

HP PERMIT NUMBER: HP-0751-2026

PROPERTY ADDRESS: 1865 East 17th Street

DISTRICT: Yorktown

APPLICANT: Josh Shriner

OWNER: Wilde Holdings, LLC

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of windows*
2. Removal of porch enclosure*
3. Construction of rails on porch
4. Installation of mailbox
5. Installation of light fixture

**Completed without an historic preservation permit*

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1923

ZONED HISTORIC PRESERVATION: 1995

NATIONAL REGISTER LISTING: Yorktown Historic District, 2002

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION:

Bungalow/Craftsman. This one-story, vinyl-clad resource has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are one-over-one hung and the wood door is glazed flush. The partial porch is screened with almost solid wood railings with painted brick wing walls and a wrought iron rail along the stairs. The porch is under the principal front gable and has short, tapered, wood columns on painted brick columns. There is a brick chimney on the side. Decorative details include double and triple windows and triangular knee braces. There is a rear detached garage.

(National Register of Historic Places, Yorktown Historic District, NRIS #02000657)

PREVIOUS ACTIONS: None found

C. ISSUES AND CONSIDERATIONS

1. First proposed are the replacement of the original, double-hung wood windows with Model 3500 single-hung, vinyl windows in the 2000 series by MI Windows and Doors. The window replacement has been completed. The previous and new windows one-over-one windows with no muntins. Storm windows were previously installed.

The second and third proposals relate to the removal of the porch enclosure and construction of new wood rails on the porch. The porch was previously enclosed by screens and decorative wood panels. The new proposed rails would be approximately twenty-seven inches (2'-3") tall with a three-inch (0'-4") gap between the porch floor and the bottom rail. The one-inch (0'-1") by two-inch (0'-2") balusters would be spaced three inches (0'-3") apart, with a one-inch (0'-1") by five-inch (0'-5") top rail.

Also proposed are the installation of a mailbox and a light fixture on the porch.

During the review on March 12, 2026, the subcommittee did not find the installed windows to be appropriate and found there was missing information about the proposed rail. Subcommittee members thought it might be possible that the previous rail was original, or at least very old, and contributed to the character of the house. They suggested reflecting some of the cut-out elements of that rail in the new one. The HP Permit Subcommittee recommended denial of the application based on design guideline sections A.4.1, A.4.3, A.4.5, A.6.1, A.6.2, and A.6.3. On March 19, 2026, the preservation commission agreed to refer the application back to the HP Permit Subcommittee, in order for the applicant to make necessary revisions to the application.

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.

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, bulkheads, 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.

A.7 Awnings, Shutters, Mailboxes, Mechanical Systems, Etc.

- A.7.1 Select awnings that are consistent with the architectural style of your home.
- A.7.2 Select window shutters that are consistent with the architectural style of your home. Plastic shutters and door shutters are not historically accurate and are not allowed.
- A.7.3 Attach mailboxes to the front of the porch or house.
- A.7.4 Install engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, package units, flues, conduits, cables, electrical boxes, ventilators, and louvers, on the side or rear façade of the structure.
- A.7.5 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault.
- A.7.6 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building's historic character and is reversible. These considerations will be made on a case-by-case basis.
- A.7.7 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.



2001



2001



March 2025, Google Street View



Present, image provided by applicant



Previous and new windows; image provided by applicant



West side of residence



West side of residence



West side of residence



East side of residence



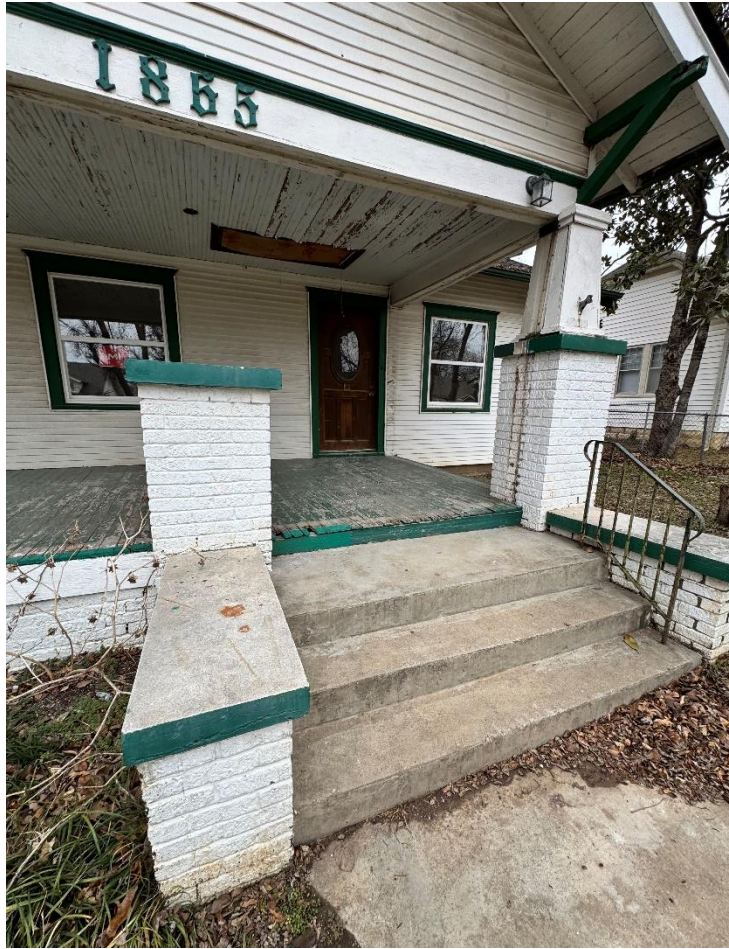
Close-up views of windows



Close-up views of windows



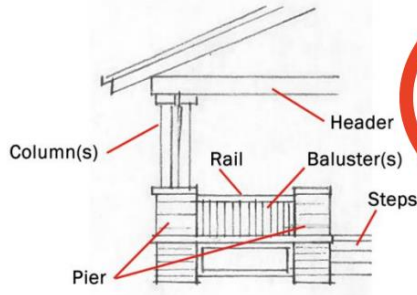
Windows on front facade



Front facade

elements (columns, railing design, etc.) which are consistent with the architectural style of your home.

Parts of the Porch and Railing



Good / Bad Examples of Railing Design



Traditional design with railing lower than piers



Decorative railing



Inappropriate design! Balusters too far apart!

Code Requirements

Traditionally, historic railings in Tulsa were between 26 and 28 inches in height. The character of your home is affected when porch elements are altered from their historic proportions. When adding missing railings, be aware that porch elements must comply with building codes. TPC Staff can help you navigate the code, such as determining whether historic building code provisions for existing structures apply.

Example Rail



Neighborhood example of window (left) and rail (right)



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.

The previous windows were completely rotted out and glass was all broken and they had storm windows which is all you could see from outside, so we matched the new windows to look like the previous storm windows so it's the same appearance from the outside.

