

HP PERMIT NUMBER: HP-0696-2025

PROPERTY ADDRESS: 1732 South Yorktown Avenue

DISTRICT: YORKTOWN

APPLICANT: Carrie Hawkins and Zach Fountain

REPRESENTATIVE: N/A

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of windows

B. BACKGROUND

DATE OF CONSTRUCTION: 1930

ZONED HISTORIC PRESERVATION: 1995

NATIONAL REGISTER LISTING: YORKTOWN HISTORIC DISTRICT, 2002

CONTRIBUTING STRUCTURE: No

STYLE/CONSTRUCTION: NR Description: Ca. 1923. Bangalow/Craftsman. This one-story, weatherboard house has an asphalt-covered, cross-gabled roof and concrete foundation. The wood windows are six-over-one hung with a fixed picture window under the porch and fixed windows in the side addition. The wood door is glazed paneled. The full width porch is not completely covered by the front gable supported by concrete columns. There are two large, concrete, interior, slope chimneys. Decorative details include double and ribbon windows and decorative wood shutters. There is a rear detached garage. The house is noncontributing due to alterations.

PREVIOUS ACTIONS:

HP-0156-2020 - January 31st, 2020 – Staff Approval
Stabilization of porch

B. ISSUES AND CONSIDERATIONS

1. The applicant proposes the following for vinyl window replacement:
 - Replacement of 11 windows in the sunroom. These windows have no grid or muntin configuration.
 - Replacement of 2 windows on north side with no grid pattern.

The subcommittee recommended approval at the August 28th meeting.

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



2001



2016



2016



Historic Preservation

Permit

APPLICATION FORM

ATTACHMENT A: SUBMITTAL MATERIALS

PROJECT DESCRIPTION

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

1. Replace thin sunroom windows and deteriorating frames (page 6 of linked brochure).
2. Replace cracked and thin windows on south side of the house.
3. Replace two cracked windows on the north side of the house.
4. Paint the exterior of the house, keeping the same color while replacing/repairing broken and rotted siding as needed. New window frame color will match all trim.

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](#))



