

HP PERMIT NUMBER: HP-0721-2025

PROPERTY ADDRESS: 808 North Cheyenne Avenue

DISTRICT: BRADY HEIGHTS / THE HEIGHTS

APPLICANT: Tom Neal

REPRESENTATIVE: N/A

A. CASE ITEMS FOR CONSIDERATION

1. Alteration of windows on north façade
Amendment of HP-0721-2025 approved by Tulsa Preservation Commission on November 6, 2025

B. BACKGROUND

DATE OF CONSTRUCTION: N/A

ZONED HISTORIC PRESERVATION: 1999

NATIONAL REGISTER LISTING: BRADY HEIGHTS HISTORIC DISTRICT, 1980

CONTRIBUTING STRUCTURE: N/A

STYLE/CONSTRUCTION: N/A

PREVIOUS ACTIONS:

HP-0711-2025 – November 6, 2025 – TPC Approval

Construction of residence

C. ISSUES AND CONSIDERATIONS

On November 6, 2025, the Tulsa Preservation Commission approved a proposal for the construction of a residence on the subject property. The applicant proposes an amendment to the approved project due to revisions to the plan. On the north façade, three (3) windows near the rear would be replaced with two (2) larger, hung windows.

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 C – GUIDELINES FOR NEW CONSTRUCTION

C.1 General Requirements

- C.1.1 Designs for new construction shall not duplicate existing structures within the district. Ensure that each new structure is unique within the district.
- C.1.2 When designing new structures, provide consistency and continuity by drawing upon common characteristics of historic structures in the district, placing particular emphasis on the historic structures on the same street. These include but are not limited to porches, entries, roof pitch and form, and window and door styles.
- C.1.3 Avoid mixing incongruous architectural styles: for example, Prairie-style windows on a Colonial Revival-inspired house.
- C.1.4 Respect the scale, proportions, historic patterns, and relationships of both principal and accessory structures along the same street and within the district.
- C.1.5 Maintain the established height of those structures along the same side of the street.
- C.1.6 Establish the height of the floor (finished floor elevation) between the minimum and maximum finished floor elevation of those structures along the same side of the street.

C.3 Building Materials

- C.3.1 Maintain the visual characteristics, scale, proportions, directional orientation, and rhythms that are created by the materials on existing historic structures in the district, in order to maintain the overall appearance and character of the district. Deviation from the materials on existing historic structures in the district will be considered on a case-by-case basis. The use of unfinished or clear-finished metals will be considered on a case-by-case basis.



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.

Small alteration to just approved new build project. Owners are modifying the kitchen and dining room layouts. Dining now to be where kitchen was so alteration is to replace 2-6 x 3-0 windows on north side near back of house with 2-6 x 5-0 ones to be ganged together similar to those on front of house.

PROJECT CHECKLIST

- na 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.**
- same Product brochures, color photographs, and/or material samples when new or replacement materials are proposed.
- na 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.
- x Elevation sketches or renderings to scale with dimensions showing location of work required for changes on exterior walls, additions, and new construction
- na 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:

- x Site Plan, Floor Plans, and Elevations should be at a scale of 1 inch = 20 feet, or greater
- na Architectural rendering (optional)
- x Legal description of the property as recorded on the deed
- na Location of all existing and proposed structure(s), with front and side setback distances indicated
- na Percentage of slope on lot
- na Location of existing and proposed retaining walls, sidewalks, and driveways with front and side setbacks indicated
- na An additional site plan showing approximate height, width and front setback of proposed project and all adjacent structures to show relationship to neighborhood
- na 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](#))