We plan also on installing a wood railing on the front porch with similar design to match other houses in the neighborhood, with the traditional design as shown on the Tulsa historic planning instructions, around 27-28" high, with just 3" in between each baluster,

and planning to leave the previous handrails as is since they are in good condition.

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)



V2000 SERIES WINDOWS

Model 3500 Single-hung

★★★★★ 4.5 (231)

MATERIAL	Vinyl
PRICE POINT	\$\$
PROJECT TYPE	Replacement, New Construction

Boasting a stylish look, these single-hung windows are favorites among builders and contractors for new home construction and replacement projects. The removable meeting rail, sash, and top-glass allow for easy drywall pass-through while the stylish beveled profile, full-length lift rail, and metal reinforcements at the meeting rail provide homeowners with aesthetics and performance.

[REQUEST A QUOTE](#)

Design Options

Technical Resources

V2000 Series Windows & Doors

OTHER V2000 | SERIES WINDOWS & DOORS

Design Options

FRAME COLOR



Interior



Exterior

INTERIOR FRAME COLOR



White



Black
Laminate

EXTERIOR FRAME COLOR



White



Black
Laminate

Finish options may vary by location.
Colors shown are approximate. Visit your local Authorized MI Dealer for more information and to see accurate finish samples.

GLASS OPTIONS



Standard



WHAT YOU CAN EXPECT



BUILDERS ADVANTAGE PACKAGE

- Removable top sash and meeting rail for material pass-through
- Sill designed for on-site replacement in case of damage during construction
- Integrated nail-fin for new construction that easily removes for replacement use

ENERGY-EFFICIENCY

Our dual-pane insulated glass helps save on heating and cooling costs while enhancing home comfort.

- In cool weather, it provides outstanding thermal performance to eliminate cold spots near windows
- In warm weather, insulated glass reduces solar heat gain and minimizes interior glare

CONVENIENCE AND STYLE

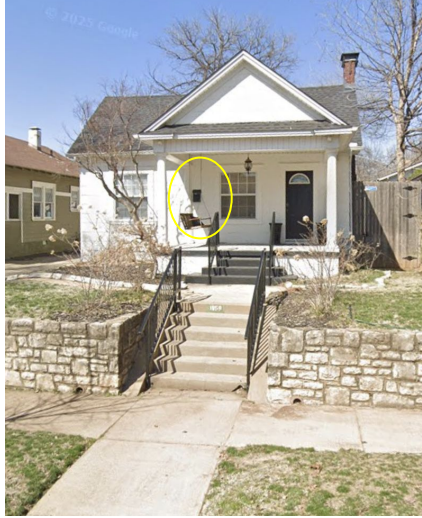
- Beveled exterior profile creates a clean, timeless aesthetic
- Surface-mounted, forced-entry-resistant locks provide a stronger, safer seal
- Full-length lift rail for easy opening and closing
- Tilt-in bottom sash for easy cleaning

ENGINEERED TO PERFORM

- Welded, multi-chamber frame and sash
- Heavy-duty weatherstripping
- 2 7/8" frame depth

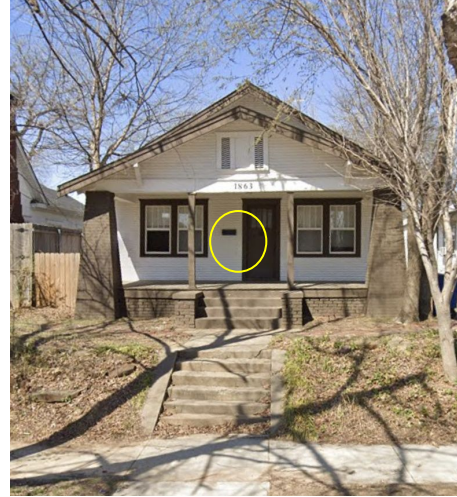
Mailbox

**Example Observed From Neighboring House:
1859 E 17th St Tulsa, Oklahoma**



Steel Wall Mount Mailbox,
4.1 x 8.6 x 10.1 inches, Black
<https://a.co/d/045VA0IG>

**Example Observed From Neighboring House:
1863 E 17th St Tulsa, Oklahoma**



Wall-Mount Mailbox, Black Small
3.93"D x 15.2"W x 6.05"H
<https://a.co/d/0hWdXLbG>

Porch Ceiling Light Fixture

**Aiming to match overall neighborhood and Era
aesthetic**



Porch Ceiling Lights with Clear
Glass, Black 12"L x 10"W x
7"H <https://a.co/d/04Lo5pO7>

Railing



Example Observed From Neighboring House: 1871 E 17th St Tulsa, Oklahoma

Porch Railing Specifications:

- **Top Rail:** 1" x 5" board
- **Balusters (Banisters):** 1" depth x 2" face boards
- **Railing Height:** 27 inches
- **Gap Between Porch Floor and Bottom of Railing:** 3 inches

Windows

Option A) Could Upgrade to Double Hung

Examples Observed From Neighboring House: 1823
E 17th St Tulsa, Oklahoma

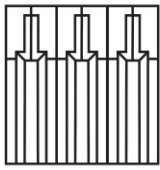


Option B) Could add faux grid on top window pane to match other styles

Examples Observed From Neighboring House: 1814 E 17th St



- Same Window Sizes: 30" by 36"



HP PERMIT NUMBER: HP-0753-2026

PROPERTY ADDRESS: 2003 South Yorktown Avenue

DISTRICT: Yorktown

APPLICANT: Kyle Gibson

OWNER: Scott P. Hemphill & Brittney N. Hemphill

A. CASE ITEMS FOR CONSIDERATION

1. Construction of residence

B. BACKGROUND

DATE OF CONSTRUCTION: N/A (Vacant lot)

ZONED HISTORIC PRESERVATION: 1995

NATIONAL REGISTER LISTING: Yorktown Historic District, 2002

CONTRIBUTING STRUCTURE: N/A

STYLE/CONSTRUCTION: N/A

PREVIOUS ACTIONS:

COA – June 12, 2008 – TPC Approval

Demolition of house to clear lot for new construction

C. ISSUES AND CONSIDERATIONS

1. Proposed is the construction of a new residence on the vacant lot at the southeast corner of East 20th Street and South Yorktown Avenue. The previous house, which was noncontributing to the Yorktown Historic District due to age, was approved for demolition in 2008. The proposed residence is a two-story, Craftsman style residence. Also included in the proposal is paving and a fence within the side street yard. A covered, detached parking structure will be located outside the street yard and is not subject to the HP Permit requirement.

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 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.2 Building Site**
- C.2.1 Match the front setback of the historic buildings along the same side of the street. When the front setback pattern of the historic structures on the same side of the street varies, locate the new structure between the minimum and maximum of the prevailing front setbacks.
 - C.2.2 Maintain the pattern and rhythm of the side yard setbacks of the other historic structures on the same side of the street.
 - C.2.3 Maintain the same orientation to the street as established by the historic structures on the same street.
 - C.2.4 Limit paving within the street yard to primary driveways and sidewalks. Curb cuts and new driveways through the street yard are strongly discouraged for properties with alley access.
 - C.2.5 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.
 - C.2.6 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.
- 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.
- C.4 Garages**
- C.4.1 Locate garages within the rear yard and detached from the primary residential structure. Detached buildings or structures, such as garages and sheds, not located in the street yard as defined in the Zoning Code are exempt from HP Permit review.