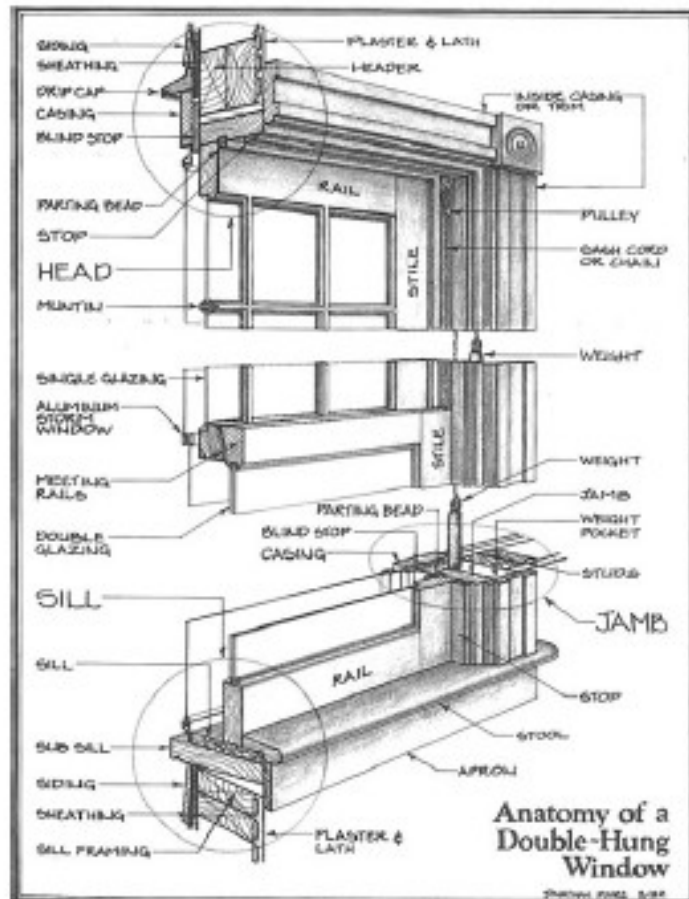
TULSA PRESERVATION COMMISSION WINDOW SURVEY FORM

COMPLETED BY: Zach Fountain

DATE: 8/18/2025

PROPERTY ADDRESS: 1732 S Yorktown Ave

BASIC REQUIREMENTS	
1. Photographs or drawings of each elevation of the structure	
2. Site plan of the structure with each window opening numbered	
3. Exterior photographs of each window opening numbered corresponding to the site plan	
4. Interior photographs of each window opening numbered corresponding to the site plan	
5. Detail photographs of problem areas of each window as necessary (numbered corresponding to site plan)	
6. Condition Evaluation of each window	
7. Original window design (double-hung, casement, etc...), pattern (3/1, 6/6, etc...), materials (wood, clad, etc...). Specify if different for certain openings.	
8. Proposed window design (double-hung, casement, etc...), pattern (3/1, 6/6, etc...), materials (wood, clad, etc...). Specify if different for certain openings.	
9. Product brochure and a picture or drawing of proposed window(s)	
10. Other	



The Window Survey Form should be completed when requesting a Certification of Appropriateness (COA) for window replacement. The basic requirements are needed for each window replacement; however, Planning Department Staff may require further information for an application on a case-by-case basis. This form should be completed and submitted with COA Application.

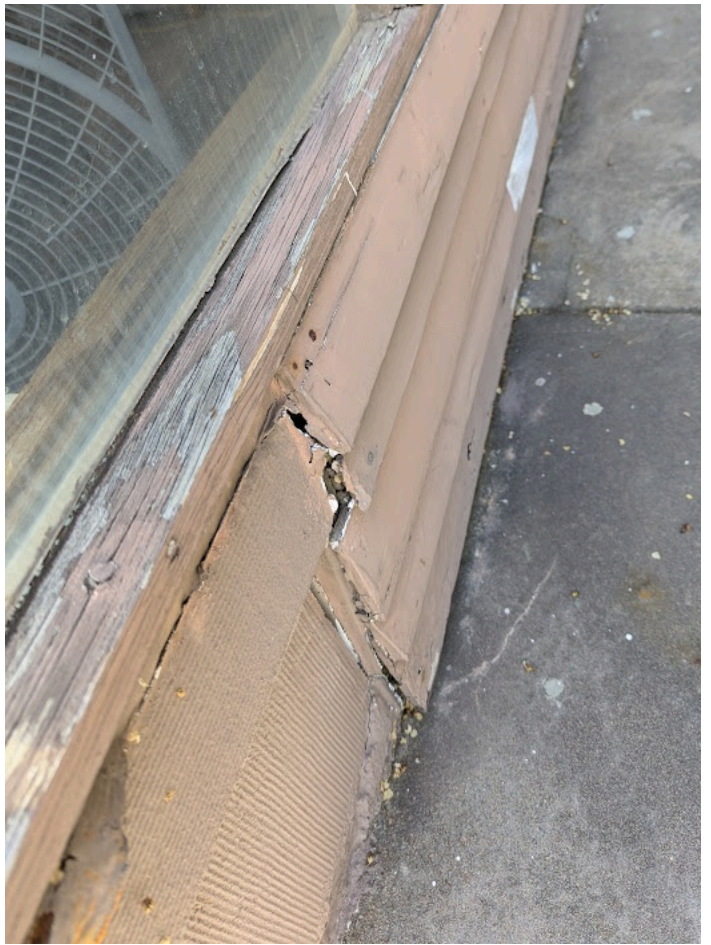
Only windows proposed for replacement should be assigned a number and described under the same number for the rest of this form. TPC does not review windows on the rear of the property if not visible from an abutting street. Windows in pairs or groupings should be assigned separate numbers. Do not include sidelights or transoms associated with a door.

Describe the issues and condition of each window proposed for replacement in detail, referring to specific parts of the windows (see diagram). Photographs of the interior and exterior are required. Additional close-up photographs, showing evidence of the window condition, must be provided to better document problem areas. Note: painted shut, broken glass, and broken sash cords are not necessary grounds for approving replacement.

SUNROOM



Windows 9-11 (back of sunroom) have the same configuration as 1-3.

