affected by the subsidence.

In the course of this repair, my maintenance contractor re-poured the concrete floor in that specific corner, restoring it to its previous condition. In addition, and as a practical and aesthetic solution to the surrounding mud and uneven ground, he created a gently curved concrete walkway that follows the original line and rhythm of the bricks blocks that had previously existed in that area (the bushes line). This new surface is located entirely on the ground level and within the inner section of the front yard, not altering the elevation or the façade of the house itself.

At the time, I did not realize that this intervention would require prior approval from the Commission, and I sincerely apologize for this oversight. I take the preservation guidelines of the Historic District very seriously and would never intentionally bypass them. That said, I have come to appreciate the visual and functional result of this work and believe it integrates naturally and harmoniously with the existing design and historical character of the property.

I would therefore be very grateful for your consideration and approval to allow this adjustment to remain as is.

Thank you very much for your time and consideration.

Danielle Gurevitch

HP PERMIT NUMBER: HP-0729-2025

PROPERTY ADDRESS: 1607 East 17th Street

DISTRICT: Swan Lake

APPLICANT: Rod Plantin

REPRESENTATIVE: Patrick Wright

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of windows

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1924

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION: Craftsman Bungalow

A rectangular one-story Bungalow/Craftsman residence with asbestos siding, this house has a front-gabled composition shingle roof with exposed rafter tails and triangular knee braces. There is an exterior brick chimney on the side. The glazed door and 1/1 double hung windows have wood surrounds. The full front-facing gabled porch has metal balustrades and ornamental concrete block piers with sided slanted columns. At the rear is a detached garage. (National Register of Historic Places, Swan Lake Historic District, NRIS #98000140)

PREVIOUS ACTIONS:

COA – July 12, 2001 – TPC Approval

Change the front door, under the conditions that a different door will replace the existing with a non-arched top with glass or replace with a solid paneled door

COA – July 12, 2001 – TPC Denial

Replace the deteriorating wall with decorative landscape blocks in front of the home

COA – August 9, 2001 – TPC Denial

Replacement of deteriorated block retaining wall across front yard with decorative landscape blocks

Replacement of front door

B. ISSUES AND CONSIDERATIONS

1. Proposed is the replacement of 19 double-hung, wood windows with double-hung, vinyl windows. The proposed windows are the 3201 Series manufactured by Reliablilt. Images of each window and the product data are included as attachments. This application has been forwarded directly to the preservation commission without a review by the Historic Preservation Permit Subcommittee at the request of the applicant.
2. Reference: *Tulsa Zoning Code*
SECTION 70.070-F Standards and Review Criteria

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A.1.3 Ensure that work is consistent with the architectural style and period details of your home.

A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

A.4 Windows and Window Trim

A.4.1 Retain and preserve original historic windows, including glazing, trim, muntins, and character-defining details.

A.4.2 Do not remove, cover, or move existing window openings.

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

A.4.4 To gain thermal efficiency, storm windows which maintain the appearance and allow maximum visibility of the original historic windows may be installed. Unfinished and clear-finished metals are not allowed. (Storm windows can be staff approved.)

A.4.5 If replacement of deteriorated windows is necessary, match the original historic windows in sash design, size, shape, muntin pattern, location, glazing area, and tint. Insulated glass (double-pane) windows may be used. Exterior muntins are required on simulated-divided-light windows.

.1 Brady Heights – Match the original historic window material.

.2 Elmwood – Match the original historic window material

A.4.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.

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

A.4.8 Exterior security bars and grilles are discouraged.



1995



1995



March 2025, Google Street View

Quote Information - Quote 14668672 - Sales

All views are outside looking in

Company Name: LOWES

Sales Order:

Purchase Order:

Contractor: OLEN BAILEY

Job Name: 3201 BB

Account: LX1532

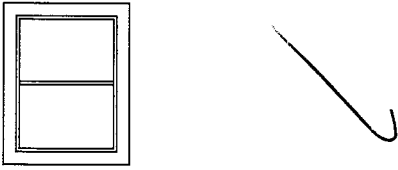
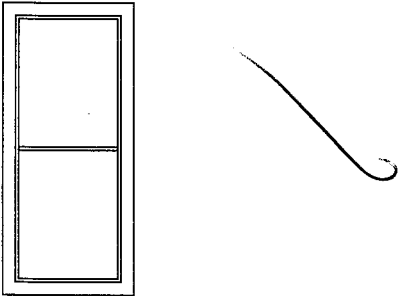
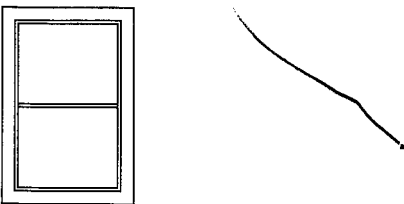
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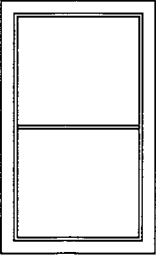
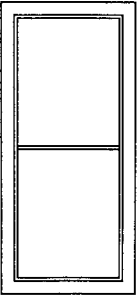
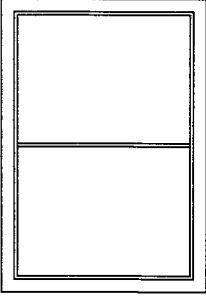
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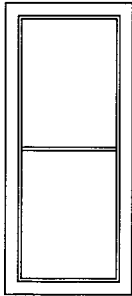

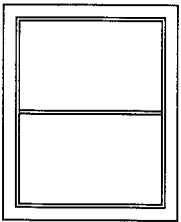

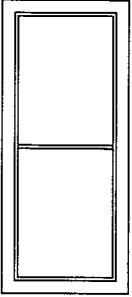

Status: Quote

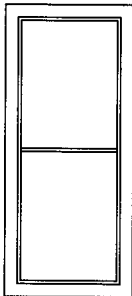

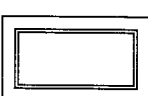
Created On: October 08, 2025

All prices subject to change without notice

Line	Qty.	Description	Size	Cost	
			(W x H)	Unit	Ext.
1	2	Repl Series 3201 Best Buy Double Hung - White - Clear - Ultra Low-E/Argon - E Half Screen - Standard Mesh - 1 Lock (White) - Glass Breakage Warranty (Opening Size: 27 1/4 W x 34 1/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.30, SHGC: 0.21 Meets ENERGY STAR in region(s): [SOUTHERN] 	27" x 34" ES	150	
2	2	Repl Series 3201 Best Buy Double Hung - White - Clear - Ultra Low-E/Argon - E Half Screen - Standard Mesh - 2 Locks (White) - Glass Breakage Warranty (Opening Size: 28 3/4 W x 61 3/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.30, SHGC: 0.21 Meets ENERGY STAR in region(s): [SOUTHERN] 	28 1/2" x 61 1/2" ES	160	
3	1	Repl Series 3201 Best Buy Double Hung - White - Clear - Ultra Low-E/Argon - E Half Screen - Standard Mesh - 2 Locks (White) - Glass Breakage Warranty (Opening Size: 28 3/4 W x 41 3/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.30, SHGC: 0.21 Meets ENERGY STAR in region(s): [SOUTHERN] 	28 1/2" x 41 1/2" ES	100	

4	1	<p>Repl Series 3201 Best Buy Double Hung - White - Clear - Ultra Low-E/Argon - E Half Screen - Standard Mesh - 2 Locks (White) - Glass Breakage Warranty</p> <p>(Opening Size: 32 1/4 W x 53 3/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.30, SHGC: 0.21 Meets ENERGY STAR in region(s): [SOUTHERN]</p> 	32" x 53 1/2" ES	17
5	2	<p>Repl Series 3201 Best Buy Double Hung - White - Clear - Ultra Low-E/Argon - E Half Screen - Standard Mesh - 2 Locks (White) - Glass Breakage Warranty</p> <p>(Opening Size: 28 1/4 W x 61 3/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.30, SHGC: 0.21 Meets ENERGY STAR in region(s): [SOUTHERN]</p> 	28" x 61 1/2" ES	15
6	2	<p>Repl Series 3201 Best Buy Double Hung - White - Clear - Ultra Low-E/Argon - E Half Screen - Standard Mesh - 2 Locks (White) - Glass Breakage Warranty</p> <p>(Opening Size: 43 1/4 W x 61 3/4 H) - DP25: Size Tested 48" x 78" - U Factor: 0.30, SHGC: 0.21 Meets ENERGY STAR in region(s): [SOUTHERN]</p> 	43" x 61 1/2" ES	16