- C.4.2 Adding a garage attached to the rear elevation of the primary residential structure will be considered on a case-by-case basis.
 - C.4.3 Permitted attached garages shall be located so that the front façade of the garage is not located forward of the rear wall of the primary structure.
 - C.4.4 Historically appropriate garage doors, such as carriage house doors, are encouraged.
- C.5 Mechanical Systems, Etc.**
- C.5.1 Install engineering systems and their associated elements, such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical equipment, ventilators, and louvers, on the side or rear façade of the structure.
 - C.5.2 Install utility meters on the side or rear façade of the house or underground in a subterranean vault. Above-ground installation of utility systems, such as pedestals and transformers, is prohibited in the street yard unless approved on a case-by-case basis.
 - C.5.3 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building's historic character and is reversible. These considerations will be made on a case-by-case basis.
 - C.5.4 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.

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

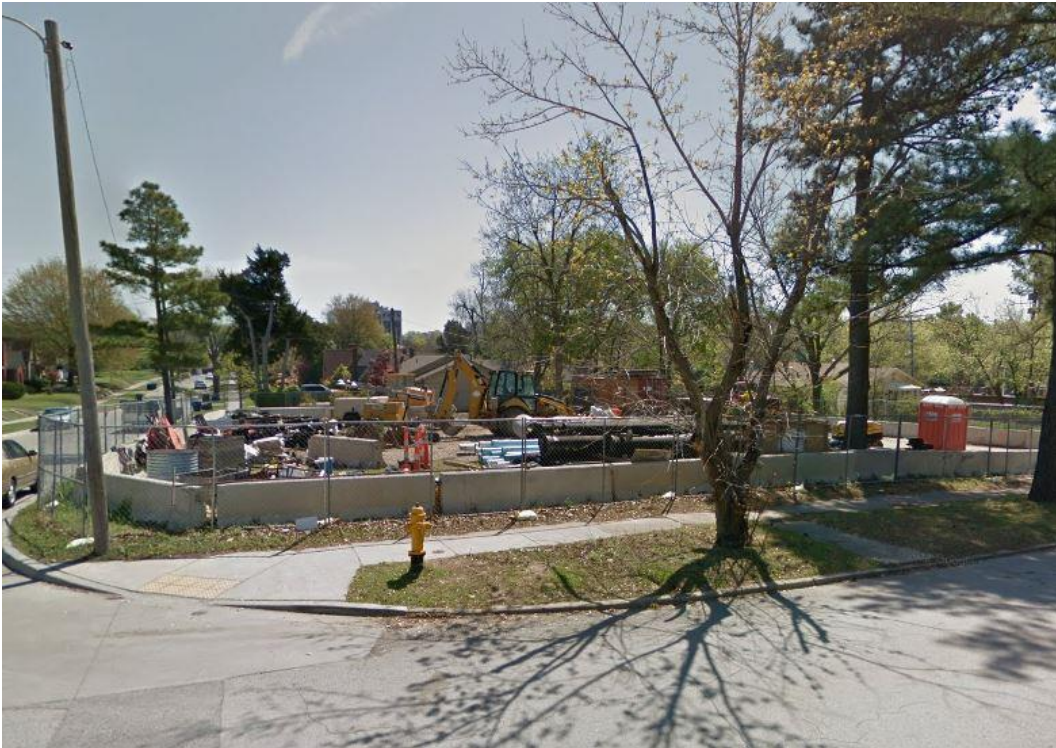
G.2 Paving

- G.2.1 Retain and preserve original historic paving, steps, and bulkheads through repair.
- G.2.2 Ensure that the design of new paving is consistent with historic elements found along the same street and within the same neighborhood.
- G.2.3 Use paving materials that are consistent with the historic paving found along the same street and within the same neighborhood. Asphalt and stained concrete are not allowed.
- G.2.4 Surface parking lots do not support the historic character of the district. Construction of parking lots is strongly discouraged, but will be considered on a case-by-case basis provided that the following guidelines are met:

- .1 Match the front setback pattern of the historic structures on the same side of the street. On corner lots, match the setback pattern of the historic structures on all adjoining streets. When the setback pattern of the historic structures on the same side of the street varies, locate the parking lot between the minimum and maximum of the prevailing setbacks.
- .2 The screening that is required by the Zoning Code shall meet the conditions of G.1.4 and G.1.5. Ensure that screening is of sufficient height and density to obscure the view of the parking lot from the street and adjacent historic structures.
- .3 When possible, provide vehicular access to the parking lot from an alley or arterial street to minimize the traffic impact on residential streets.



2003



April 2017 (Google Street View)



March 2026, view east from Yorktown Avenue



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 propose new construction of a single family residence on an existing empty lot in the Yorktown Historic Preservation Overlay District. The new construction will follow the Unified Guidelines for Residential Structures as noted below and will respect the scale, proportions, and details common throughout the rest of the district.

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:

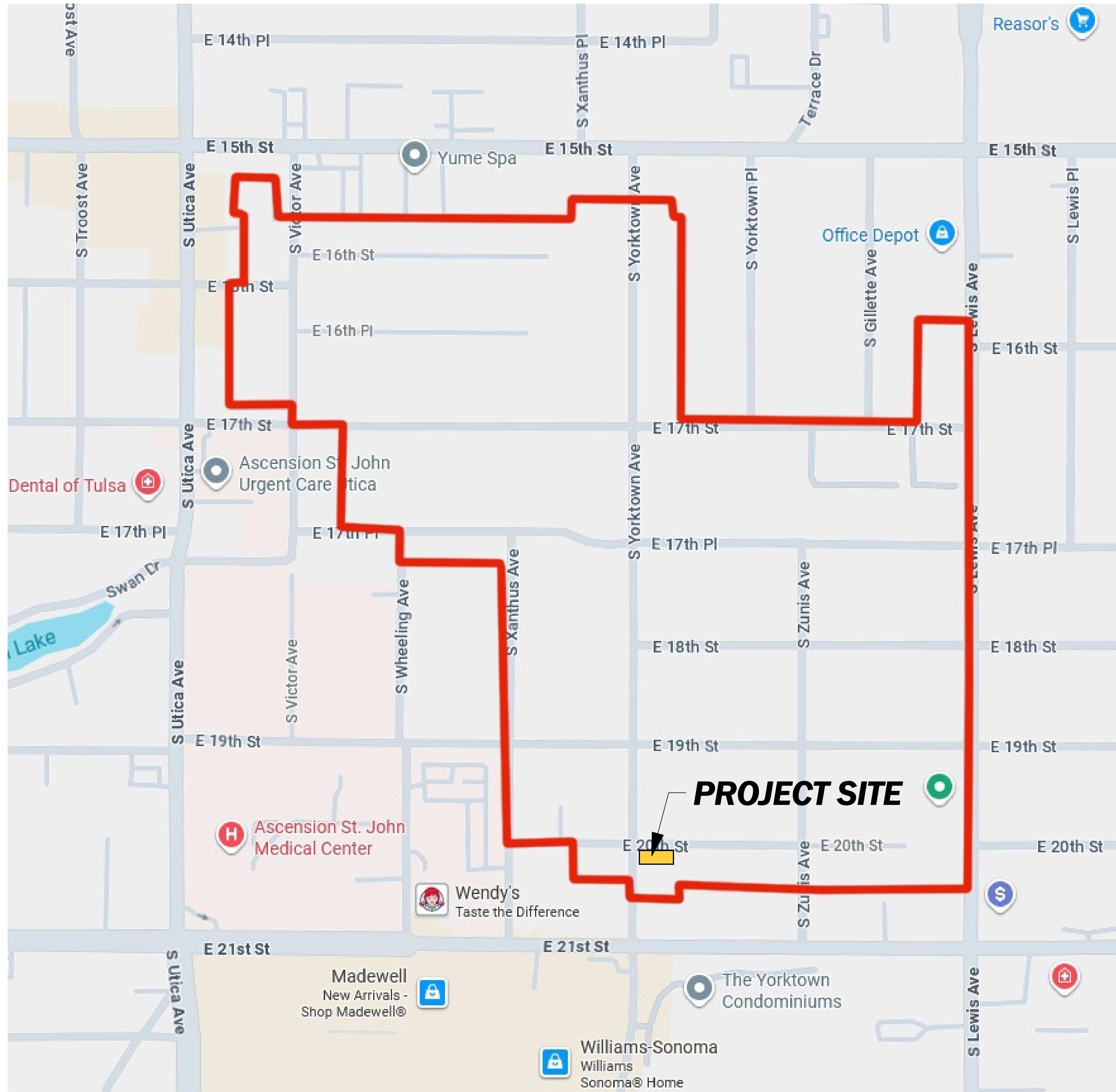
- Site Plan, Floor Plans, and Elevations should be at a scale of 1 inch = 20 feet, or greater
- Architectural rendering (optional)
- Legal description of the property as recorded on the deed
- Location of all existing and proposed structure(s), with front and side setback distances indicated
- Percentage 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](#))

YORKTOWN RESIDENCE - NEW CONSTRUCTION

2003 S YORKTOWN AVE - TULSA, OK 74104

1/28/2026



Project Description:

We propose new construction of a single family residence on an existing empty lot in the Yorktown Historic Preservation Overlay District. The new construction will follow the Unified Guidelines for Residential Structures as noted below and will respect the scale, proportions, and details common throughout the rest of the district.

SECTION C – GUIDELINES FOR NEW CONSTRUCTION

C.1 General Requirements

While not a duplicate of existing houses, this new construction draws upon common characteristics of the district – raised crawl space, covered street-facing porch with front steps, single front gable with knee brace eave details, columns with masonry base and post above, and painted wood trim details.

C.2 Building Site

As a corner lot with the existing adjacent lot empty, this new construction follows the building setbacks as required by the city as well as respecting the location of existing historic structures across both East 20th Street and South Yorktown Avenue. The paving for both driveway and sidewalk is minimized and follows the requirements for corner lots.

C.3 Building Materials

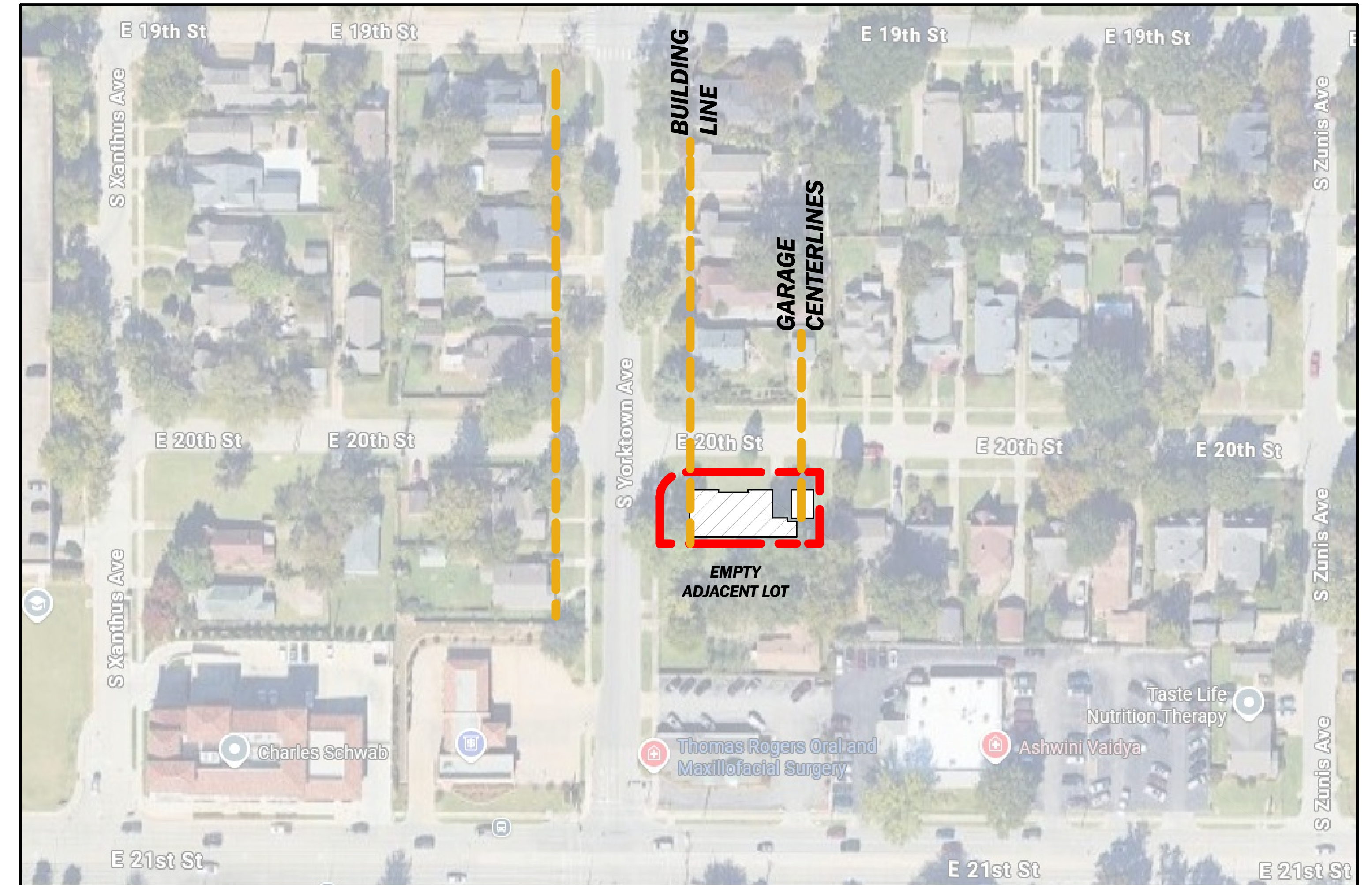
The new construction will maintain the visual characteristics, scale, proportions, directional orientation of materials on existing historic structures in the district, in order to maintain the overall appearance and character of the district.