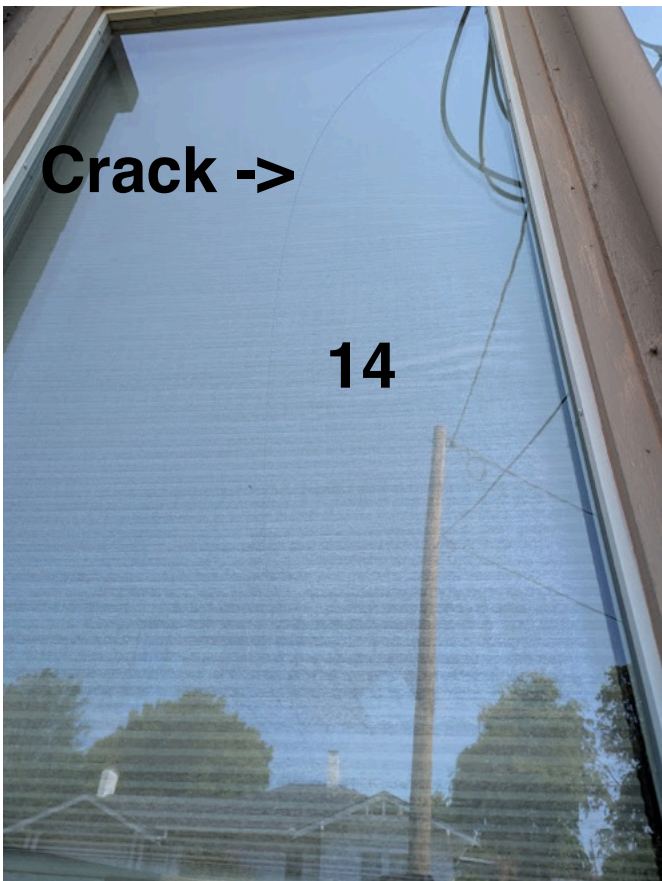






NORTH SIDE WINDOWS





Similar Projects in Yorktown Historic District





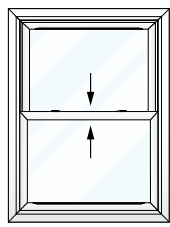




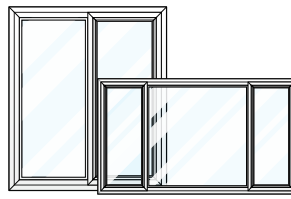




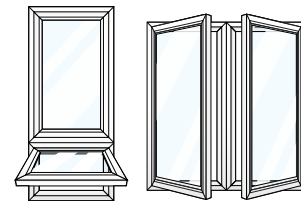
Window & Patio Door Styles



DOUBLE HUNG



2 & 3 LITE SLIDER



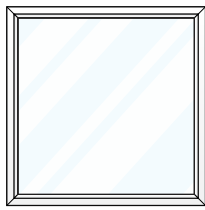
CASEMENT & AWNING

FEATURES

FRAME DEPTH	3 ¼"	3 ¼"	3 ¼"
VINYL	Sunshield®	Sunshield®	Sunshield®
CONSTRUCTION	Welded Frame & Sash	Welded Frame & Sash	Welded Frame & Sash
FINELINE WELDED CORNERS	Optional*	Optional*	Optional*
GLAZING	Exterior	Exterior	Exterior
SASH PROFILE SHAPE	Cove	Cove	Square
INTERIOR AND EXTERIOR ACCESSORY GROOVES	✓	✓	✓
GRAPHITE POLYSTYRENE FOAM INSULATION	✓	✓	✓
REINFORCEMENTS	Innergy®	Innergy®	Innergy®
WEATHERSTRIPPING	Barrier Fin & Bulb Seal	Barrier Fin & Bulb Seal	Bulb Seal
COMFORTECH™ DLA-UV GLAZING SYSTEM	¾"	¾"	¾"
EXTRUDED ALUMINUM SCREEN FRAME	Half	Half	Full
BETTERVUE® FIBERGLASS MESH	✓	✓	✓
FLEXSCREEN®	Optional+	Optional+	
LOCKS/HARDWARE	Profile™ DA (dual action)	Profile™ SA (single action)	Lock Out Crank Handle
INTEGRAL INTERLOCK	✓	✓	
ADDITIONAL HARDWARE	Tilt Latches and Dual Vent Locks	Vent Lock	Washability Hinge & Corner Drive System (casement only)
BALANCE SYSTEM	Block & Tackle		
WEEP HOLES	✓	✓	✓
ADDITIONAL FEATURES	<ul style="list-style-type: none"> • Integral Interlock at Meeting Rail • Top Sash Retention 	<ul style="list-style-type: none"> • Brass Rollers • Anchor Stops (3-Lite) 	<ul style="list-style-type: none"> • Optional Stainless Steel Hardware • Quick Release Dual Arm Operator (Standard - Awning)

*Standard on laminated and painted units.