7	2	<p>Repl Series 3201 Best Buy Double Hung - White - Clear - Ultra Low-E/Argon - E Half Screen - Standard Mesh - 1 Lock (White) - Glass Breakage Warranty</p> <p>(Opening Size: 27 1/4 W x 61 3/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.30, SHGC: 0.21 Meets ENERGY STAR in region(s): [SOUTHERN]</p> 	27" x 61 1/2" ES	
8	1	<p>Repl Series 3201 Best Buy Double Hung - White - Clear - Ultra Low-E/Argon - E Half Screen - Standard Mesh - 2 Locks (White) - Glass Breakage Warranty</p> <p>(Opening Size: 37 1/4 W x 45 3/4 H) - DP25: Size Tested 48" x 78" - U Factor: 0.30, SHGC: 0.21 Meets ENERGY STAR in region(s): [SOUTHERN]</p> 	37" x 45 1/2" ES	
9	2	<p>Repl Series 3201 Best Buy Double Hung - White - Clear - Ultra Low-E/Argon - E Half Screen - Standard Mesh - 1 Lock (White) - Glass Breakage Warranty</p> <p>(Opening Size: 27 1/4 W x 61 3/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.30, SHGC: 0.21 Meets ENERGY STAR in region(s): [SOUTHERN]</p> 	27" x 61 1/2" ES	