C.4 Garages

Although there is not a garage, the detached covered parking area follows the requirements for such. It is located within the rear yard and detached from the primary residential structure and aligns with the existing historical detached garage across East 20th Street. REFER AREA DIAGRAM THIS PAGE AND FLOOR PLAN PAGE A-5.

C.5 Mechanical Systems, Etc.

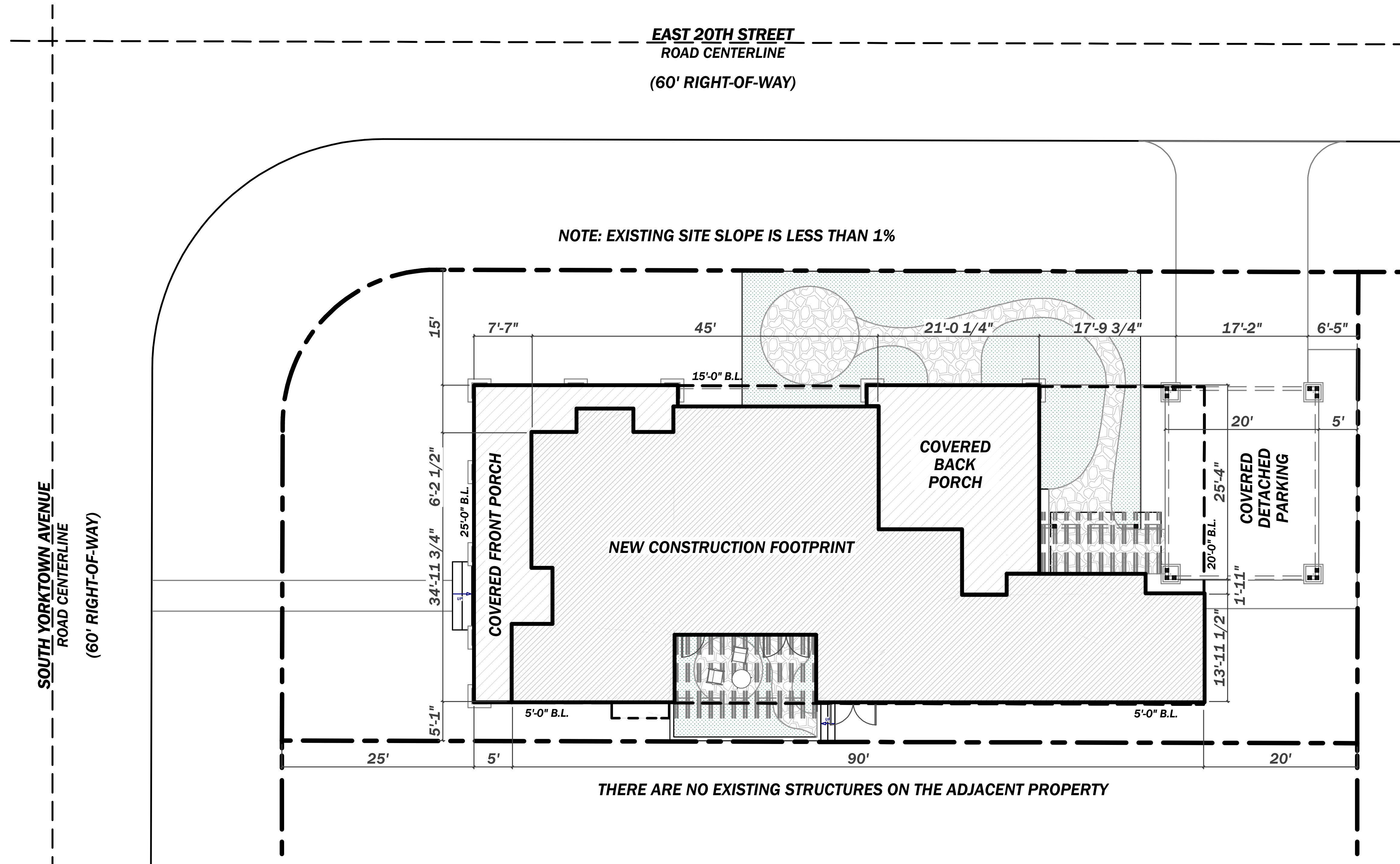
All engineering systems and associated equipment will be located in either the rear or side yards. We propose solar panels to be installed on the southern roofs, where they will not be seen from either street yard of the corner lot.