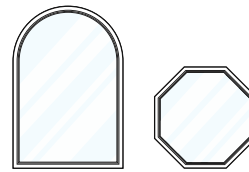
+Standard on painted exterior units.



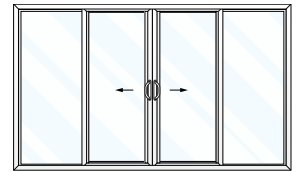
PICTURE



HOPPER



SHAPES



PATIO DOORS

3 ¼"

3 ¼"

3 ¼"

4 ½"

Sunshield®

Sunshield®

Sunshield®

European Vinyl Formulation

Welded Frame

Welded Frame & Sash

Welded Frame & Sash

Welded Frame & Sash

Optional*

Optional*

Interior

Exterior

Interior

Exterior

Square



Galvanized Steel

Barrier Fin

Barrier Fin & Bulb Seal

¾"

¾"

¾"

1"

Full



Zinc Cast Top-Mounting
Lock & Hinge

Signature & Modern
Hardware

Standard: Accuvent™
Optional: Footlock



- Direct Set Glass
- Sloped Sill

- Insulated Panel Option available for Dryer Vent
- Available in white or black

- Direct Set Glass
- Optional Operating Octagon
- Single Hung Circle Top
- Single Hung Eyebrow

- 2, 3 And 4-Lite Options
- Patented Sliding System and Water Drainage System

See the following pages for information on Garden and Bay/Bow windows.



[illegible]

Surber-Cantu, Rebecca

From: Marlow-Fuson, Skylar
Sent: Wednesday, September 3, 2025 8:25 AM
To: Surber-Cantu, Rebecca; Rocha, Caleb
Subject: Fwd: [External Mail] Re: TPC Meeting Agenda: September 4th, 2025- New Window Info
Attachments: windows goff.pdf

Sent from my iPhone

Begin forwarded message:

From: Carrie and Zach Fountain <hawkins.fountain@gmail.com>
Date: September 2, 2025 at 2:47:47 PM CDT
To: "Marlow-Fuson, Skylar" <smarlow-fuson@cityoftulsa.org>
Subject: [External Mail] Re: TPC Meeting Agenda: September 4th, 2025- New Window Info

Hi Skylar,

I've attached a PDF with examples of the 100 series windows from Andersen's website (links below). We provided a few examples of muntin patterns for windows 14, 15, and 16 as we'd like to get guidance/feedback on whether we should leave those without (as they are now) or include muntins that better match the existing original windows.

Andersen 100 Series Gliding Window (sunroom front and back, windows 1–3, 9–11):
<https://www.andersenwindows.com/windows-and-doors/windows/sliding-windows/100-series-gliding-window>

Andersen 100 Series Picture Window (utility room/back porch, windows 14–16, sunroom windows 4–8):
<https://www.andersenwindows.com/windows-and-doors/windows/picture-windows/100-series-picture-window/>

One question: For the windows we'll be restoring/repairing vs. replacing (12, 13), how does that permitting/approval process work?

Thanks much!
Zach and Carrie

On Tue, Sep 2, 2025 at 11:29 AM Marlow-Fuson, Skylar <smarlow-fuson@cityoftulsa.org> wrote:

Could you send over the updated window product data you discussed during the subcommittee meeting?

