

**HP PERMIT NUMBER:** HP-0701-2025

**PROPERTY ADDRESS:** 1707 South Detroit Avenue

**DISTRICT:** NORTH MAPLE RIDGE

**APPLICANT:** Werner Knigge

**REPRESENTATIVE:** N/A

**A. CASE ITEMS FOR CONSIDERATION**

Installation of fence (Initiated without an HP permit)

**B. BACKGROUND**

**DATE OF CONSTRUCTION:** 1920

**ZONED HISTORIC PRESERVATION:** 1993; ORDINANCE AMENDMENT 2005

**NATIONAL REGISTER LISTING:** MAPLE RIDGE HISTORIC RESIDENTIAL DISTRICT, 1983

**CONTRIBUTING STRUCTURE:** Yes

**STYLE/CONSTRUCTION:** NR Description:

**PREVIOUS ACTIONS:**

**COA - October 11, 2001 - TPC Approval**

Installation of front yard fence

**COA - October 20<sup>th</sup>, 2005 - TPC Approval**

Replacement of front façade light

**B. ISSUES AND CONSIDERATIONS**

1. The applicant proposes the installation of a fence in the front yard. The fence is black and was installed without a historic preservation permit earlier this year.
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.

**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



2001





2001



2016





2016



June 16, 2025





Applicant Provided Photos





Applicant Provided Photos





Applicant Provided Photos





Applicant Provided Photos



**HP PERMIT NUMBER:** HP-0702-2025

**PROPERTY ADDRESS:** 2140 East 18<sup>th</sup> Street

**DISTRICT:** YORKTOWN

**APPLICANT:** Don and Pam Crandall

**REPRESENTATIVE:**

**A. CASE ITEMS FOR CONSIDERATION**

1. Replacement of garage doors

**B. BACKGROUND**

**DATE OF CONSTRUCTION:** 1931

**ZONED HISTORIC PRESERVATION:** 1995

**NATIONAL REGISTER LISTING:** YORKTOWN HISTORIC DISTRICT, 2002

**CONTRIBUTING STRUCTURE:** Yes

**STYLE/CONSTRUCTION:** NR Description: Tudor Revival. This two-story, brick resource has a cross-gabled, slate roof and a brick foundation. The wood windows are six-over-six hung and nine light casement. The wood door is flush. The entry porch has a fabric covering. There is a brick side porch to the east with arched openings. There is a brick exterior eave wall chimney on the façade with chimney pots. Decorative details include false half-timbering in the gable ends, steeply pitched gabled dormers and stonework around the arched entry. There is a detached garage to the rear.

**PREVIOUS ACTIONS:**

**COA- June 12, 1997- TPC Approval**

Replace aluminum storm door with new door

**COA- October 30, 2012 – TPC Approval**

Replacement of front storm door

Replacement of back and porch storm doors

**COA- November 21, 2012- Staff Approval**

Repair and replacement of crumbling brick on chimney with similar brick to match original detail and dimensions

Replacement of existing concrete driveway with new concrete with same dimensions as existing

Replacement of canvas awning over front entry door with new awning to match style and shape of existing.

**HP-0373-2022 – June 28, 2022 – TPC Approval**

Construction of walkway

**B. ISSUES AND CONSIDERATIONS**

1. The applicant proposes the replacement of the existing doors on a detached garage. The garage is located in the street yard, making this change reviewable by TPC. The applicant states the current garage doors are heavy and in disrepair. The proposed replacement door is an insulated metal door with the color to match the trim and

appearance of existing door. At the September 11th, meeting, the subcommittee recommended approval. Cited guidelines, A.3.5

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.3 Doors and Door Surrounds**

A.3.1 Retain and preserve original historic doors and door surrounds, including frames, glazing, panels, sidelights, fanlights, and transoms.

A.3.2 Do not remove, cover, or move existing door, sidelight, fanlight, and transom openings.