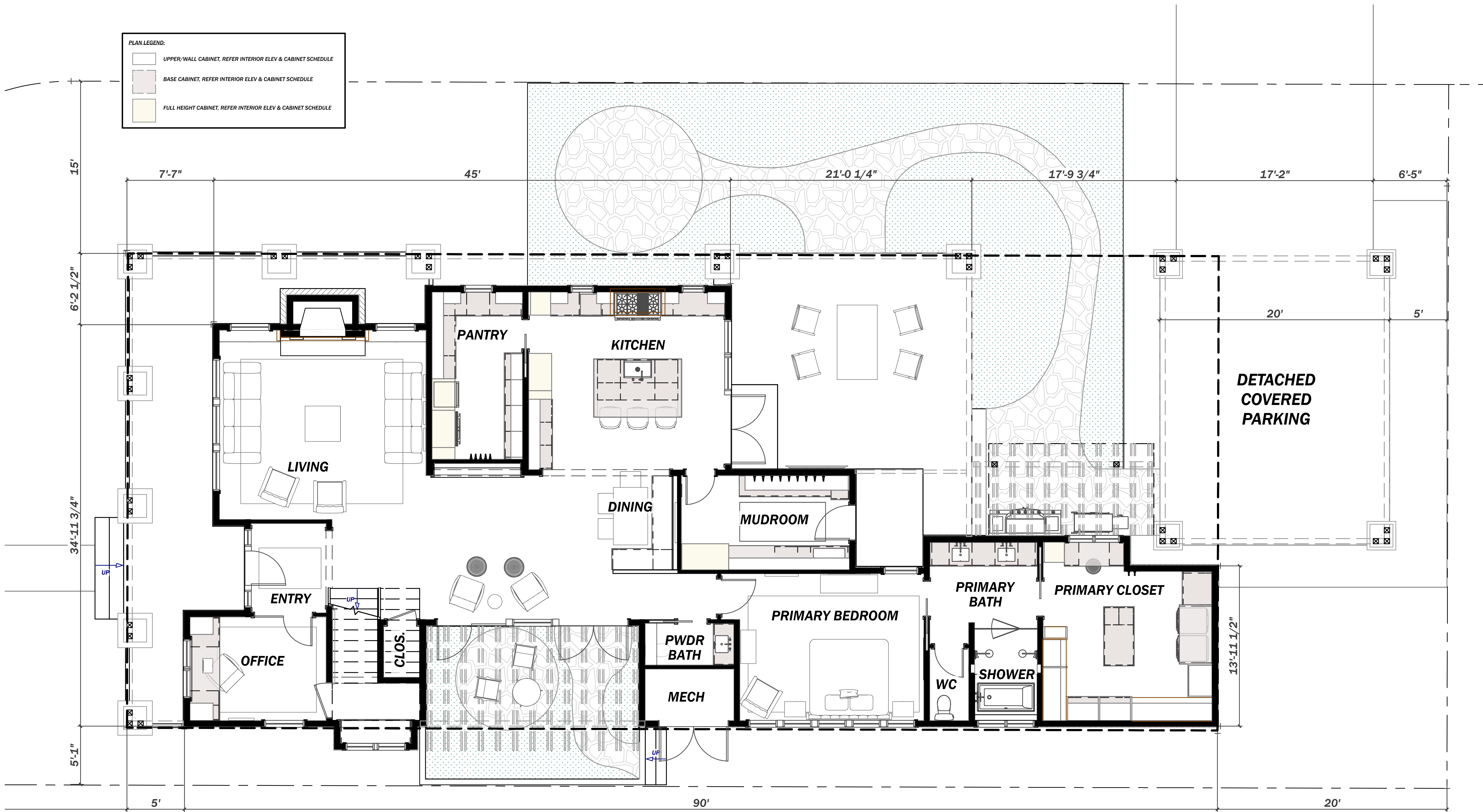
AREA DIAGRAM
NTS






EXISTING SITE IMAGE
NTS

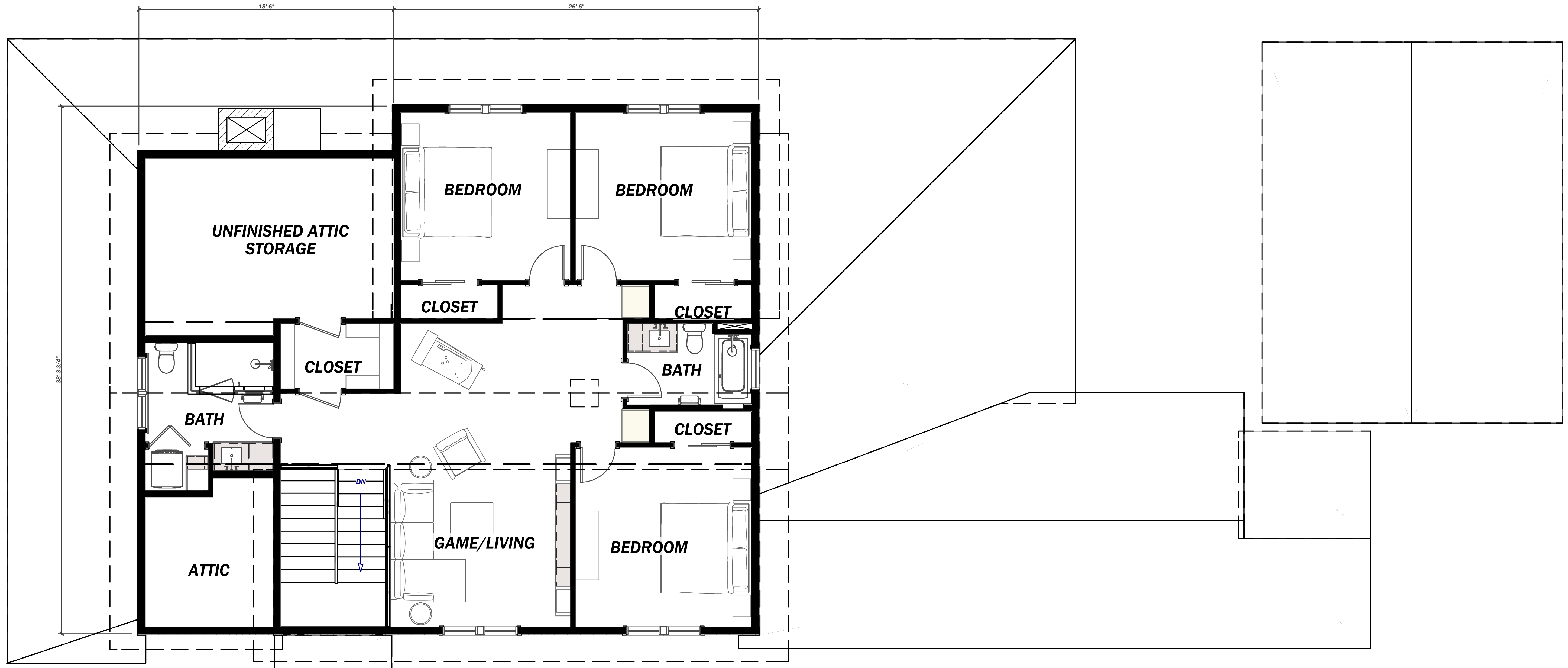


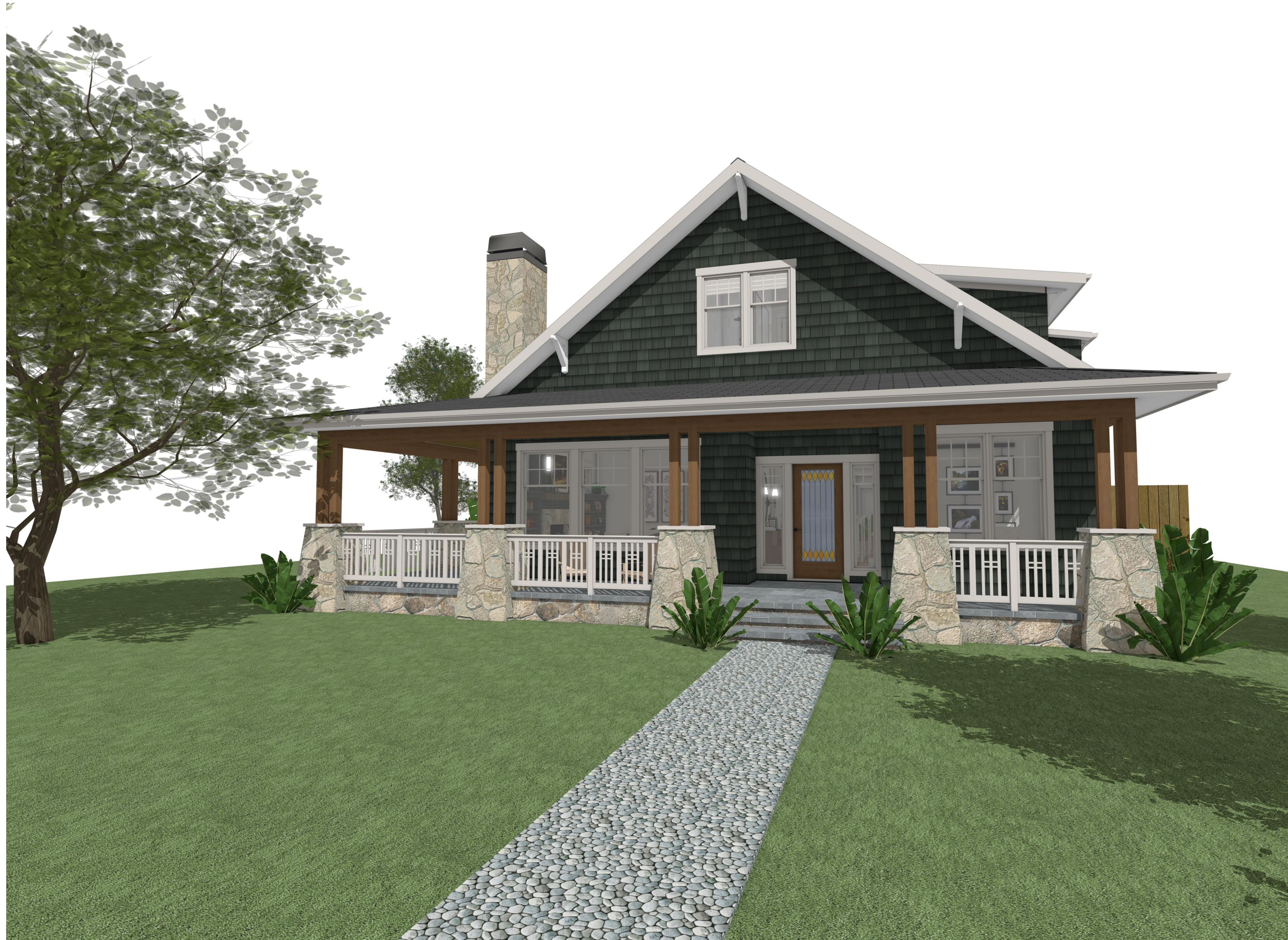
LEGAL DESCRIPTION: WOODWARD PARK ADDN (49275)
LEGAL: LT 8 BLK 10
SECTION: 07 TOWNSHIP: 19 RANGE: 13



