

HP PERMIT NUMBER: HP-0712-2025

PROPERTY ADDRESS: 1131 East 19th Street

DISTRICT: NORTH MAPLE RIDGE

APPLICANT: Tyler and Monica Winn

REPRESENTATIVE: N/A

A. CASE ITEMS FOR CONSIDERATION

Replacement of windows

B. BACKGROUND

DATE OF CONSTRUCTION: 1919

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-1994-04-14 – April 14, 1994 – TPC APPROVAL

Replace existing vinyl siding with new siding per existing conditions. Cover existing dormers with steel siding.

HP-0551-2025 – February 23rd, 2024 – TPC Approval

Installation of fence in the front yard

B. ISSUES AND CONSIDERATIONS

1. The applicant proposes the replacement of 19 builder-grade aluminum windows with vinyl grills between glass in between. The proposed replacement windows are wood composite by Renewal by Anderson. The subcommittee recommended approval at the October 9th, 2025 meeting.

2. Reference: *Tulsa Zoning Code*

SECTION 70.070-F Standards and Review Criteria

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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.



1920



2000



2025

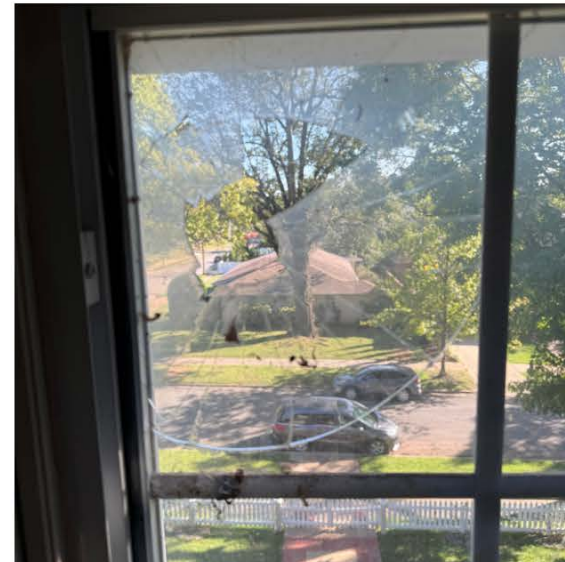
Current Exterior Condition of Windows

Damage includes cracking plastic
vinyl and broken glass and panels



Current condition of Interior Windows

Damage includes cracking
plastic vinyl and broken glass
and panels



Made from the material that outperforms all others.

All of our Acclaim™ windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.² It is also two times stronger than vinyl and resists warping and bowing. So, you'll never need to scrape or paint your Acclaim replacement windows.

ENGINEERED WITH
FIBREX®
MATERIAL

ANDERSEN
EXCLUSIVE
FEATURE

Smart Materials

Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight.

Color Choice

Our unique process fuses color to Fibrex material for long-lasting beauty. And it offers dark exterior colors not available on most other replacement windows.

Exceptional Comfort

Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

Outstanding Durability

Fibrex material retains its stability and rigidity in all climates.²

	FIBREX MATERIAL	VINYL	ALUMINUM	WOOD
Insulating Properties	✓	✓		✓
Low Maintenance	✓	✓	✓	
Resistance to Decay/Corrosion	✓	✓		
Structural Rigidity	✓		✓	✓
Durability	✓		✓	✓
Color Choices	✓			✓
Dark Color Performance	✓		✓	✓

Proposed Window Information



- Material- Wood Composite (Fiberx by Anderson)
- Muntin Configuration- Matching Original
 - Dormers- 4x2 - Upper sash Only
 - All other windows 4x3 - Upper sash Only
- Installer- Renewal by Anderson



Images of proposed windows from
Inside view

Site Plan - Before



Site Plan Front House

Proposed Windows

Custom Wood Composite Windows by
Renewal by Anderson to match original



Site Plan- After Side 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.

We currently have builder grade aluminum windows
with vinyl grills between glass that are about 25-30 yrs old.
We are requesting to replace them with custom wood composite
windows by Renewal by Anderson to match the homes
original style of window.