NORTH $\frac{3}{16}'' = 1'-0''$

11.10.25 H. 2025
PAWSON 9.20.25
808 NO. CHEYENNE
TULSA-OKLA 8.20.25

TOM NEAL
DESIGN
Associate member, American Institute of Architects
918,231,7372

PREVIOUSLY APPROVED NORTH FACADE



NORTH $\frac{3}{16}'' = 1'-0''$

11.2025
PAWSON 9.2025
808 NO. CHEYENNE
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PREVIOUSLY APPROVED WINDOWS

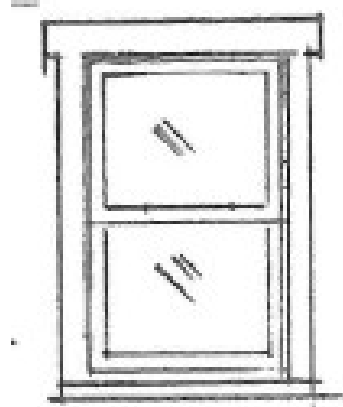
11:45 AM Sun Oct 5			21%		
< Back			Specifications		
Actual Length			16 foot		
Actual Thickness			0.354		
Actual Width			5.84 inch		
Color			Primed		
Coverage Per Piece			6.5 square foot		
Exposure			4-7/8 inch		
Features			Rot Resistant, Termite Resistant, Impact Resistant, Factory Primed		
Manufacturer Warranty			50 year		
Material			Engineered Wood Strand		
Nominal Length			16 foot		
Nominal Thickness			3/8 inch		
Nominal Width			6		
Product Type			Engineered Wood Lap Siding		
Shipping Dimensions			192.00 H x 5.84 W x 0.35 D		
Shipping Weight			9.9375 lbs		
Siding Surface Design			Smooth		



PREVIOUSLY APPROVED WINDOWS

Windows

- Type: Thermal, double-hung
- Configuration: 1-over-1 Window
- Material: Wood or aluminum-clad wood
- Finish (Exterior): Dark bronze
- Glazing: Clear insulated glass, low-E allowed (no tint)
- Trim: Smooth wood or fiber cement, 4" minimum width
- See attached brochure



 **Series 700 double hung windows** are a winning combination of classic design, superior materials and energy-saving technology – from a proven industry leader.

We truly believe our Series 700 double hung is America's finest window. Compare features for yourself, and we think you'll agree.

High efficiency meets high style.

 At the heart of every Series 700 double hung window is our polymer **Thermal Barrier** (above). This special barrier separates the interior and exterior of the window throughout the entire frame and sash – dramatically reducing heat loss in the winter and heat gain in the summer.

"They have not only greatly improved the look of my home and condo, but they lowered the utility bills considerably."

Fritz K. – Bartlesville, OK

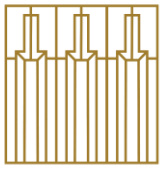
 **Series 700 standard features:**

- Sealed 1/2" insulated glass for optimum thermal efficiency
- Each sash easily and conveniently tilts inward for cleaning
- Center cam lock plus a hidden metal security lock on each sash
- Carbon steel spiral sash balances
- Deep continuous interlocks
- Full length extruded aluminum screens
- Double high-density pile weatherstripping with mylar fins to seal out wind and water

 Hidden lock

Series 700 Double Hung windows feature pleasing sightlines with tilt-in-clean convenience





HP PERMIT NUMBER: HP-0722-2025

PROPERTY ADDRESS: 1737 South Zunis Avenue

DISTRICT: Yorktown

APPLICANT: Tom Neal

REPRESENTATIVE: N/A

A. CASE ITEMS FOR CONSIDERATION

1. Installation of fence

B. BACKGROUND

DATE OF CONSTRUCTION: 1929

ZONED HISTORIC PRESERVATION: 1995

NATIONAL REGISTER LISTING: Yorktown Historic District, 2002

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION: NRHP Description (2002): Minimal Traditional. This one-story, painted, brick house has an asphalt-covered, cross gabled roof and a brick foundation. The wood windows are one-over-one hung and the wood door is paneled. The partial porch has a flat roof supported by wrought iron supports. There is a brick exterior, gable wall chimney on the north side and a brick interior, slope chimney. Decorative details include decorative wood shutters. There is a detached, double car garage to the rear.

PREVIOUS ACTIONS:

COA – April 9, 2002 – TPC Approval

Removal of chimney and replacement of roof with the same material

Replacement of wood windows with vinyl-clad windows

Replacement of storm door with brass storm door

COA – February 13, 2008 – TPC Approval

Replacement of deteriorated porch roof canopy with new metal framing and corrugated metal roof. Reuse of existing scrolled metal columns.