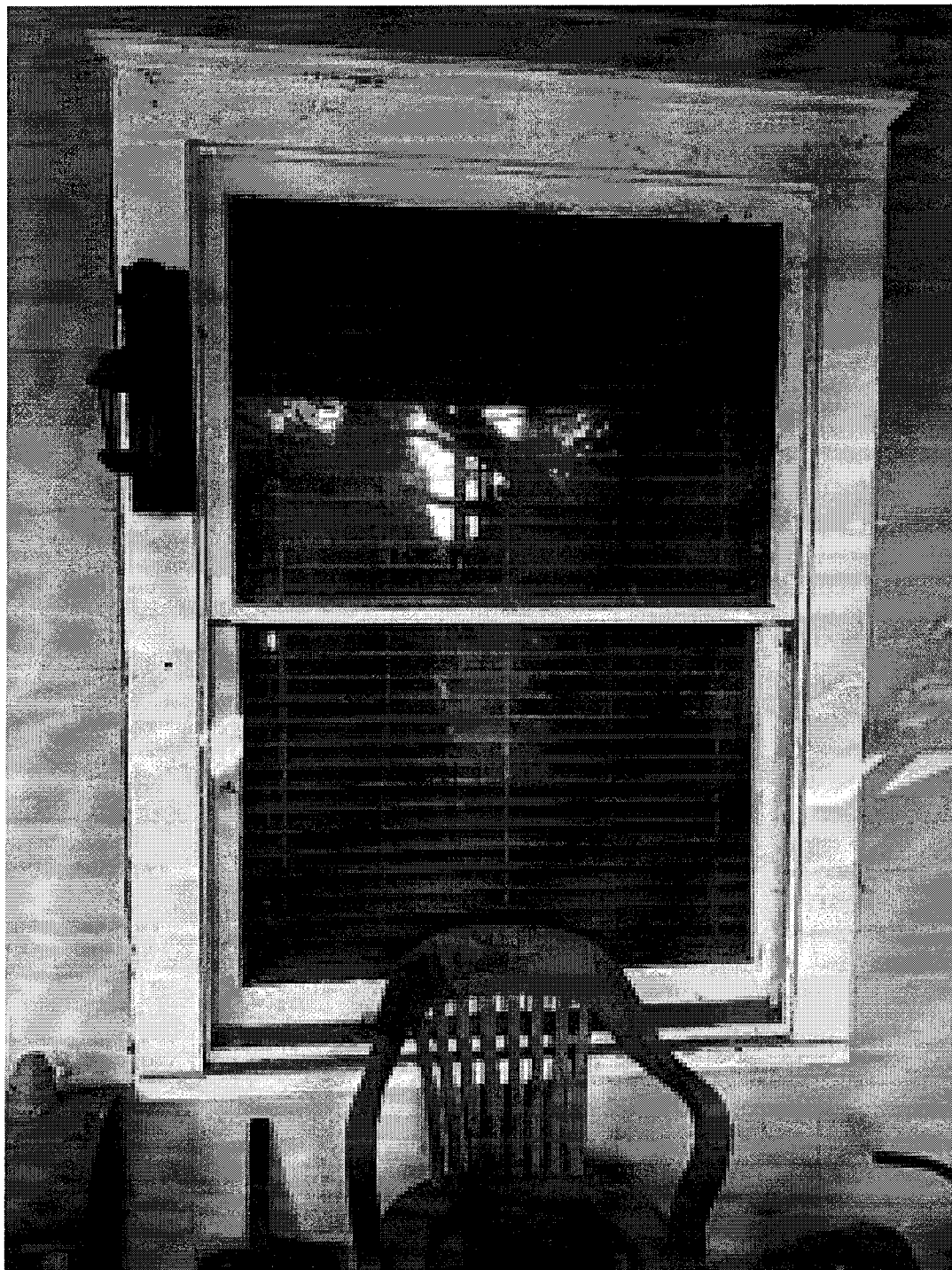
10	2	<p>Repl Series 3201 Best Buy Double Hung - White - Clear - Ultra Low-E/Argon - E Half Screen - Standard Mesh - 1 Lock (White) - Glass Breakage Warranty</p> <p>(Opening Size: 27 1/4 W x 61 3/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.30, SHGC: 0.21 Meets ENERGY STAR in region(s): [SOUTHERN]</p> 	27" x 61 1/2" ES	1592.17
11	1	<p>Repl Series 3201 Best Buy Picture Window - White - Clear - Ultra Low-E/Argon - Double Strength - No Screen - Glass Breakage Warranty</p> <p>(Opening Size: 32 1/4 W x 12 1/4 H) - DP50: Size Tested 48" x 84" - U Factor: 0.26, SHGC: 0.23 Meets ENERGY STAR in region(s): [SOUTH-CENTRAL] [SOUTHERN]</p> 	32" x 12" ES	1592.17
12	1	<p>Repl Series 3201 Best Buy Picture Window - White - Clear - Ultra Low-E/Argon - Double Strength - No Screen - Glass Breakage Warranty</p> <p>(Opening Size: 31 1/4 W x 18 1/4 H) - DP50: Size Tested 48" x 84" - U Factor: 0.26, SHGC: 0.23 Meets ENERGY STAR in region(s): [SOUTH-CENTRAL] [SOUTHERN]</p> 	31" x 18" ES	1592.17
Sub Totals				3033.75
Totals		19		3033.75

