HP PERMIT NUMBER: HP-0687-2025

PROPERTY ADDRESS: 1602 S. Lewis Avenue

**DISTRICT:** YORKTOWN

**APPLICANT:** Steven Jones

**REPRESENTATIVE: N/A** 

### A. CASE ITEMS FOR CONSIDERATION

1. Replacement of windows

### B. BACKGROUND

**DATE OF CONSTRUCTION: 1936** 

**ZONED HISTORIC PRESERVATION: 1995** 

NATIONAL REGISTER LISTING: YORKTOWN HISTORIC DISTRICT, 2002

**CONTRIBUTING STRUCTURE: No** 

STYLE/CONSTRUCTION: NR Description: N/A

PREVIOUS ACTIONS:

COA- May 08, 2003 - TPC Approval

Repair of retaining wall and expansion of driveway

### **B. ISSUES AND CONSIDERATIONS**

1. The applicant proposes the replacement of all windows due to reported water damage and rot. The proposed replacement windows are Jeld-Wen, double hung, divided light, wood windows. The replacement windows would maintain the same pattern and style as the originals.

At the July 31<sup>st</sup> meeting, the subcommittee voted to recommend approval with the condition the applicant provide the muntin profile.

### 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.



2001

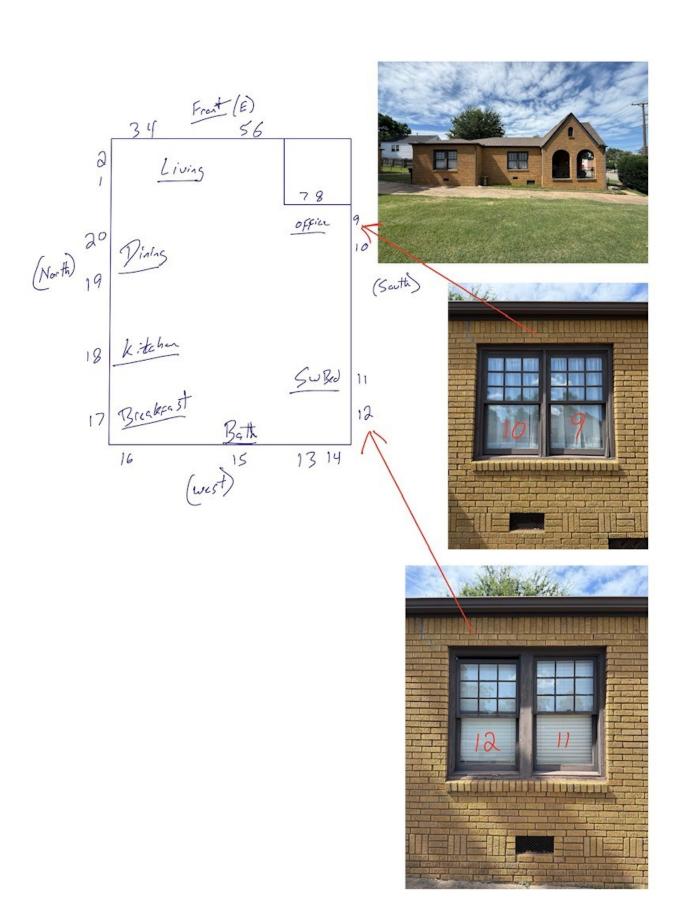


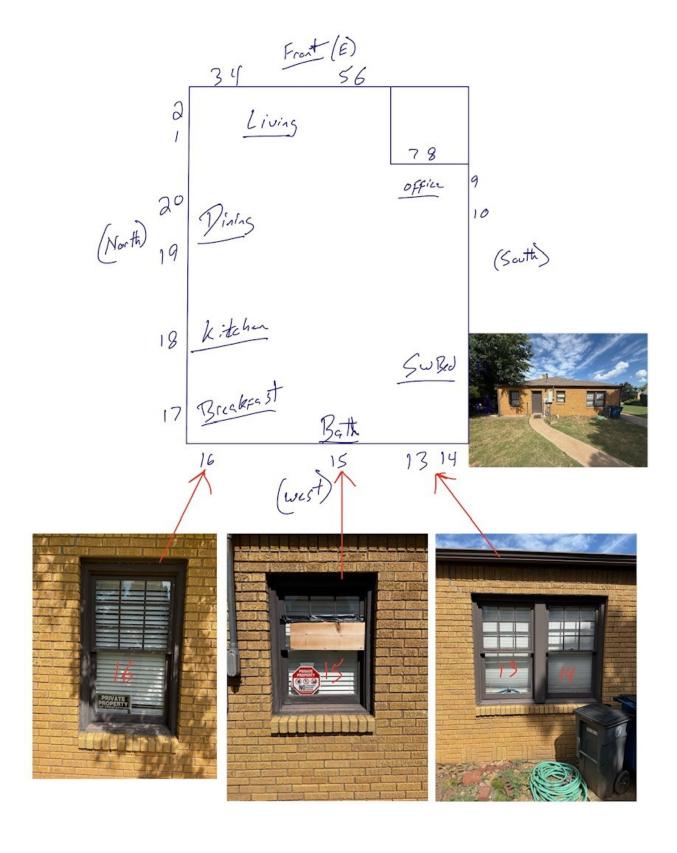


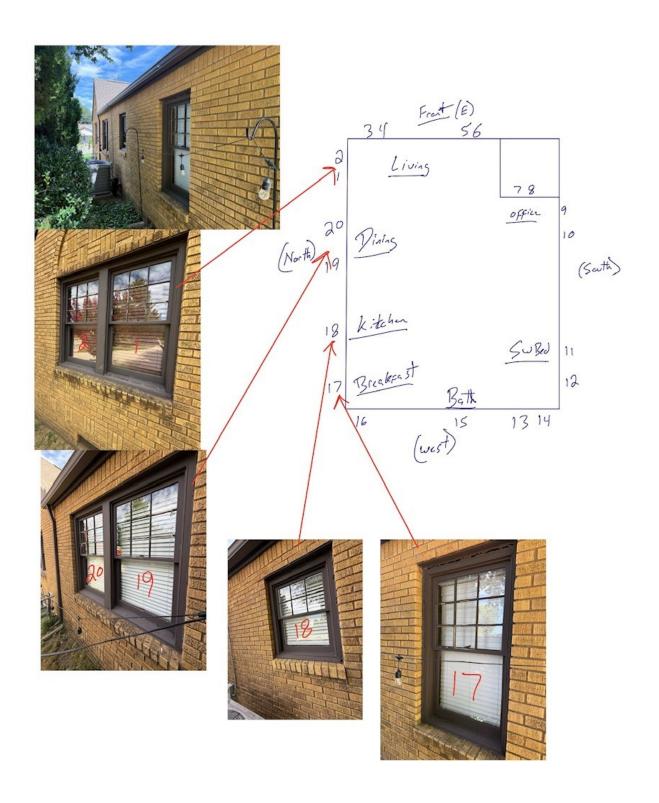
2016

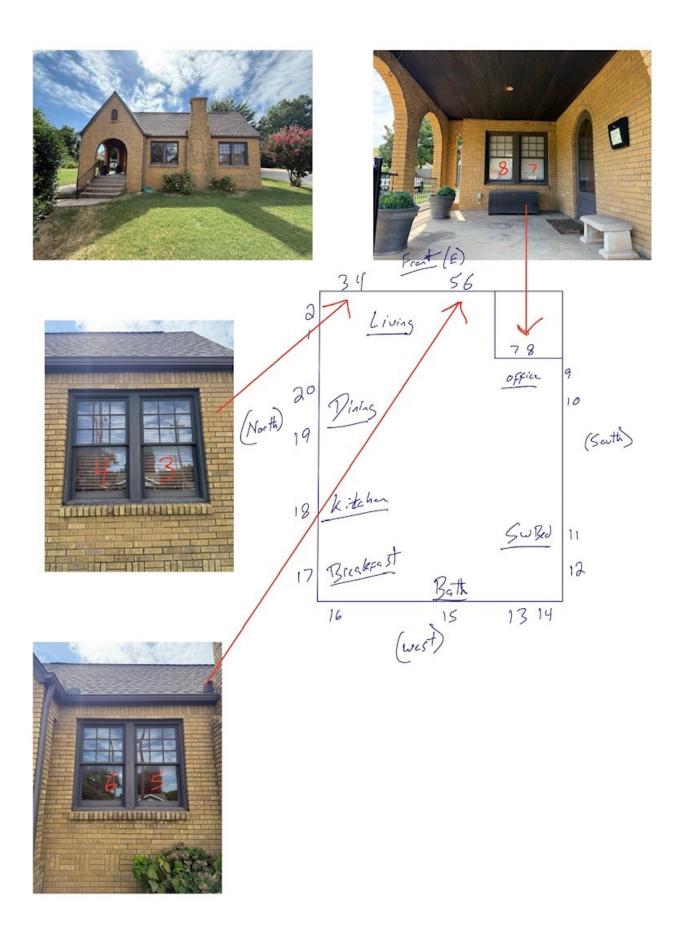


2025



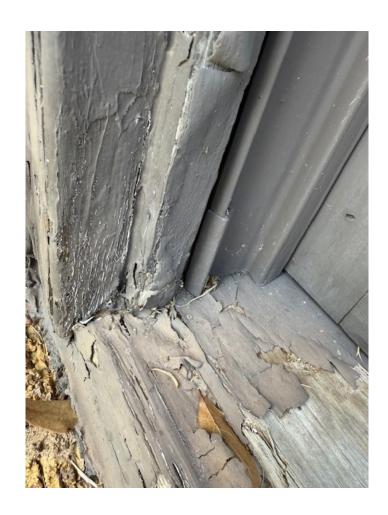


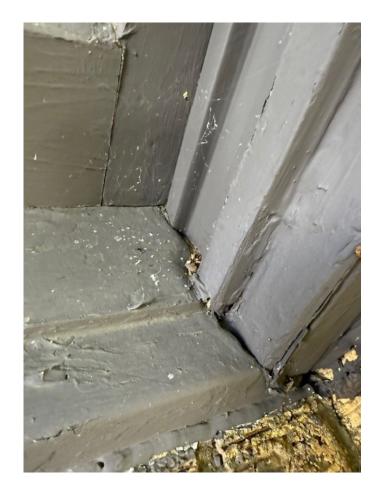










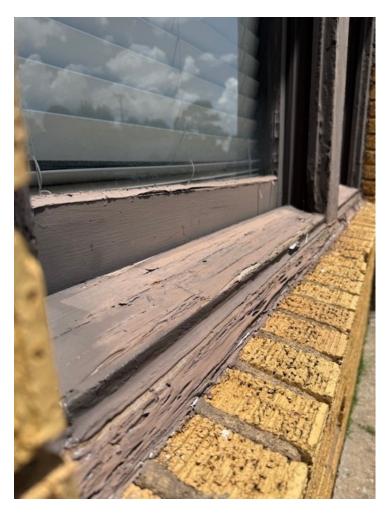






















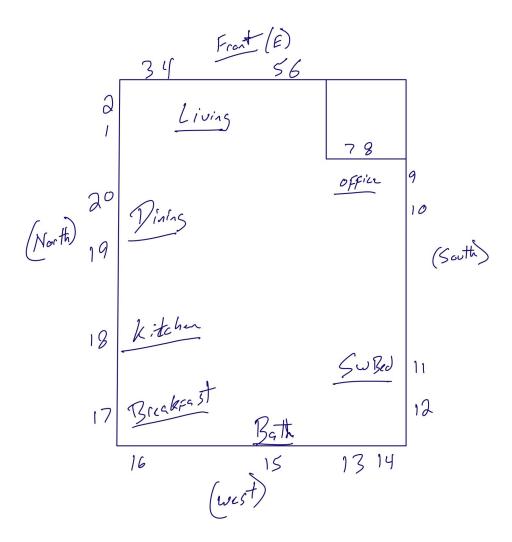






Property Address

1602 S. Lewis the
Toba OK. 74104



						EXISTING	CONDITIONS	S			
	WINDOW #	EXISTING TYPE	MUNTIN CONFIG.	REF	PAIR CLASS			SASH		PROPOSED WINDOW	MUNTIN CONFIG.
				SASH	FRAME	SILL	ORG.	REPLACE	UNKNOWN	TYPE	
Livers	1-6	30753 P.H.	Col. on-Top	N/A	N/A	N/A	N/A	MA	N/A	D. A. Feldon	Like original
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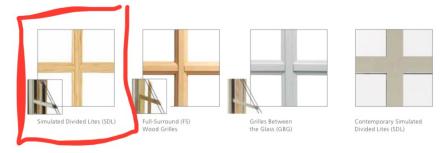
Key D. H. = Pouble Hung





### DIVIDED LITES

Add architectural interest to your JELD-WEN® Siteline® wood and clad-wood windows with one of our decorative grille options. These options include traditional or contemporary Simulated Divided Lites (SDL) for an authentic look, Full-Surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).