HP-0480-2025 – July 31, 2023 – Staff Approval

Repair and replacement in kind of fascia and soffit

Repair and replacement in kind of damaged masonry and shake siding

HP-0671-2025 (Part A) – May 22, 2025 – Staff Approval

Repair and replacement in-kind of damaged siding shingles

Repair and replacement in-kind of north and west side steps

HP-0671-2025 (Part B) – May 22, 2025 – TPC Approval

Raise elevation of existing door

Construction of wood stoop and steps

Box around metal posts on porch

Replacement of shutters

Replacement of front door

C. ISSUES AND CONSIDERATIONS

1. The applicant proposes a wood privacy fence to enclose the rear yard. Because the fence extends into the street yard, it is subject to review by the preservation

commission. The proposed fence would be a 6-foot-tall, cedar fence with 4-inch pickets. This application has been forwarded directly to the Tulsa Preservation Commission with no review by the Historic Preservation Permit Subcommittee due to the limited scope of work.

2. Reference: *Tulsa Zoning Code*

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SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.1 General Requirements

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

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

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

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

SECTION G – GUIDELINES FOR LANDSCAPE FEATURES, PAVING, AND SIGNAGE

G.1 Landscape Features

G.1.1 Retain and preserve original historic walls, fencing, lighting, planters, and other landscape features through repair.

G.1.2 Removal of historic landscape features will be considered on a case-by-case basis. Removal of non-historic landscape features can be staff-approved.

G.1.3 Ensure that new landscape features are appropriate to the style of your home and consistent with the historic elements found along the same street and within the district.

G.1.4 Use fencing materials that are consistent with the historic fencing found along the same street and within the district. Chain-link fencing, wire fencing (12 gauge or less), vinyl fencing, or any fencing that blocks the view of structures is not allowed.

G.1.5 Use wall materials that are consistent with the historic walls found along the same street and within the district. Cinder block, segmental retaining wall systems, corrugated metal, and railroad ties are not allowed. Historically styled cast concrete block will be considered on a case-by-case basis.

.1 Elmwood – dry-stack retaining walls are not allowed



Historic Preservation Permit APPLICATION FORM

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Adding 6 ft tall cedar wood privacy fence with 4" pickets. Will start at southwest corner of the
house proceeding due west stopping at a point in line with west edge of front porch,
then will proceed south stopping just short of existing driveway. Then it will proceed back to
the east to enclose the back yard. Fence is allowed by right in line with dining room wall but
permission needed for the extra couple of feet. See drawing for detail.

PROJECT CHECKLIST

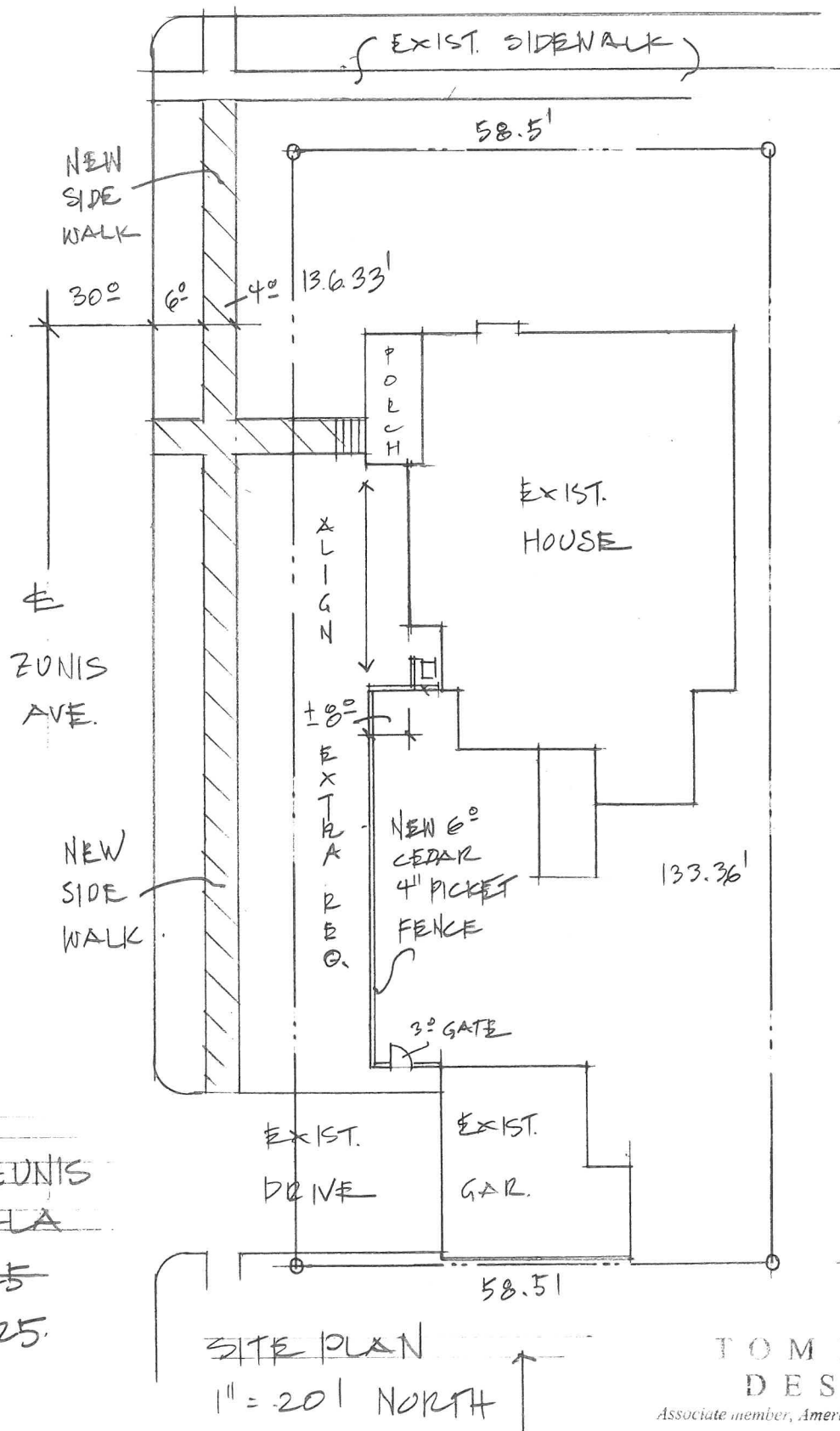
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— 17th PLACE —