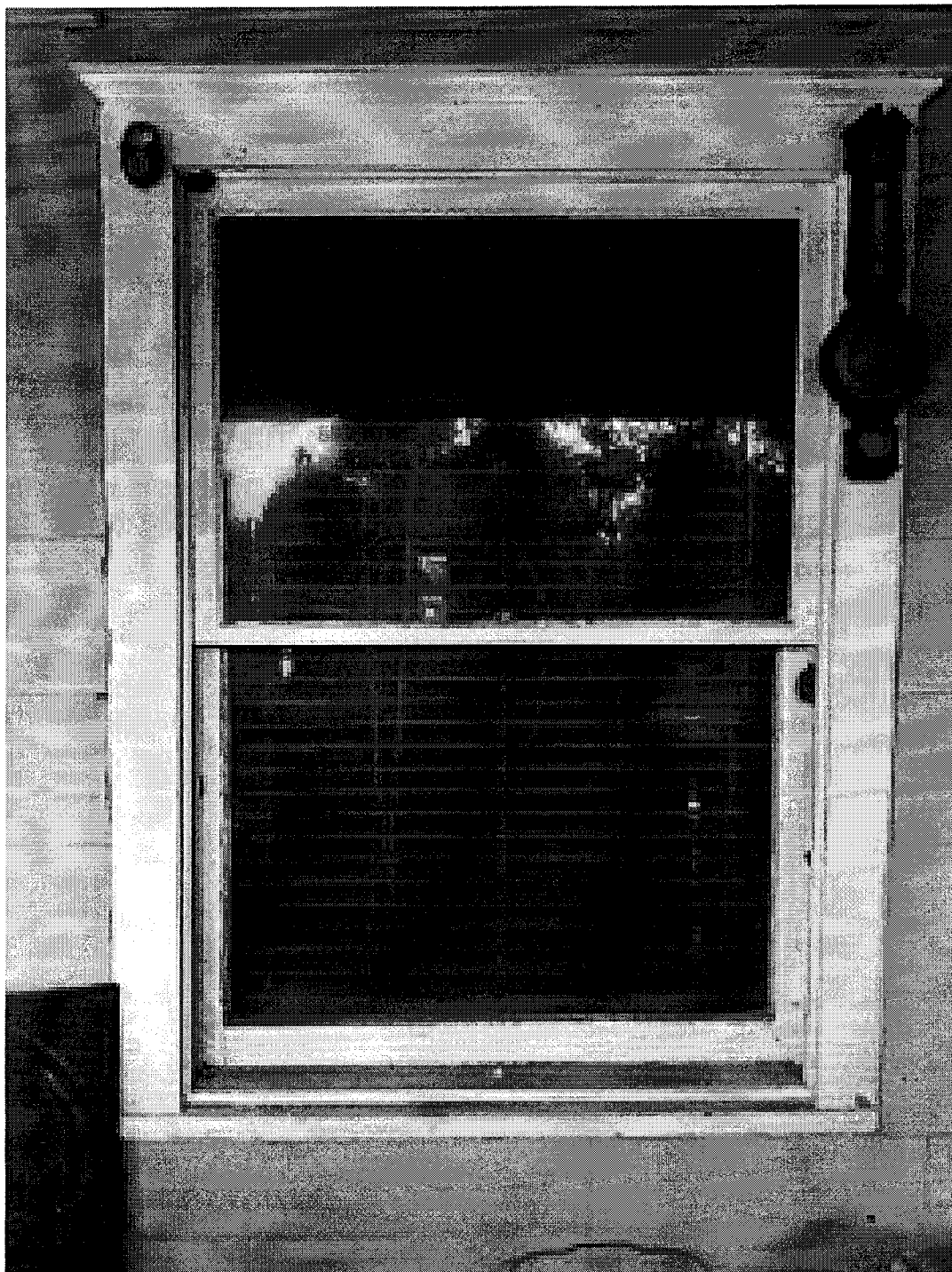
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Special Instructions:

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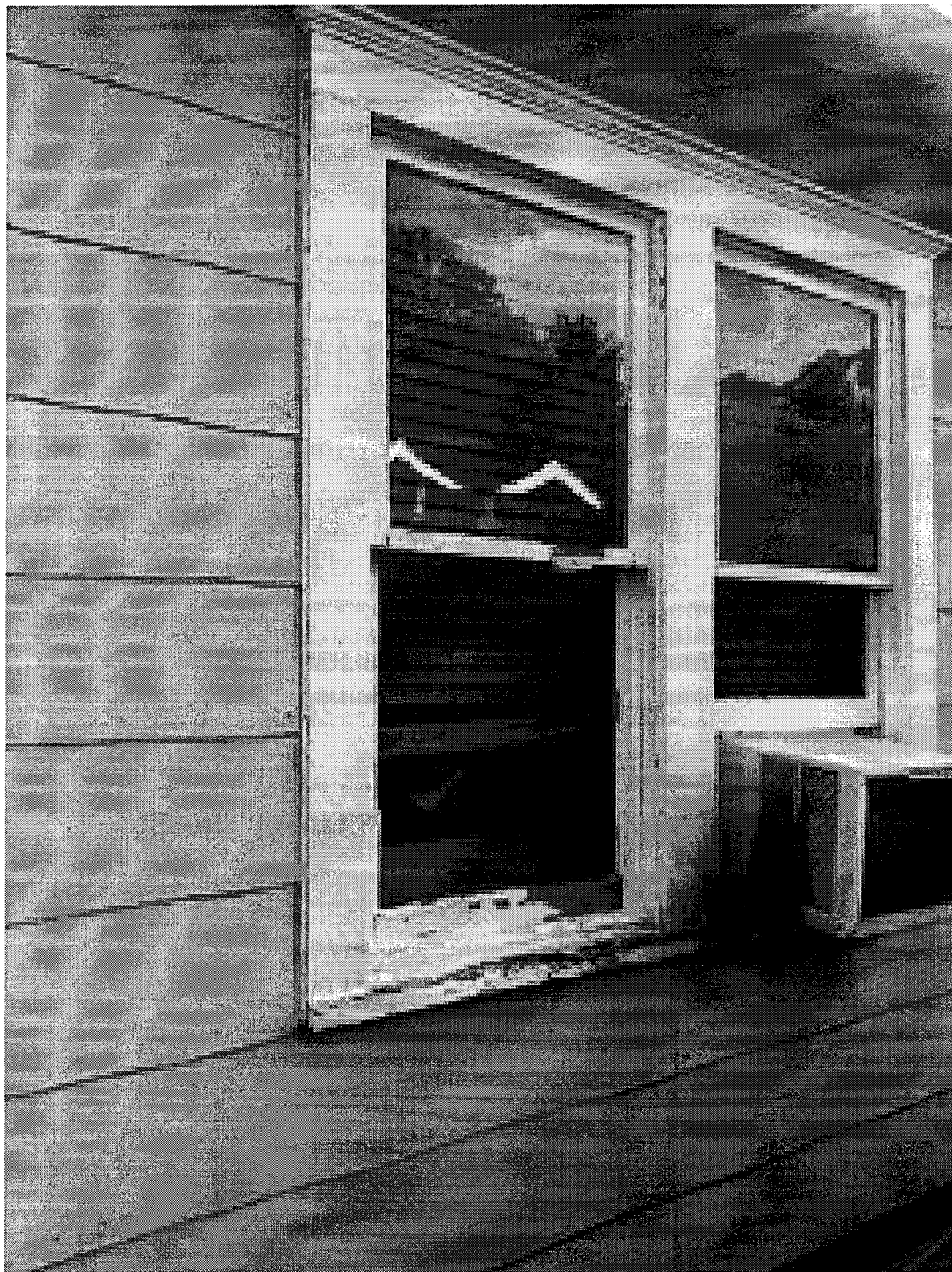