A.3.3 To return the home to its original historic appearance, remove non-historic doors and replace them using physical or pictorial evidence of the originals. If no evidence exists, select doors and surrounds which are consistent with the architectural style of your home.

A.3.4 To gain thermal efficiency, storm doors which maintain the appearance and allow maximum visibility of the original historic doors may be installed. Unfinished or clear-finished metals are not allowed. (Storm doors can be staff approved.)

A.3.5 If replacement of deteriorated doors is necessary, select doors and surrounds which are consistent with the architectural style of your home.

A.3.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.

A.3.7 When adding new door openings, maintain the proportions of the façade. Match the dimensions and trim details of other doors and surrounds on your home. Select doors and surrounds which are consistent with the architectural style of your home.

A.3.8 Use clear glass in new or replacement doors and sidelights.



A.3.9 Exterior security bars and grilles are discouraged.



2001



Google Street View- North Side of House



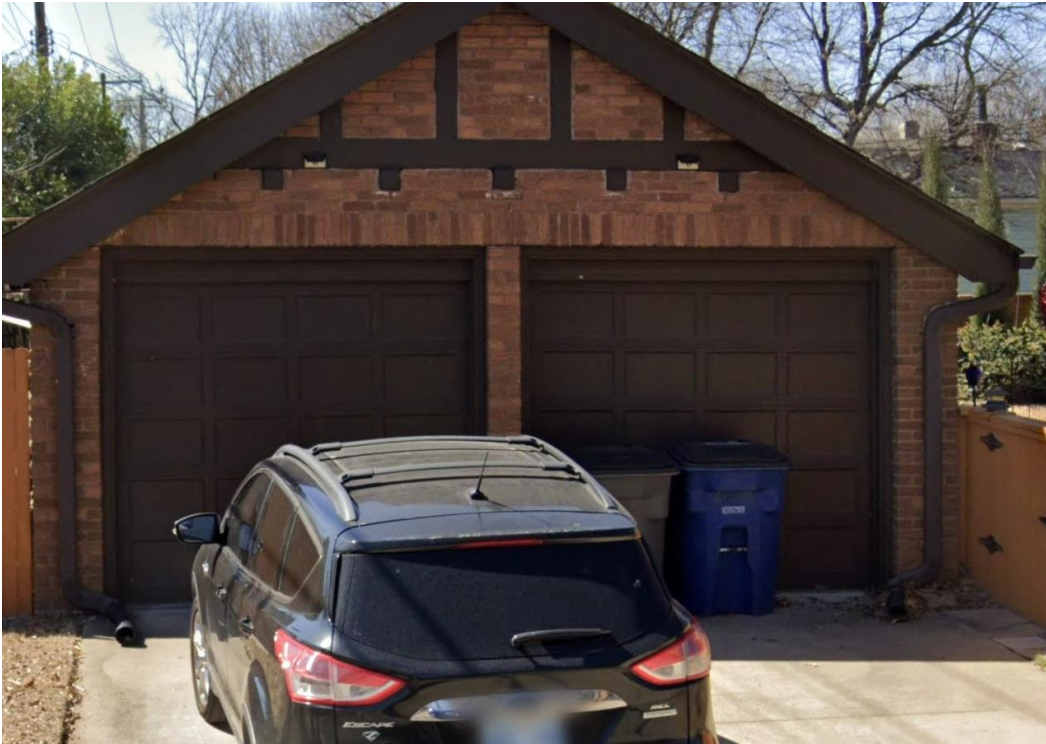


Google Street View- East side of House



Detached Garage in Street Yard





Existing Garage Doors



The insulated steel garage doors would be similar to this, but dark brown color to match the existing trim color.