STAFF REPORT August 07, 2025 HP-0692-2025

HP PERMIT NUMBER: HP-0692-2025

**PROPERTY ADDRESS:** 1519 E 21st Street

**DISTRICT: SWAN LAKE** 

**APPLICANT: Brent Wilks** 

**REPRESENTATIVE: N/A** 

### A. CASE ITEMS FOR CONSIDERATION

1. Replacement of windows

### B. BACKGROUND

**DATE OF CONSTRUCTION: 1926** 

**ZONED HISTORIC PRESERVATION: 1994** 

NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009

**CONTRIBUTING STRUCTURE:** Yes

STYLE/CONSTRUCTION: NR Description A one-story brick Tudor Revival residence, 1519 has a hipped and gabled roof with composition shingles and a shed-roofed dormer with four fixed windows. On the right is a large front-facing gable with a small arched vent in the gable end. Below the gable are paired 8/8 double hung windows. On the left the eave is flared to form the roof of a small porch with a brick arch and column. To the let of the entrance is a double chimney flanked by small gables over paired 8/8 double hunt windows. Other decorative details include corniced boards, concrete keystones and inserts, and brick sills. At the rear is a detached garage.

### **PREVIOUS ACTIONS:**

HP-0632-2024 - January 02, 2025- TPC Approval

Installation of house numbers

HP-0644-2025 - January 16, 2025 - TPC Denial

Installation of parking pad

HP-0664-2025- May 15, 2025 - TPC Approval

Installation of parking pad with landscaping

HP-0674-2025 - June 05-2025- TPC Approval

Replacement of porch light

## **B. ISSUES AND CONSIDERATIONS**

- 1. The applicant proposes the replacement of 12 visible windows.
  - No changes to the front façade windows are being proposed.
  - All the proposed replacement windows are vinyl and in the color beige.

### West Side:

There are 6 hung wood windows and 3 basement window holes existing on the west facade of the home. 3 of the hung windows and 1 basement window have been

determined by staff to have minimal visibility due to the bump out and are not included in this application. Thus, the west side proposed replacements include 3 hung windows and 2 basement windows. The first two windows closest to the face of the house on the west side are currently hung/wood windows. The applicant proposes those window be replaced with a vinyl slider window. The window closest to the rear is hung/wood and the applicant proposes to replace it with a hung vinyl window. The two basement windows holes on the west side are currently boarded up, with no existing windows. The applicant proposes to install vinyl slider windows with an even sash split.

### East side:

There are 7 existing windows on the east façade. The 2 hung windows closest to the street are proposed to be replaced with a slider window. The replacement for the small bathroom window is a hung vinyl window. Lastly, the proposed replacement for the back 4 hung windows, are 2 slider windows.

At the July 31st meeting, the subcommittee voted to move this application forward with no recommnedation.

2. Reference: Tulsa Zoning Code

### SECTION 70.070-F Standards and Review Criteria

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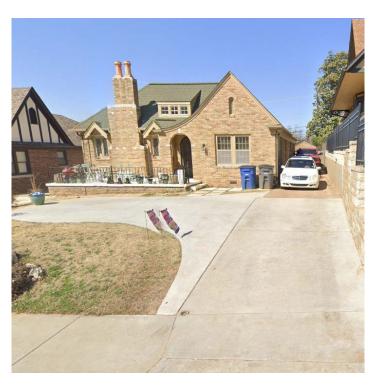
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Google Street View March 2025