100 Series Picture Window

Windows 14, 15, 16

100 Series Picture Window



INTERIOR EXTERIOR

100 Series Picture Window



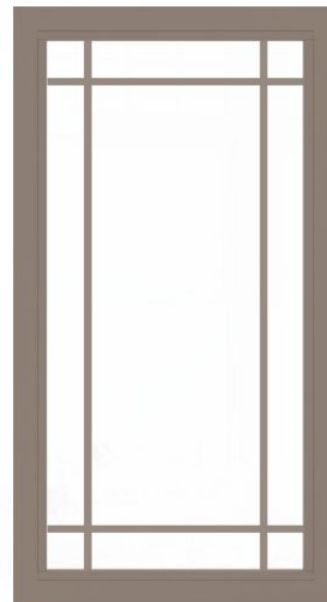
INTERIOR EXTERIOR

100 Series Picture Window



INTERIOR EXTERIOR

100 Series Picture Window



INTERIOR EXTERIOR

Option One

Matches what is currently in place

Option Two

Style of existing original windows

Option Three

Slight variation of original windows

Eliminated

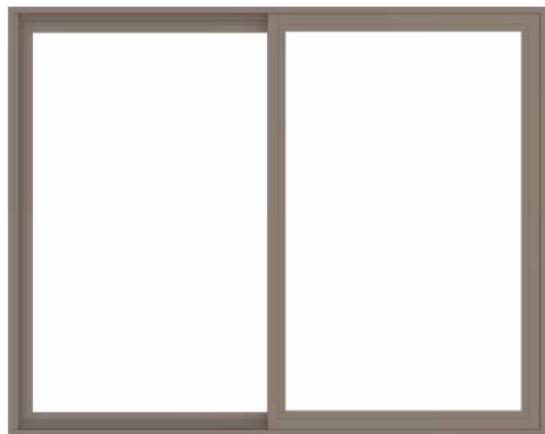
Goff used prairie style windows in early homes but Yorktown represented the emerging of his differing creative style

100 Series Gliding Window

East & West sides of the sunroom.

Window 1, 2, 3 & 9, 10, 11

100 SERIES GLIDING WINDOW



INTERIOR

EXTERIOR

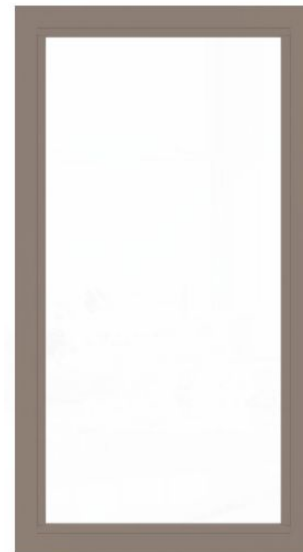


100 Series Picture Window

South side of the sunroom

Windows 4-8

100 Series Picture Window



INTERIOR

EXTERIOR

HP PERMIT NUMBER: HP-0697-2025

PROPERTY ADDRESS: 1808 East 16th Place

DISTRICT: YORKTOWN

APPLICANT: Nick Schutz

REPRESENTATIVE: N/A

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of siding on gable
2. Replacement of windows

B. BACKGROUND

DATE OF CONSTRUCTION: 1922

ZONED HISTORIC PRESERVATION: 1995

NATIONAL REGISTER LISTING: YORKTOWN HISTORIC DISTRICT, 2002

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION: NR Description: Ca. 1921. Bungalow/Craftsman. This one-story, asbestos-clad house has an asphalt-covered, cross gabled roof and a rock-faced concrete block foundation. The wood windows are one-over-one hung and two-over-two hung. The wood door is glazed paneled. The partial porch has a front gabled roof supported by short, square, tapered wood columns on stucco piers and a wood railing. Decorative details include triangular knee braces and double windows. There is a detached garage to the rear.

PREVIOUS ACTIONS:

HP-0005-2018 – May 17th, 2018 – Staff

In-kind porch repair

HP-0325-2021 – November 23rd, 2021 – TPC Approval

Replacement of door

Replacement of driveway

B. ISSUES AND CONSIDERATIONS

1. The applicant proposes the replacement of the front gable siding (shake shingles) with Hardie Shingles with the straight edge panel. The applicant states the flashing needs redone because water is leaking into the beam that supports the porch. The applicant also proposes to replace six (6) windows with Anderson Woodwright double hung windows. 2 windows on the east façade, 2 on the west façade and 2 on the north façade are proposed to be replaced.

At the August 28th meeting, for item #1 replacement of siding in gable, the subcommittee recommended approval with conditions – that a gable vent option be explored in submittal and for item #2 replacement of windows, the subcommittee forwarded without recommendation.

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;
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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.

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. Repaint-ing previously painted surfaces does not require HP Permit review.

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.
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- A.4.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.
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- A.4.8 Exterior security bars and grilles are discouraged.



2001



2001



2016



2016



2025



2025



View NE From Street



View NW from the Street



Hardie® Shingle

Find your style

Your home is a blank canvas. Experiment with textures, and stunning colors featuring finishes to create your masterpiece.