**HP PERMIT NUMBER:** HP-0704-2025

**PROPERTY ADDRESS:** 2139 East 19<sup>th</sup> Street

**DISTRICT:** YORKTOWN

**APPLICANT:** Steve Kollmorgen

**REPRESENTATIVE:** N/A

**A. CASE ITEMS FOR CONSIDERATION**

1. Replacement of windows

**B. BACKGROUND**

**DATE OF CONSTRUCTION:** 1927

**ZONED HISTORIC PRESERVATION:** 1995

**NATIONAL REGISTER LISTING:** YORKTOWN HISTORIC DISTRICT, 2002

**CONTRIBUTING STRUCTURE:** Yes

**STYLE/CONSTRUCTION:** NR Description (2002): Bungalow/Craftsman. This one-story, wood shingle house has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are six-over-six hung and five over one hung. The wood door is paneled with sidelights. The entry porch has a front gabled roof supported by nonoriginal wrought iron supports. There is a brick, exterior, gable wall chimney with two chimney pots on the east side and a brick, interior, center ridge chimney to the rear. Also on the east side is a side gabled porch. Decorative details include two bay windows on the façade, metal window awnings, triple windows and gable returns. There is a brick retaining wall in the front yard and rear detached garage.

**PREVIOUS ACTIONS:**

**COA-12-010 – March 27, 2012 – TPC Approval**

Replace existing double hung wood windows on downstairs north, east and west elevations with new vinyl window with exterior muntins to match existing sizes and muntin patterns.

**HP-0247-2021 – January 22<sup>nd</sup>, 2021 – Staff Approval**

Repair and replacement in-kind of damaged facia.

**B. ISSUES AND CONSIDERATIONS**

1. The applicant proposes the replacement of two steel bay single paned windows and one single paned steel casement window with double-paned argon filled, white vinyl windows. The applicant states the replacement is to mitigate head and cold loss drafts. Additionally, the applicant states that all other windows in the house were replaced with vinyl windows from the same company (CDK) in 2012 with TPC approval. The replacement windows would have the same dimensions as existing windows with exterior raised muntins (current muntins are 5/8" wide, the new ones would be 7/8". Replacements would maintain the same divided light pattern of existing windows. At the September 11th meeting, the subcommittee recommended approval. Cited guideline: A 4.5

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.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.





Window #1, Left Side of Left Bay Window



Window #1 Left Side of Left Bay Window Interior



Window #1, Left Side of Left Bay Window



Window #2, Right Side of Left Bay Window Interior





Window #2, Right Side of Left Bay Window



Window #3, Left Side of Right Bay Window



Window #3 Interior Right Bay



Window #4, Right Side of Left Bay Window





Window #4, Interior Right Bay



Windows #1, 2, 5 & 6



Windows #5 & 6, Center of Left Bay Window



Windows #5 & #6, Center of Left Bay Window Interior



Windows #7 & #8, Center of Right Bay Window



Windows #7 & #8, Right Bay Center Interior



Window #9



Window #10





Window #9 & #10



Window #9 & #10 Upward View



Window #9 & #10 Interior



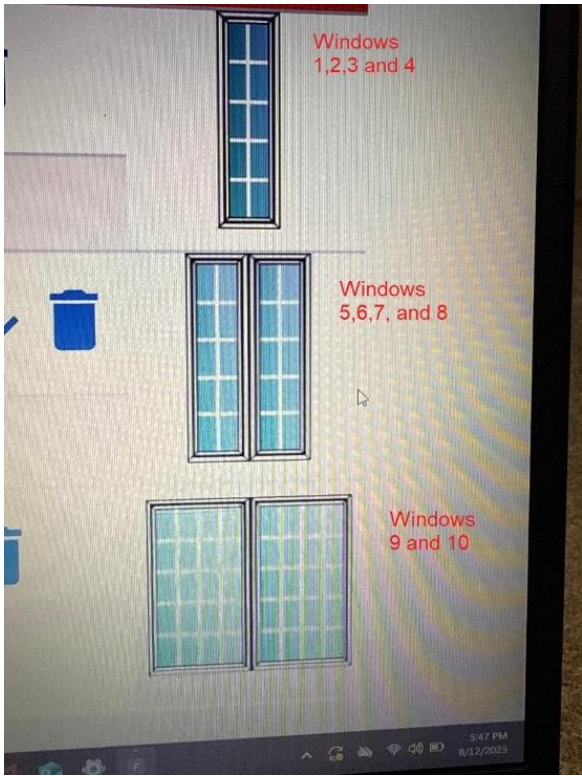
Example of CDK Vinyl Window Exterior Black