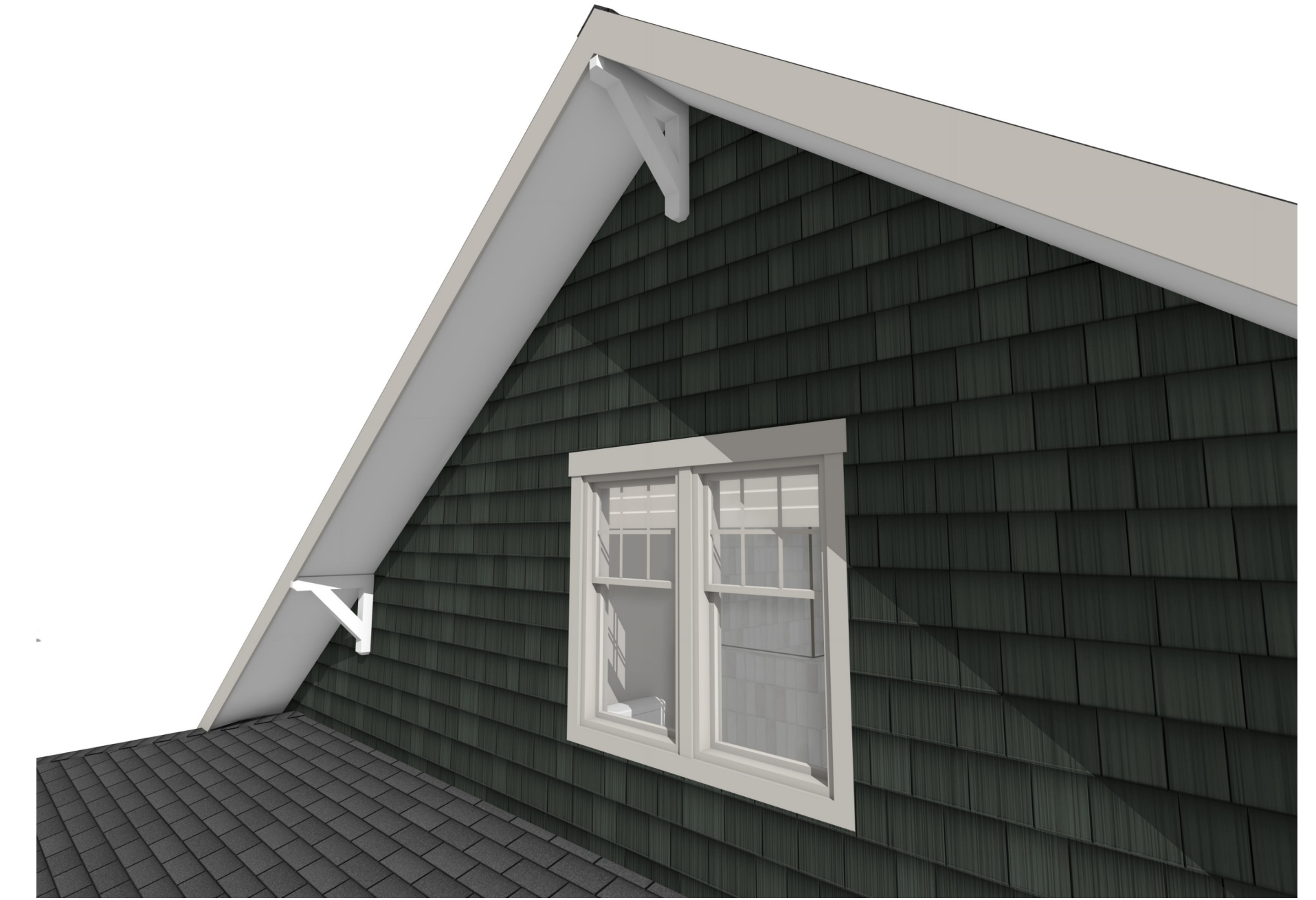
PLAN LEGEND:

	UPPER/WALL CABINET, REFER INTERIOR ELEV & CABINET SCHEDULE
	BASE CABINET, REFER INTERIOR ELEV & CABINET SCHEDULE
	FULL HEIGHT CABINET, REFER INTERIOR ELEV & CABINET SCHEDULE