Select your texture



Select your color collection



West 1 and 2



East 2 Interior



East 3 Interior



North 3 Interior



North 3 Interior



North 3 Exterior



North 4 Interior



North 4 Exterior



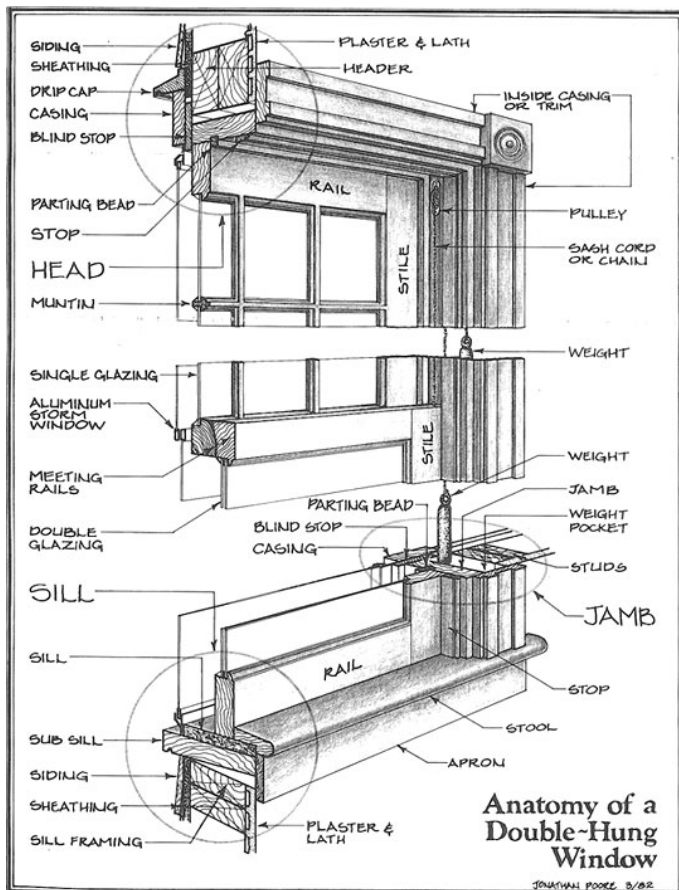
TULSA PRESERVATION COMMISSION

WINDOW SURVEY FORM

COMPLETED BY: _____ DATE: _____

PROPERTY ADDRESS: _____

BASIC REQUIREMENTS	
1.	Photographs or drawings of each elevation of the structure
2.	Site plan of the structure with each window opening numbered
3.	Exterior photographs of each window opening numbered corresponding to the site plan
4.	Interior photographs of each window opening numbered corresponding to the site plan
5.	Detail photographs of problem areas of each window as necessary (numbered corresponding to site plan)
6.	Condition Evaluation of each window
7.	Original window design (double-hung, casement, etc...), pattern (3/1, 6/6, etc...), materials (wood, clad, etc...). Specify if different for certain openings.
8.	Proposed window design (double-hung, casement, etc...), pattern (3/1, 6/6, etc...), materials (wood, clad, etc...). Specify if different for certain openings.
9.	Product brochure and a picture or drawing of proposed window(s)
10.	Other



The Window Survey Form should be completed when requesting a Certification of Appropriateness (COA) for window replacement. The basic requirements are needed for each window replacement; however, Planning Department Staff may require further information for an application on a case-by-case basis. This form should be completed and submitted with COA Application.

Only windows proposed for replacement should be assigned a number and described under the same number for the rest of this form. TPC does not review windows on the rear of the property if not visible from an abutting street. Windows in pairs or groupings should be assigned separate numbers. Do not include sidelights or transoms associated with a door.

Describe the issues and condition of each window proposed for replacement in detail, referring to specific parts of the windows (see diagram). Photographs of the interior and exterior are required. Additional close-up photographs, showing evidence of the window condition, must be provided to better document problem areas. Note: painted shut, broken glass, and broken sash cords are not necessary grounds for approving replacement.

WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

Custom Sizes	74
Specifications	74
Existing Window Measurements	75
Sill Angle Details	75
Grille Patterns	76
Window Details	76-77
Joining Detail	77
Product Performance	199

CUSTOM SIZING
in 1/8" (3) increments



Dimensions in parentheses are in millimeters.

WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

FEATURES

FRAME

A A Fibrex® material exterior protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.

B Sill members are constructed with a wood core and Fibrex® material exterior for exceptional, long-lasting* performance.

C Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

D Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

E Exterior stop covers are specially designed to allow easy application of high-quality sealant.

A 3 1/4" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

F For units with a white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

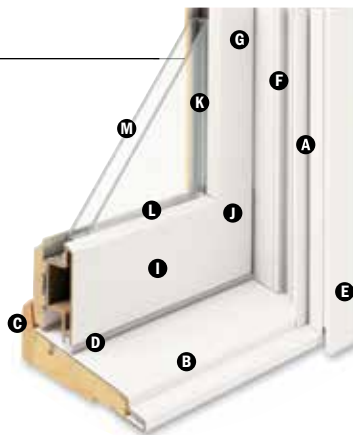
SASH

G Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

Wood Jamb Liner



H The sash interior is natural wood with classic chamfer detailing. Available in pine, maple, oak and prefinished white.