Example CDK Vinyl Window Interior White



Example CDK Muntin Sizes







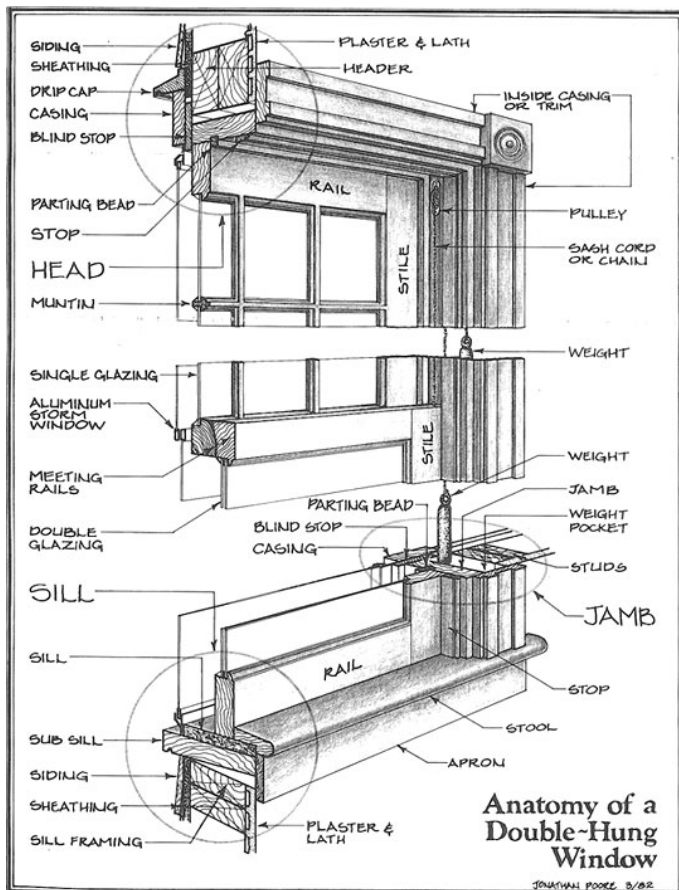
# TULSA PRESERVATION COMMISSION

## 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.

[illegible]



# TULSA PRESERVATION COMMISSION



## **Regular Meeting**

March 27, 2012

# 2139 E 19<sup>th</sup> Street

**Applicant:** Steve Kollmorgen

**Request:**

Replace existing double-hung wood windows on downstairs north, east and west elevations with new vinyl windows with exterior muntins to match existing sizes and muntin patterns.



# 2139 E. 19<sup>th</sup> Street



Survey photo

# 2139 E. 19<sup>th</sup> Street



Front - Southwest elevation



# 2139 E. 19<sup>th</sup> Street



5/1 original windows - west elevation

# 2139 E. 19<sup>th</sup> Street



4/1 & 5/1 original windows – west elevation



# 2139 E. 19<sup>th</sup> Street



Northeast elevation

# 2139 E. 19<sup>th</sup> Street



East elevation – windows to be replaced



# 2139 E. 19<sup>th</sup> Street



Rear – north elevation

# 2139 E. 19<sup>th</sup> Street

## Applicable Yorktown Guidelines:

### A1.2 WINDOWS AND DOORS

- A.1.2.1 Existing windows and doors, their glazing, trim, and the character defining elements should be retained through repair when reasonably possible.
- A.1.2.3 Replacement windows and doors should be similar in sash design and appearance, maintaining the original size, shape, muntin pattern, glazing area and tint, and placement locations.
- A.1.2.4 Replacement windows and doors having thermal and maintenance reducing qualities may be used, but should maintain those appearance and character defining elements described in A1.2.3.