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)



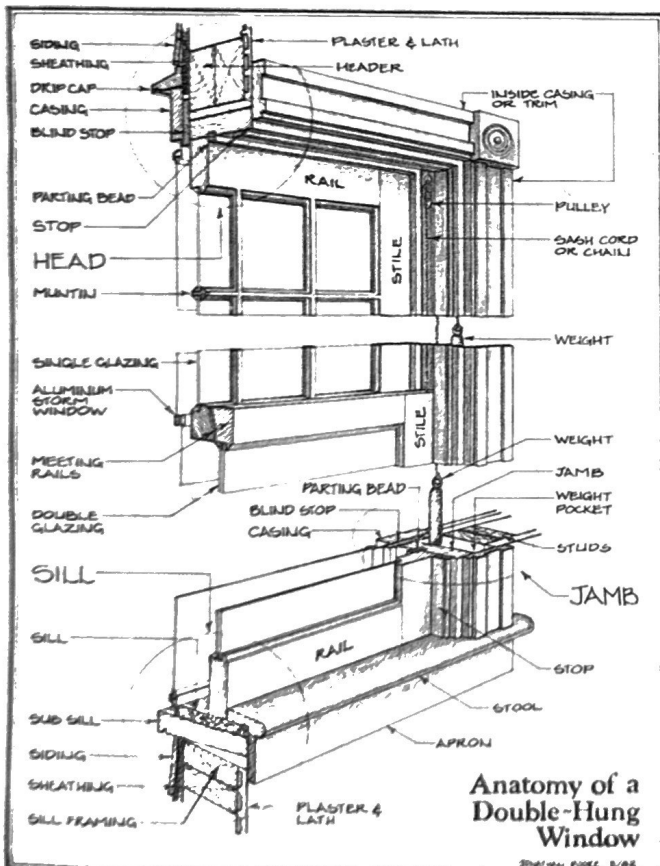
TULSA PRESERVATION COMMISSION WINDOW SURVEY FORM

COMPLETED BY: Monica Winn DATE: 10-1-25

PROPERTY ADDRESS: 1131 E 19th St., Tulsa, OK 74120

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

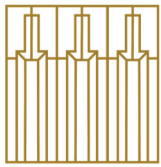


The Window Survey Form should be completed when requesting a Certification of Appropriateness (COA) for window replacement. The basic requirements are needed for each window replacement; however, Planning Department Staff may require further information for an application on a case-by-case basis. This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

WINDOW #	EXISTING TYPE	MUNTIN CONFIG.	EXISTING CONDITIONS						PROPOSED WINDOW TYPE All Double Hung	MUNTIN CONFIG. Matching Original
			REPAIR CLASS			SASH				
			SASH	FRAME	SILL	ORG.	REPLACE	UNKNOWN		
1. Dormer	Aluminum	3 x 2 Per Sash	✓	✓			✓		Wood Composite	4x2 - upper sash only
2. Dormer	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x2 - upper sash only
3. Dormer	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x2 - upper sash only
4. Dining	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x3 - upper sash only
5. Dining	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x3 - upper sash only
6. Dining	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x3 - upper sash only
7. Dining	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x3 - upper sash only
8. Living	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x3 - upper sash only
9. Living	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x3 - upper sash only
10. Upper Middle	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x3 - upper sash only
11. Upper Middle	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x3 - upper sash only
12. Primary	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x3 - upper sash only
13. Primary	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x3 - upper sash only
14. Boys Room	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x3 - upper sash only
15. Boys Room	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x3 - upper sash only
16. Boys Room	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x3 - upper sash only
17. Bathroom	Aluminum	2x2 Per Sash	✓	✓			✓		Wood Composite	4x3 - upper sash only
18. Guest	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x3 - upper sash only
19. Guest	Aluminum	3x2 Per Sash	✓	✓			✓		Wood Composite	4x3 - upper sash only



HP PERMIT NUMBER: HP-0713-2025

PROPERTY ADDRESS: 1215 South Newport Avenue

DISTRICT: TRACY PARK

APPLICANT: Claire Fey

REPRESENTATIVE: N/A

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of soffit

B. BACKGROUND

DATE OF CONSTRUCTION: 1930

ZONED HISTORIC PRESERVATION: 2023

NATIONAL REGISTER LISTING: TRACY PARK HISTORIC DISTRICT, 1982

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION: NR Description:

PREVIOUS ACTIONS:

HP-0467-2023 – July 01, 2023 – TPC Denial

Replacement of door

Replacement of soffit and fascia

Construction of rail

Application of limewash to the masonry

HP-0522-2023 – January 09, 2024- Withdrawn

Replacement of front door

Replacement of soffit

Construction of railing

HP-0604-2024 – July 30th, 2024 – Continued/Approved

Replacement of door- Pending approval with drawing

Replacement of soffit- Continued

Construction of rail- Approved

B. ISSUES AND CONSIDERATIONS

The applicant proposes to replace the soffit with 3” tongue and groove boards. The site plan with dimensions is attached to the staff report.

2. Reference: Tulsa Zoning Code

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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.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



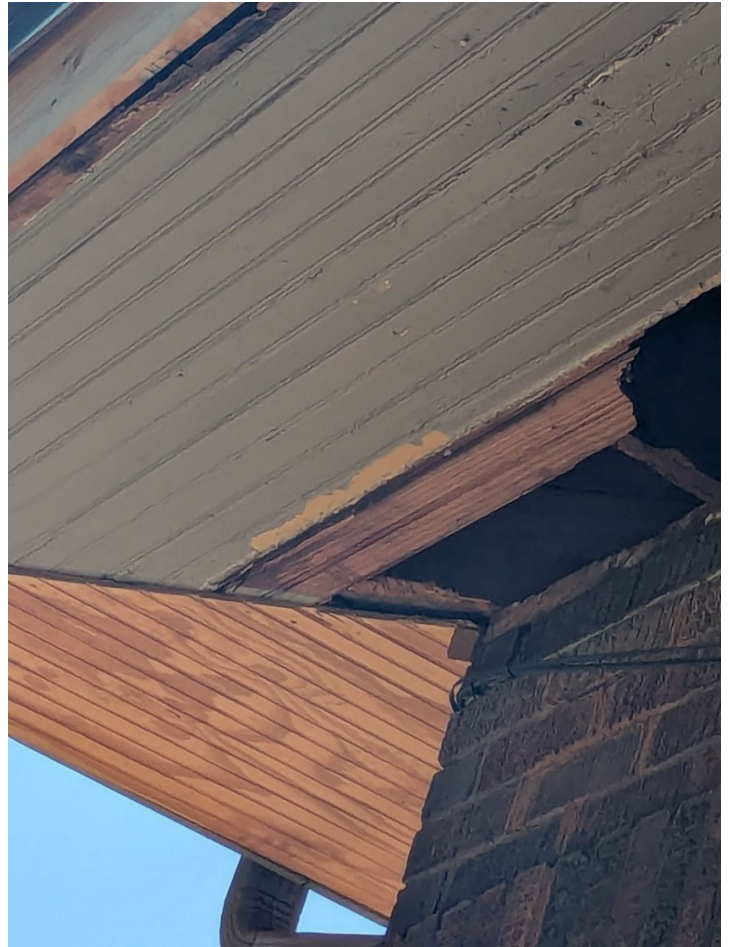
Circa 1995



2023



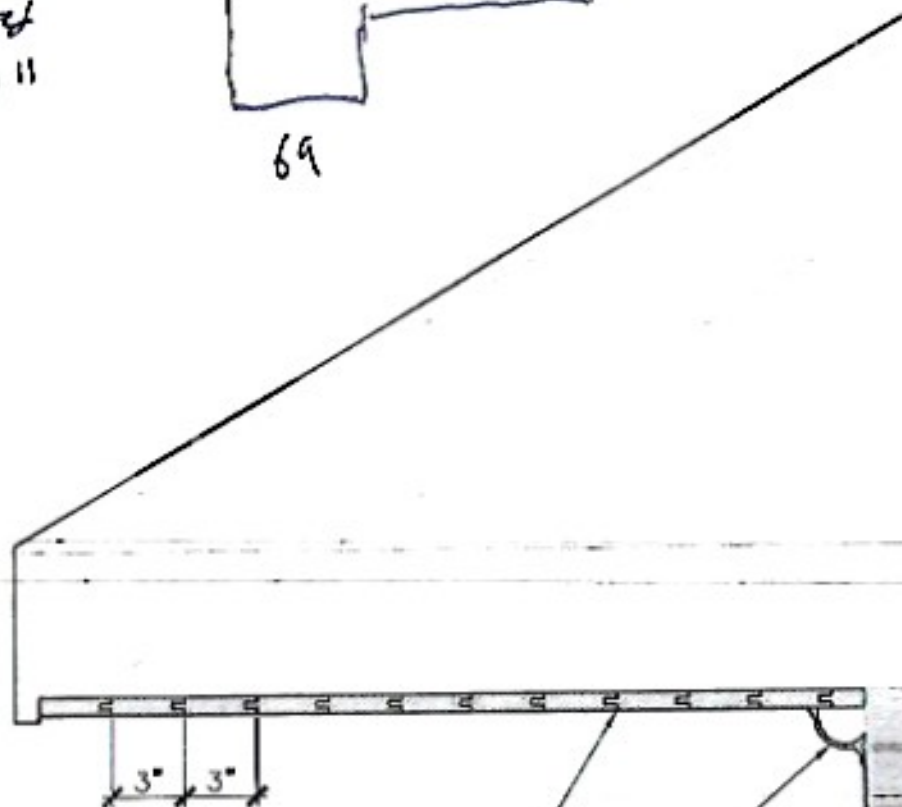
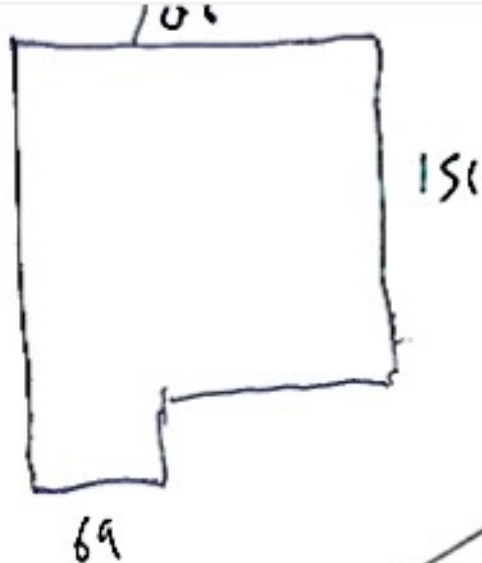
2025



Port 176

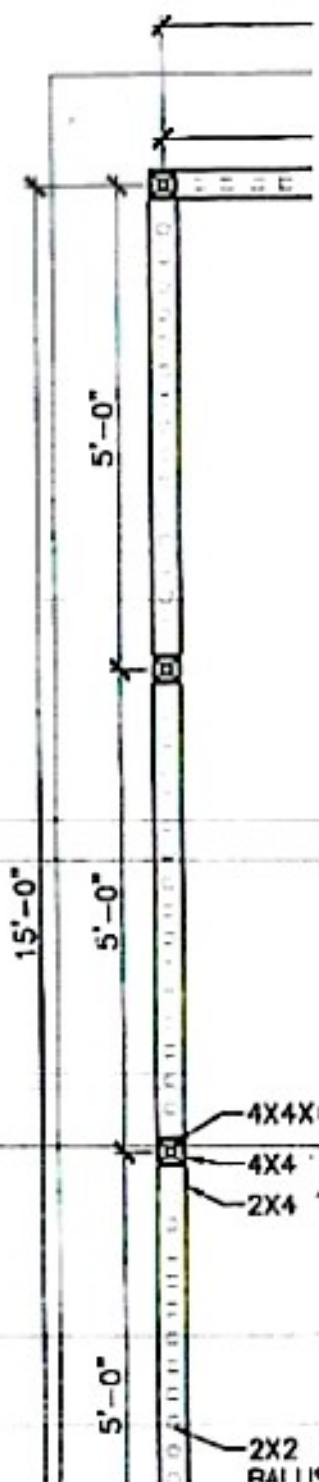
Port Soffit
2x1 x 28

Front Soffit
432 x 50 11



TRIM SOFFIT BOARDS,
INSTALLED PARALLEL TO
THE FACADE, PAINT TO
MATCH TRIM.

CORNICE MOLDING, PAINT
TO MATCH TRIM.





Historic Preservation

Permit

APPLICATION FORM

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