Applicant submittal, Summer 2025



West Facade





**Basement Windows** 



Another View of West Facade



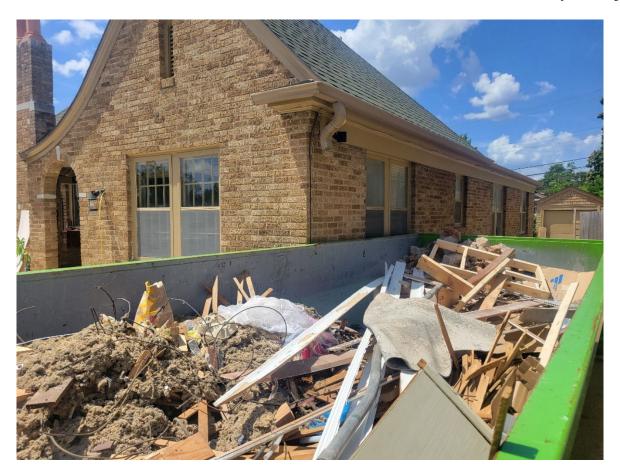
**Basement Window** 







**Basement Interior** 



East Facade View from Front of House



East Facade View from Back of House



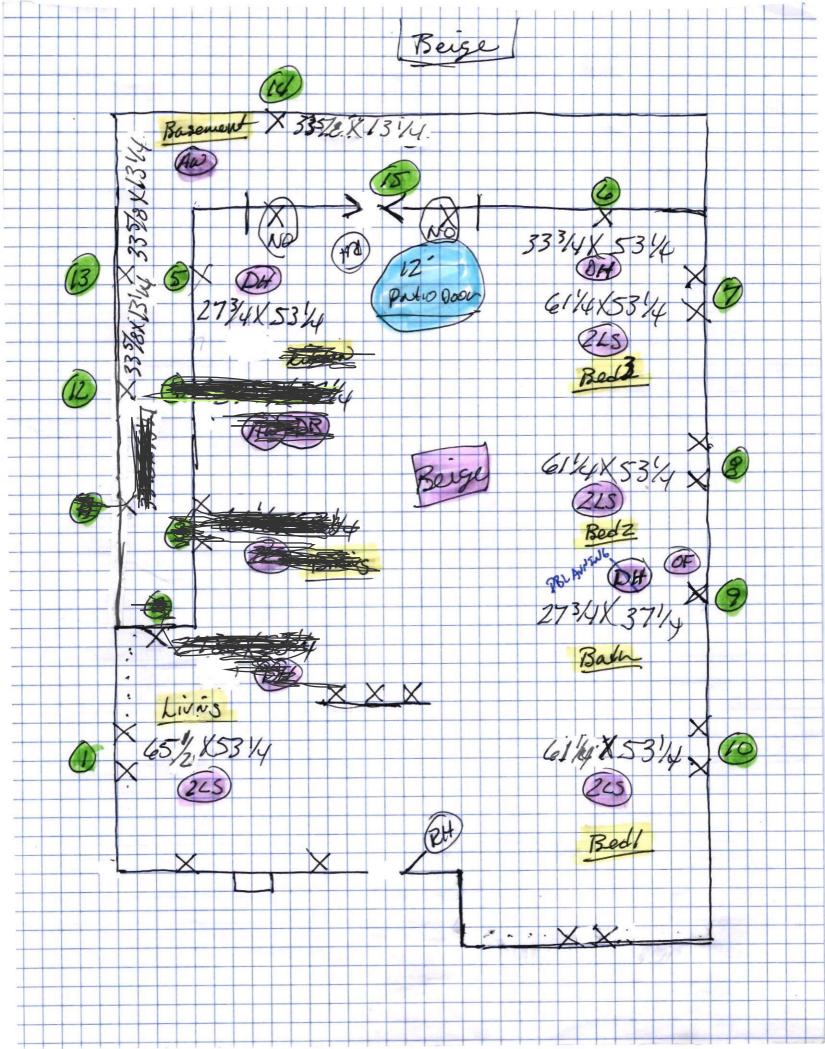
# Historic Preservation Permit APPLICATION FORM

### 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.  Temperature of the condition of affected existing materials. Attach additional pages as needed.
from Window World of Julia. Also instally 1 4 Pane / Paris Box.
PROJECT CHECKLIST
Digital color photographs of each elevation of the site, building(s), and project area(s) provided by email or memory device only. <b>No external storage account invitations.</b>
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 <b>Attachment B</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)

					EXISTING (	CONDITIONS	5			
WINDOW #	EXISTING TYPE	MUNTIN CONFIG.	REF	PAIR CLASS			SASH	I	PROPOSED WINDOW	MUNTIN CONFIG.
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Sales Person: 999 - MISC



Customer Acknowledgement

Quote Date 7/23/2025

Date Ordered

Quote Not Ordered

Dealer Name:

863720 WINDOW WORLD OF TULSA-005-863720-0

Bill To:

WINDOW WORLD OF TULSA 5443 S 108TH AVE STE 175 TULSA, OK 74146 Ship To:

WINDOW WORLD OF TULSA 5443 S 108TH AVE STE 175 TULSA, OK 74146

Phone: (918) 994-6400 Fax:

Order Notes:

Delivery Notes:

Quote Name:

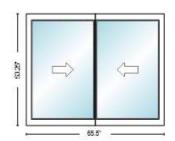
WILKS, BRENT

WILKS, BRENT

WILKS, BRENT

QUOTE#	RUSH	STATUS	PO#
5145948	No	None	

Line Item #	Qty	Width x Height	UI	Description
1	1	65.5" X 53.25"	120	



3002-NEW 4000 Series XX 65.5 x 53.25
Sash Split = Even
Operation / Venting = XX, Model Number = 3002
Composite Reinforcement, Frame Option = Standard
Block Frame
Frame Color = Beige
SolarZone ThermD Elite, Double Strength, Glass
Breakage Warranty
HP Option = Unanswered
U-Factor = 0.27, CR = 61, SHGC = 0.2, VT = 0.47, CPD =
ASO-A-90-82235-00001

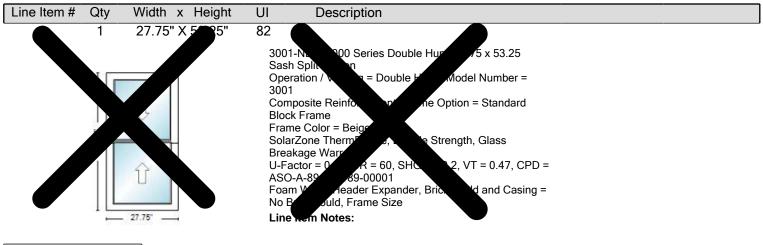
Foam Wrap, Header Expander, Brickmould and Casing =

No Brickmould, Frame Size

Line Item Notes:

Comment / Room:

LIVING West Side Closest to Street



Comment / Room:

LIVING

QUOTE#	RUSH	STATUS	PO#
5145948	No	None	

### Line Item # Qty Width x Height UI Description

61.5" X 53.25"

3002 4000 Series XX 61.5 x 53

Sash S

116

Operation ng = XX, Model er = 3002

Composite F ement, Fr tion = Standard

Block Frame

Frame Color = Be

able Strength, Glass SolarZone ThermD

Breakage Warranty

HP Option = Una

U-Factor = 0.261. 8 0.2, VT = 0.47, CPD =

ASO-A-90-8 00001

Foam Wr ader Expander, E uld and Casing =

No Brig d, Frame Size

Notes: Line

Comment / Room:

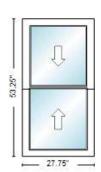
### **DINING**

### Line Item # Qty Width x Height UI Description 66 27.75" X 37 s Vent / Vent 27.75 x 0955-0 ting = Vent, Mode Operatio ber = 0955 Frame Cold SolarZone The lite, Gl akage Warranty Lock / Keeper = Keeper U-Factor = 0.27, C GC = 0.19, VT = 0.44, CPD = ASO-A-32-21869-0 Foam Wrap, Head Groove Filler = No Groove Filler, Frame Si Frame 0 27.75" length Horizontal C Line Item

Comment / Room:

### **KITCHEN**

Line Item #	Qty	Width x Height	UI	Description
5	1	27.75" X 53.25"	82	



27.75"

3001-NEW 4000 Series Double Hung 27.75 x 53.25 Sash Split = Even

Operation / Venting = Double Hung, Model Number =

Composite Reinforcement, Frame Option = Standard

Block Frame

Frame Color = Beige

SolarZone ThermD Elite, Double Strength, Glass

**Breakage Warranty** 

U-Factor = 0.28, CR = 60, SHGC = 0.2, VT = 0.47, CPD =

ASO-A-89-105189-00001

Foam Wrap, Header Expander, Brickmould and Casing =

No Brickmould, Frame Size

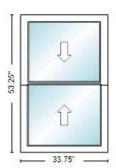
Line Item Notes:

Comment / Room:

KITCHEN West Side Rear

QUOTE #	RUSH	STATUS	PO#
5145948	No	None	

Line Item #	Qty	Width x Height	UI	Description
6	1	33.75" X 53.25"	88	



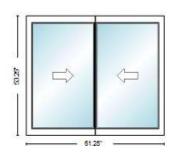
3001-NEW 4000 Series Double Hung 33.75 x 53.25 Sash Split = Even
Operation / Venting = Double Hung, Model Number = 3001
Composite Reinforcement, Frame Option = Standard
Block Frame
Frame Color = Beige
SolarZone ThermD Elite, Double Strength, Glass
Breakage Warranty
U-Factor = 0.28, CR = 60, SHGC = 0.2, VT = 0.47, CPD = ASO-A-89-105189-00001
Foam Wrap, Header Expander, Brickmould and Casing = No Brickmould, Frame Size

Line Item Notes:

### Comment / Room:

BED 3

Lir	ne Item #	Qty	Width x Height	UI	Description
	7	1	61.25" X 53.25"	116	

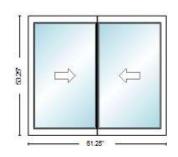


3002-NEW 4000 Series XX 61.25 x 53.25
Sash Split = Even
Operation / Venting = XX, Model Number = 3002
Composite Reinforcement, Frame Option = Standard
Block Frame
Frame Color = Beige
SolarZone ThermD Elite, Double Strength, Glass
Breakage Warranty
HP Option = Unanswered
U-Factor = 0.27, CR = 61, SHGC = 0.2, VT = 0.47, CPD =
ASO-A-90-82235-00001
Foam Wrap, Header Expander, Brickmould and Casing =
No Brickmould, Frame Size

Comment / Room:

BED 3 East Facade

Line Item #	Qty	Width x Height	UI	Description
8	1	61.25" X 53.25"	116	



3002-NEW 4000 Series XX 61.25 x 53.25
Sash Split = Even
Operation / Venting = XX, Model Number = 3002
Composite Reinforcement, Frame Option = Standard
Block Frame
Frame Color = Beige
SolarZone ThermD Elite, Double Strength, Glass
Breakage Warranty
HP Option = Unanswered
U-Factor = 0.27, CR = 61, SHGC = 0.2, VT = 0.47, CPD =
ASO-A-90-82235-00001
Foam Wrap, Header Expander, Brickmould and Casing =
No Brickmould, Frame Size

**Line Item Notes:** 

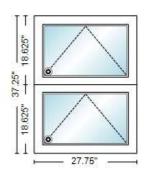
Line Item Notes:

Comment / Room:

BED 2 East Facade

QUOTE#	RUSH	STATUS	PO#
5145948	No	None	

Line Item #	Qty	Width x Height	UI	Description
9	1	27.75" X 37.25"	66	

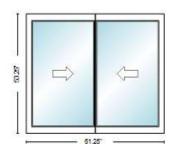


0955-09 Series Vent / Vent 27.75 x 37.25
Operation / Venting = Vent, Model Number = 0955
Frame Color = Beige
SolarZone ThermD Elite, OBSCURE FULL, Glass
Breakage Warranty
Lock / Keeper = Standard Lock / Keeper
U-Factor = 0.27, CR = 61, SHGC = 0.19, VT = 0.44, CPD
= ASO-A-32-21869-00001
Foam Wrap, Header Expander, Groove Filler = No Groove
Filler, Frame Size
Horizontal Common Frame 0" thick, 27.75" length
Line Item Notes:

Comment / Room:

BATH East Facade

Line Item #	Qty	Width x Height	UI	Description
10	1	61 25" X 53 25"	116	



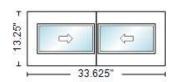
3002-NEW 4000 Series XX 61.25 x 53.25
Sash Split = Even
Operation / Venting = XX, Model Number = 3002
Composite Reinforcement, Frame Option = Standard
Block Frame
Frame Color = Beige
SolarZone ThermD Elite, Double Strength, Glass
Breakage Warranty
HP Option = Unanswered
U-Factor = 0.27, CR = 61, SHGC = 0.2, VT = 0.47, CPD =
ASO-A-90-82235-00001
Foam Wrap, Header Expander, Brickmould and Casing =
No Brickmould, Frame Size

Comment / Room:

BED 1 East Side Closest to Street

Line Item #	Qty	Width x Height	UI	Description
11	1	33.625" X 13.25"	48	

3002-NEW 4000 Series XX 33.625 x 13.25



Operation / Venting = XX, Model Number = 3002
Composite Reinforcement, Frame Option = Standard
Block Frame
Frame Color = Beige
SolarZone ThermD Elite, Double Strength, Glass
Breakage Warranty
HP Option = Unanswered
U-Factor = 0.27, CR = 61, SHGC = 0.2, VT = 0.47, CPD =
ASO-A-90-82235-00001
Foam Wrap, Header Expander, Brickmould and Casing =
No Brickmould, Frame Size