I The low-maintenance sash exterior provides long-lasting* protection and performance. Sash exteriors on most units include Fibrex material.

J Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

GLASS

K Glass spacers are available in black, stainless steel and white.

L Silicone bed glazing provides superior weathertightness and durability.

M High-Performance glass options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass
- Low-E4 PassiveSun® HeatLock glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 11 for more details.

HARDWARE



The standard lock and keeper design provides an easy Tilt-to-Clean feature integrated into the lock.

SILL ANGLES

Sill angles of 0°, 8° and 14° are available to closely match the existing sill in window replacement applications. See page 75 for details.



0° Sill Angle



8° Sill Angle



14° Sill Angle

INSTALLATION

Exterior Stop Cover



An exterior stop cover provides a clean transition from the new window to the existing window casing.

Included Installation Materials



Flat self-hanging shims, backer rod, installation screws and complete instructions are included with each insert window. See the measurement guide and worksheet at andersenwindows.com/measure.

SASH OPTIONS**



Cottage

Reverse Cottage

*Visit andersenwindows.com/warranty for details.

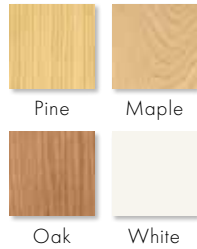
**Shown on 400 Series tilt-wash double-hung full-frame windows. Dimensions in parentheses are in millimeters.

EXTERIORS & INTERIORS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Lock & Keeper

Antique Brass | Black | Bright Brass
 Distressed Bronze | **Distressed Nickel**
 Oil Rubbed Bronze | Satin Nickel
 Stone | White

OPTIONAL HARDWARE Sold Separately

TRADITIONAL



Bar Lift

Available in all hardware finishes. Shown in satin nickel.

TRADITIONAL



Hand Lift

Finger Lifts

Available in all hardware finishes. Shown in bright brass.

CLASSIC SERIES™



Bar Lift

Stone | **White**

CLASSIC SERIES

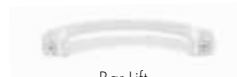


Hand Lift

Finger Lifts

Stone | White

CONTEMPORARY



Bar Lift

Available in all hardware finishes. Shown in white.

ESTATE™



Hand Lift

Finger Lifts

Antique Brass | Bright Brass
 Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Satin Nickel

Bold name denotes finish shown.

HARDWARE FINISHES



ACCESSORIES Sold Separately

FRAME

Wood Interior Stop



An optional interior stop with matching chamfer is available.

SASH

Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone or white.

INSECT SCREENS

Insect Screen Frames



Choose full insect screen or half insect screen. The half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screens

Our TruScene insect screens let in over 25% more fresh air** and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

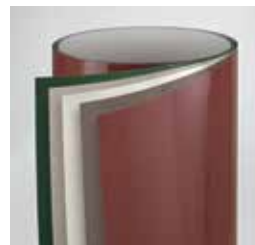
Conventional insect screens have charcoal gray powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. See page 18 for details.

INSTALLATION

Coil Stock



Made from .018"-thick aluminum, Andersen® coil stock is available in 24" (610) x 50' (15240) rolls and can be ordered in white, canvas, prairie grass, Sandtone, Terratone, cocoa bean, dark bronze, red rock, forest green, dove gray and black. Color-matched 1 1/4" (32)-long stainless steel trim nails are also available and can be ordered in 1 lb/.454 kg boxes. Coil stock can be cut and formed to profiles at the job site.

CAUTION: Painting and staining may cause damage to rigid vinyl. Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces. For vinyl painting instructions and preparation, contact your Andersen supplier. Do not paint weatherstrip. Creosote-based stains should not come in contact with Andersen products. Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products. See page 223 for a complete list of cautions.

*These finishes are "living finishes" that will change with time and use, see limited warranty for details.
 **TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.
 Naturally occurring variations in grain, color and texture of wood make each window one of a kind.
 All wood interiors are unfinished unless a finish is specified.
 Printing limitations prevent exact replication of colors and finishes.
 See your Andersen supplier for actual color and finish samples.
 Dimensions in parentheses are in millimeters.