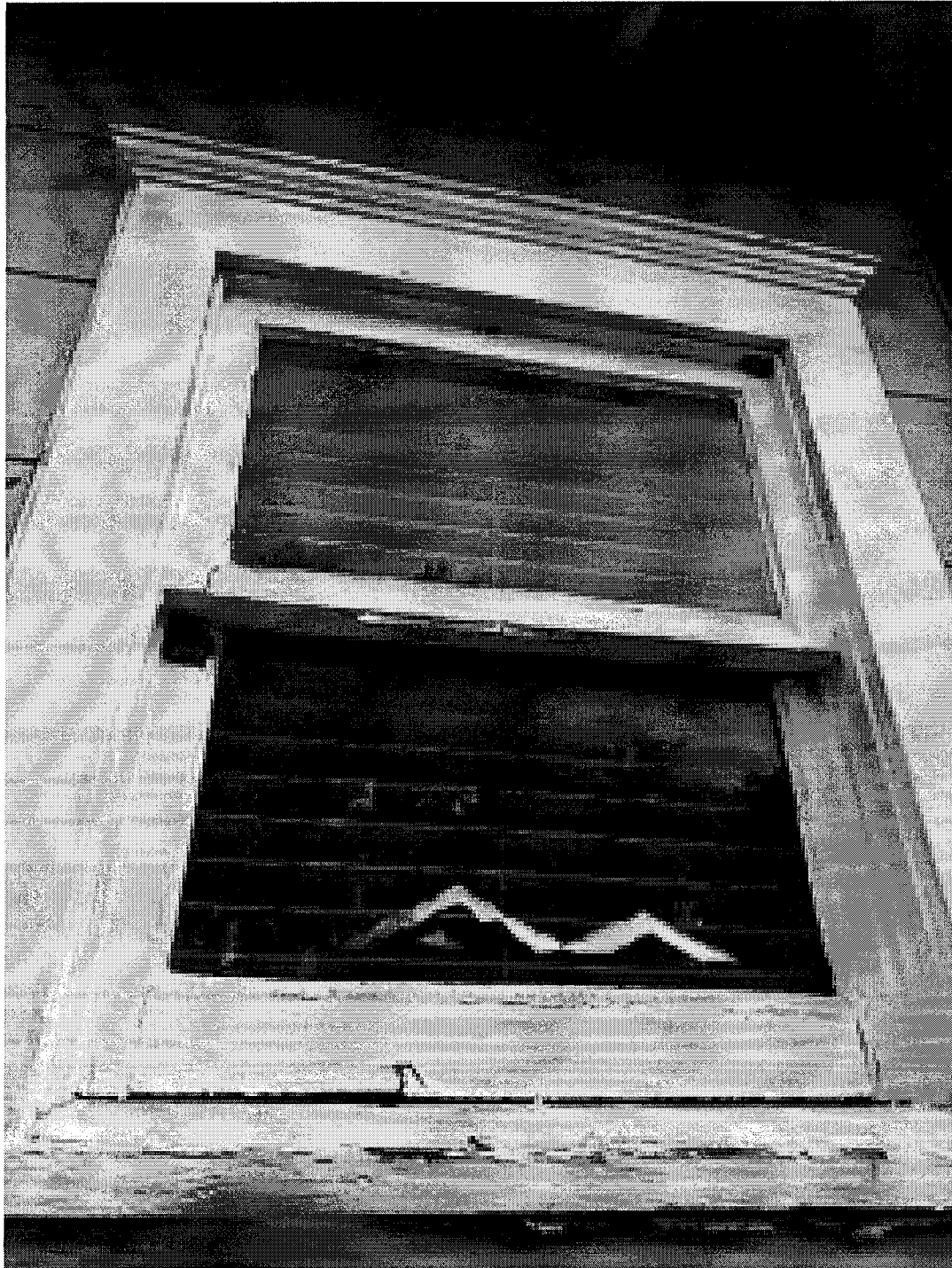


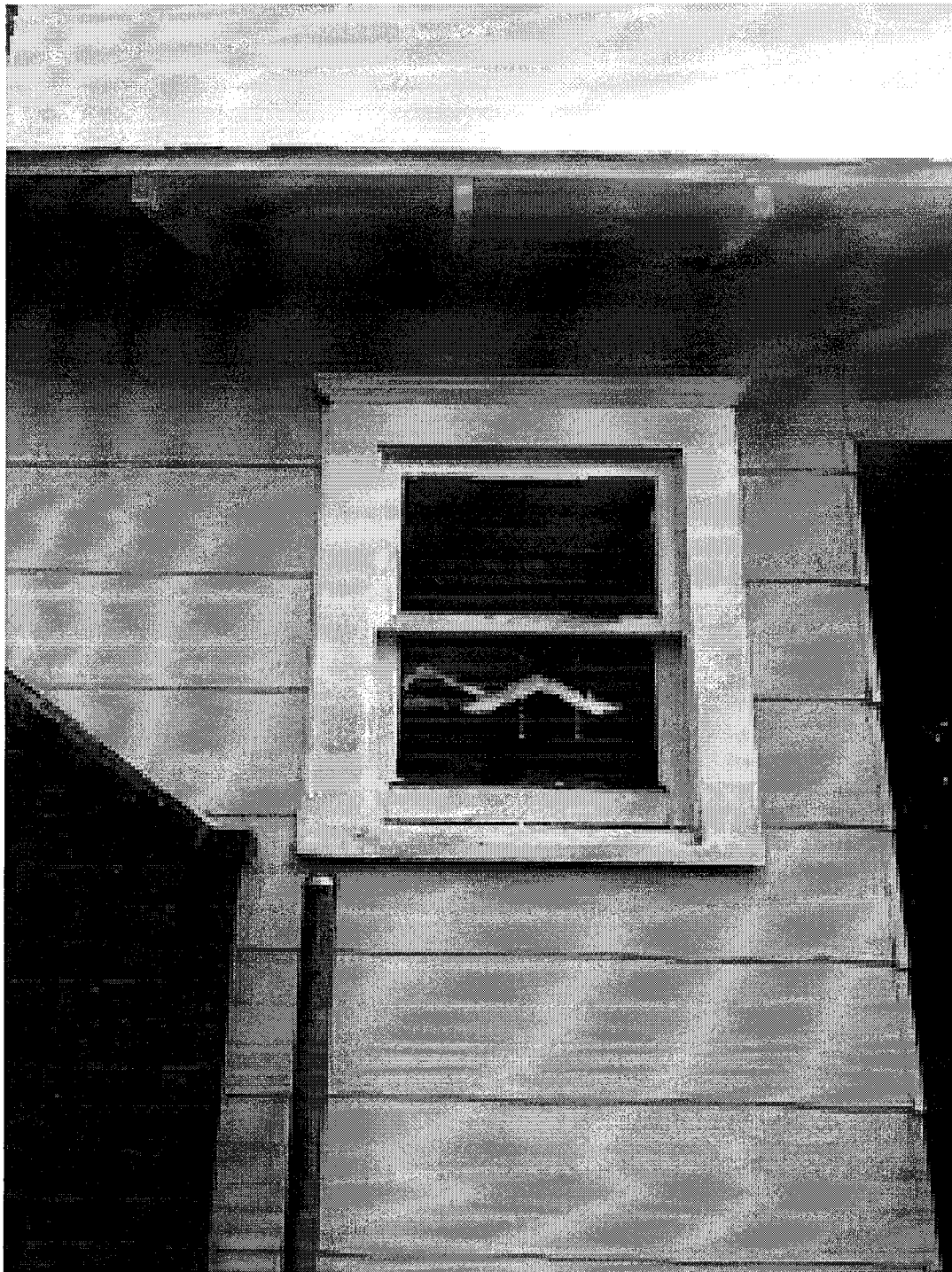












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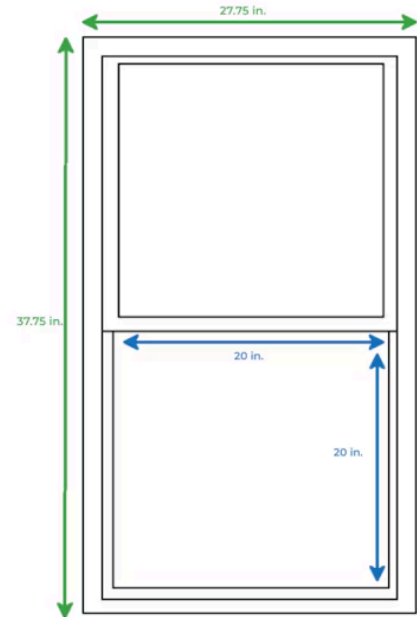
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SERIES 3201 2 AND 3 LITE SLIDERS ALSO AVAILABLE

STANDARD DOUBLE HUNG GRID CONFIGURATIONS



STANDARD FEATURES

- Both sashes operate and tilt in for easy cleaning
- Fusion-welded sashes and frame add strength, boost thermal performance
- Insulated glass panels with optimum thermal air space featuring warm-edge spacer system
- Constant force coil balance system
- Half screen comes standard*
- Positive action cam lock enhances safety
- Dual push button right latches provide optimum ventilation
- Integrated lift rail
- Interlocking sash keeps out draft
- Dual fin weather stripping further reduces air infiltration
- Rubber bulb seal helps block outside air
- Transferable Limited Lifetime Warranty

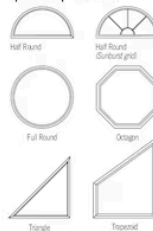
CUSTOM OPTIONS

- Low-E Glass and Argon gas
- Ultra Low-E glass with Argon gas (may be required for Energy Star rating)
- Low-E Glass
- 3/8" and 1" contoured, 5/8" and 3/4" flat, 5/8" contoured valance grids
- Factory mulling of twins, triples and architectural shapes
- Charcoal aluminum mesh screen
- Lifetime glass breakage warranty

Available Colors:**



Special Shapes Available



Let's Build Something Together. Low-E and Argon are registered trademarks of the International Energy Conservation Program. *Screens are not meant to restrict a child from falling through an open door. **Finishing processes may affect color shades. Please refer to actual window sample when selecting colors.

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