**Line Item Notes:** 

Line Item Notes:

Sash Split = Even

Comment / Room:

**BASEMENT** 

QUOTE#	RUSH	STATUS	PO#
5145948	No	None	

Line Item #	Qty	Width x Height	UI	Description
12	1	33 625" X 13 25"	12	

3002-NEW 4000 Series XX 33.625 x 13.25

Sash Split = Even

Operation / Venting = XX, Model Number = 3002

Composite Reinforcement, Frame Option = Standard

Block Frame

Frame Color = Beige

SolarZone ThermD Elite, Double Strength, Glass

Breakage Warranty

HP Option = Unanswered

U-Factor = 0.27, CR = 61, SHGC = 0.2, VT = 0.47, CPD =

ASO-A-90-82235-00001

Foam Wrap, Header Expander, Brickmould and Casing =

No Brickmould, Frame Size

Line Item Notes:

### Comment / Room:

# BASEMENT West Side

33.625"

Line Item #	Qty	Width x Height	UI	Description
13	1	33 625" X 13 25"	48	

3002-NEW 4000 Series XX 33.625 x 13.25

Sash Split = Even

Operation / Venting = XX, Model Number = 3002 Composite Reinforcement, Frame Option = Standard

Block Frame

Frame Color = Beige

SolarZone ThermD Elite, Double Strength, Glass

**Breakage Warranty** 

HP Option = Unanswered

U-Factor = 0.27, CR = 61, SHGC = 0.2, VT = 0.47, CPD =

ASO-A-90-82235-00001

Foam Wrap, Header Expander, Brickmould and Casing =

No Brickmould, Frame Size

Line Item Notes:

### Comment / Room:

## **BASEMENT** West Side

Line Item #	Qty	Width x Height	UI	Description
14	1	33.625" X 13.25"	48	

33.625"

33.625"

3002-NEW 4000 Series XX 33.625 x 13.25

Sash Split = Even

Operation / Venting = XX, Model Number = 3002

Composite Reinforcement, Frame Option = Standard

Block Frame

Frame Color = Beige

SolarZone ThermD Elite, Double Strength, Glass

Breakage Warranty

HP Option = Unanswered

U-Factor = 0.27, CR = 61, SHGC = 0.2, VT = 0.47, CPD =

ASO-A-90-82235-00001

Foam Wrap, Header Expander, Brickmould and Casing =

No Brickmould, Frame Size

Line Item Notes:

Comment / Room:

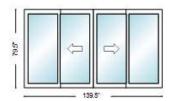
13.25"

**BASEMENT** 

QUOTE#	RUSH	STATUS	PO#
5145948	No	None	

Line Item #	Qty	Width x Height	UI	Description
15	1	139 5" X 79 5"	220	

Overall Rough Opening: 140" X 80"



6412-6400 Series Standard OXXO 139.5 x 79.5
Call Width = 144, Call Height = 80
Operation / Venting = OXXO, Model Number = 6412
Sash Type = 3" Sash
Frame Color = Beige
SolarZone ThermD Elite
Keyed Lock = Cylinder Key Lock, Foot Lock
Standard Screen
Brickmould and Casing = No Brickmould, Rough Opening
Line Item Notes:

Comment / Room:

### **PATIO**

Customer Notes: Total Unit Count 15

### **ATTENTION**

Please note that all weights provided are estimates and subject to change based on actual order shipment. For Informational Purposes: All windows are viewed from the outside looking in.

NOTICE: The rating information provided on this quote is based upon the NFRC ratings at the time of quote. Such ratings are subject to changes in the standard by the applicable regulatory agencies and will be finalized at the time of manufacturing. All ratings printed on the NFRC label will supersede the NFRC rating set forth in the quote. Any changes made to an order after submission may also result in changes to the NFRC rating. Customer shall be solely responsible for determining whether the product ordered meets their jurisdiction's requirements.

In accordance with the state of California:



WARNING: Cancer and Reproductive Harm - www.p65Warnings.ca.gov

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I have reviewed this order and certify that it is correct. I understand that this order is noncancellable, nonreturnable, and nonrefundable.

By Authorized Representative