HALMAN
1737 SO ZONIS
TULSA-OKLA

9.15.2025

11.10.2025

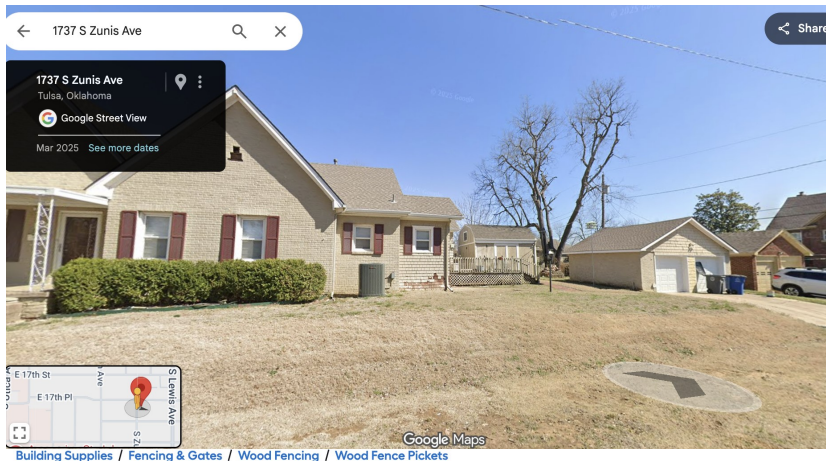
SITE PLAN
1" = 20' NORTH

TOM NEAL
DESIGN
Associate member, American Institute of Architects

918.231.7372

Good, Felicity

From: Tom Neal <tdneal@gmail.com>
Sent: Sunday, November 16, 2025 6:37 PM
To: Good, Felicity
Subject: [External Mail] Re: 1737 S. Zunis Ave.



500+ bought last week

5/8-in x 3-1/2-in x 6-ft Cedar Dog ear Fence Picket
Item #635501 | Model #208131

★★★★☆ 4 2

\$1.78

Calculate How Much You Will Need

Get It Installed
You'll buy materials after the consultation.

☐ Schedule Your FREE Consultation
Make it easy, save time and frustration.
[How It Works](#)

Most "off the shelf" board fences have clipped tops, a small 45 degree on each side. These will be the same. Pickets to the street, with posts and rails in the backyard (seems obvious but to be explicit). The fence will be mostly level starting at the north near the exterior HVAC unit tho there is a slight decline going south towards the garage which you can see in the picture.

Thank you!
tom

~ Live simply. Love generously. Care deeply. Speak kindly. ~

On Fri, Nov 14, 2025 at 1:11 PM Good, Felicity <fgood@cityoftulsa.org> wrote:

Hi Tom,