HP PERMIT NUMBER: HP-0699-2025

PROPERTY ADDRESS: 1531 South Trenton Avenue

DISTRICT: SWAN LAKE

APPLICANT: Chip Atkins

REPRESENTATIVE: N/A

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of porch railing

B. BACKGROUND

DATE OF CONSTRUCTION: 1921

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION: NR Description: C. 1922. This one-story Bungalow/Craftsman residence with weatherboard siding has a front-gabled composition shingle roof with notched exposed rafter tails, triangular knee braces, and sunburst trusses in the gable ends. There is a brick chimney on the slope and an exterior brick chimney on the south. The glazed door and grouped 1/1 double hung windows have wood surrounds. The partially roofed, screened front-facing gabled porch has wood balustrades and brick piers with slanted wood columns. At the rear is a detached garage.

PREVIOUS ACTIONS:

HP-0181-2020 – May 14th, 2020 – TPC Approval

Replacement of wall in basement

Removal of windows on north side of basement

HP-0648-2025 – February 21st, 2025 – Staff Approval

Repair/rebuild porch railing on north & west facing side

Repair/rebuild to straighten NW column

Repair/replace corner trim on front façade

Repair/replace damaged missing novelty siding on front façade

Repair/restore porch frame and screens

Replace concrete patio with stamping as original

Reconstruction of stem walls to original height-repair and repoint brick

Repair/Replace sidewalk and step to north-south sidewalk in-kind

HP-0649-2025 – April 3rd, 2025 – TPC Approval

Installation of porch scuppers on the north, south and west sides of the porch/patio

Replace porch/patio floor and repour concrete 2" below the house's sill plate-Lowering the patio floor brings the porch rails to current code

Reconstruct exterior concrete porch steps to match the new height of patio floor

Install new wooden step at entrance to front door

Relocate/Adjust door heights on the front and north sides of porch screens to match new patio height

B. ISSUES AND CONSIDERATIONS

The applicant proposes to forgo the originally approved porch rail design to one more authentic to the starburst design seen on the home. (A staff approval was issued in February of 2025 to repair the porch in-kind). Currently, the front gable has the starburst design. The applicant states that he recently had a conversation with the daughter of the original builder of the house, who stated the starburst design was found on the whole porch. The applicant states the main porch rail area was removed around the 1940s to accommodate for more air circulation in the house.

At the August 28th meeting the subcommittee recommended approval as presented.

Cited Guidelines: A.1.3, A.1.4, A.6.3

1. 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.

2. 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.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, bulk-heads, 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.



1995

1
1995



2016



2016



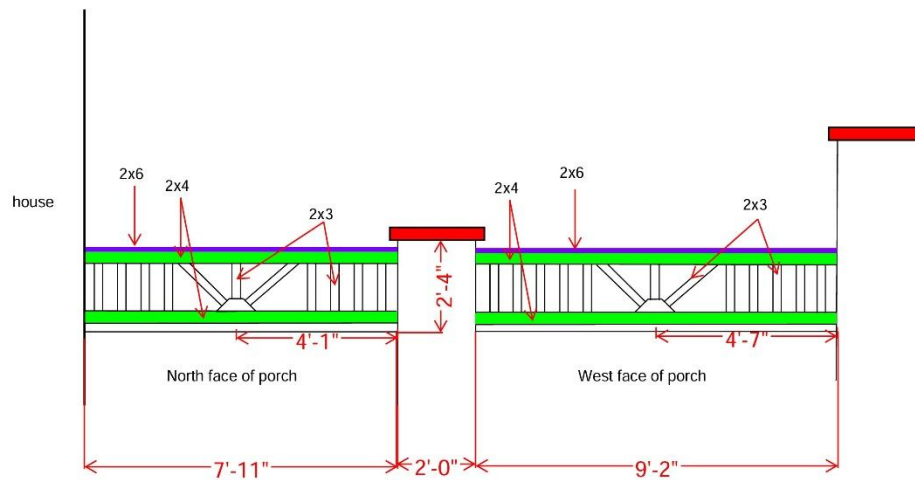
2025



2025



2025





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.

To replace original approved porch Rail Design with a more autenic Sunburst design. The design is orginated from 2 source

The front eve gable design is a Starburst. And from a recent conversation of Draughter of original builder of the house.

She said the porch had the Starburst design on the whole porch. The main porchrail rail area was removed in 1940's about.

To Accomadte for more air ciculatin in the house. And to allow outdoor seating without bugs.

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](#))