FRONT ELEVATION FACING SOUTH YORKTOWN AVE



SHINGLES AND KNEE BRACES @ FRONT GABLE



COLUMNS AND STEPS @ FRONT PORCH

YORKTOWN RESIDENCE - 2003 S YORKTOWN AVE

1/28/2026

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3D VIEWS @ WEST ELEVATION

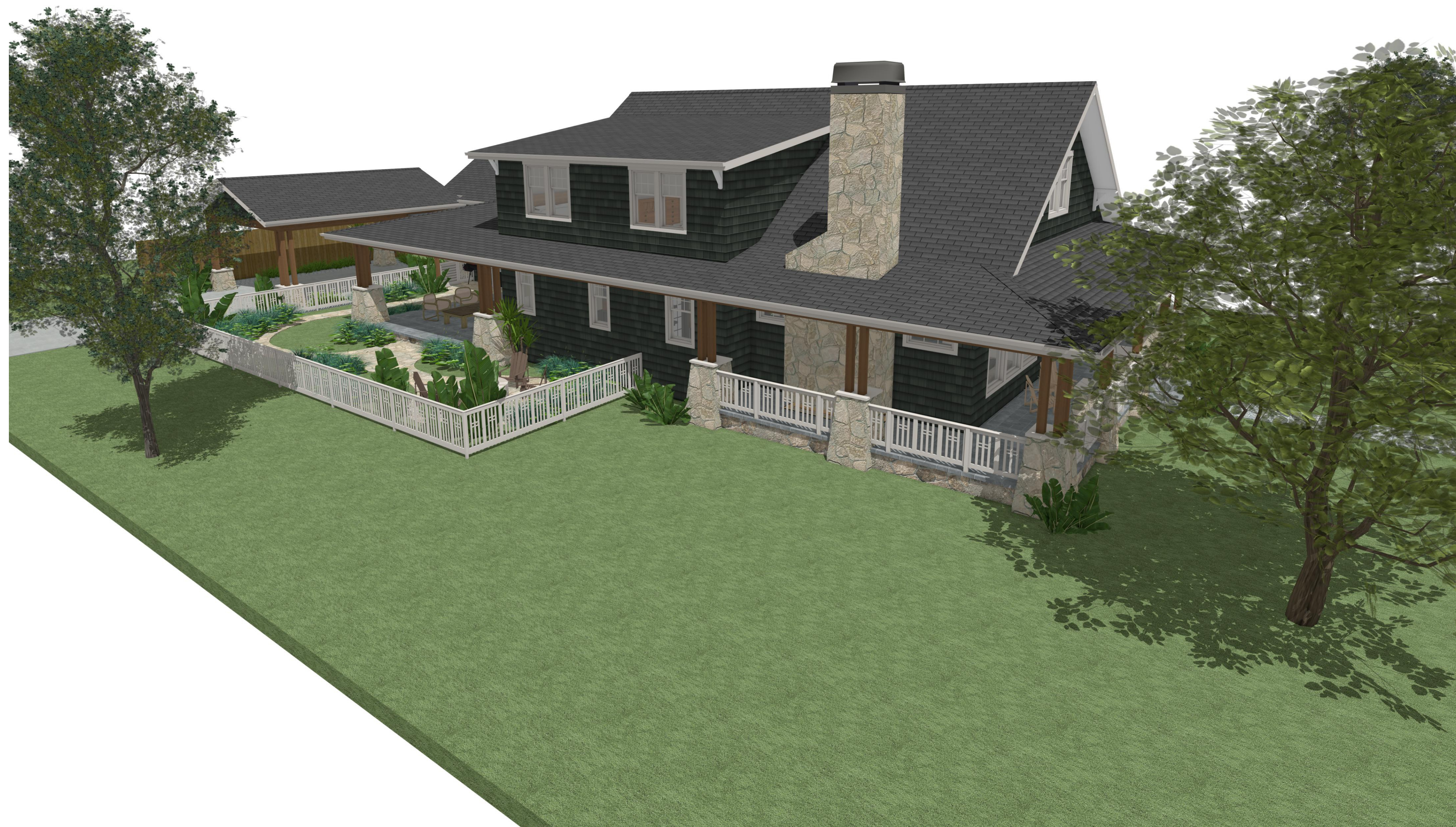
NTS



ALIGN

DESIGN GROUP
918.499.0454

JASON GIBSON, RA, NCARB



SIDE ELEVATION FACING EAST 20TH STREET



KNEE BRACE EAVE DETAILS AND COLUMN

YORKTOWN RESIDENCE - 2003 S YORKTOWN AVE

1/28/2026

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3D VIEWS @ NORTH ELEVATION

NTS



ALIGN

DESIGN GROUP
918.499.0454

JASON GIBSON, RA, NCARB



SIDE ELEVATION FACING EAST 20TH STREET



CONTINUATION OF COLUMN DETAILS AND MATERIALS @ DETACHED COVERED PARKING AREA.

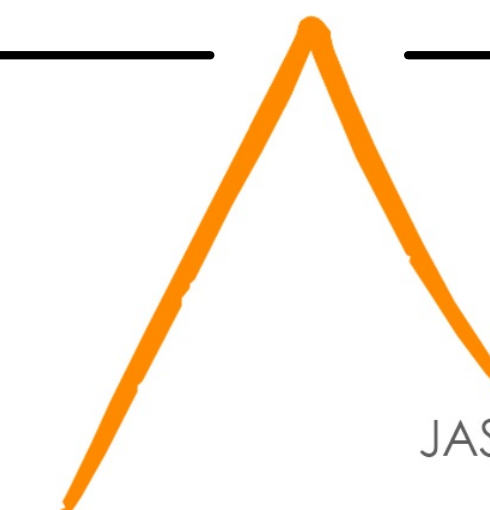
YORKTOWN RESIDENCE - 2003 S YORKTOWN AVE

1/28/2026

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3D VIEWS @ NORTH ELEVATION

NTS



ALIGN

DESIGN GROUP
918.499.0454

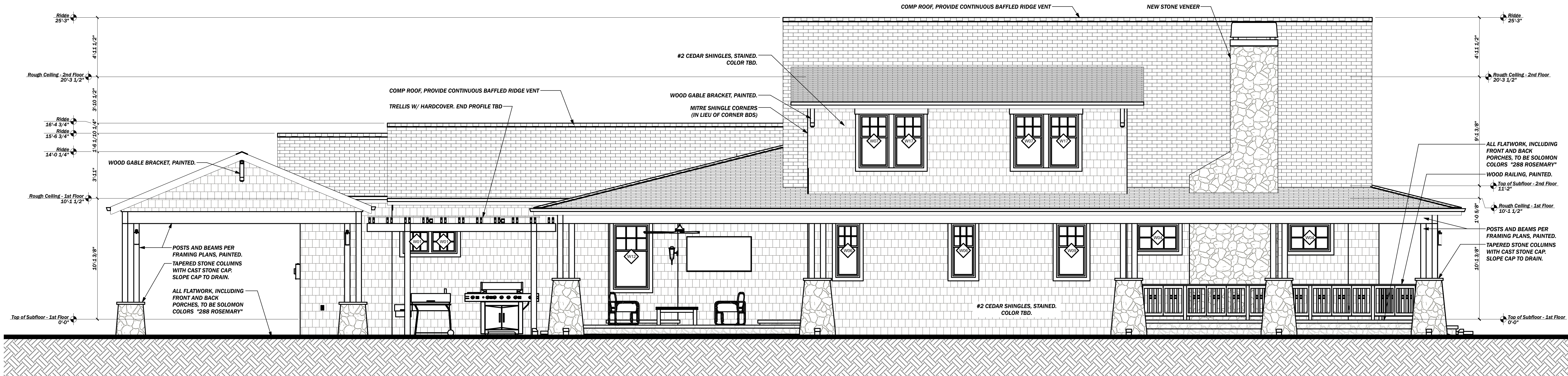
JASON GIBSON, RA, NCARB



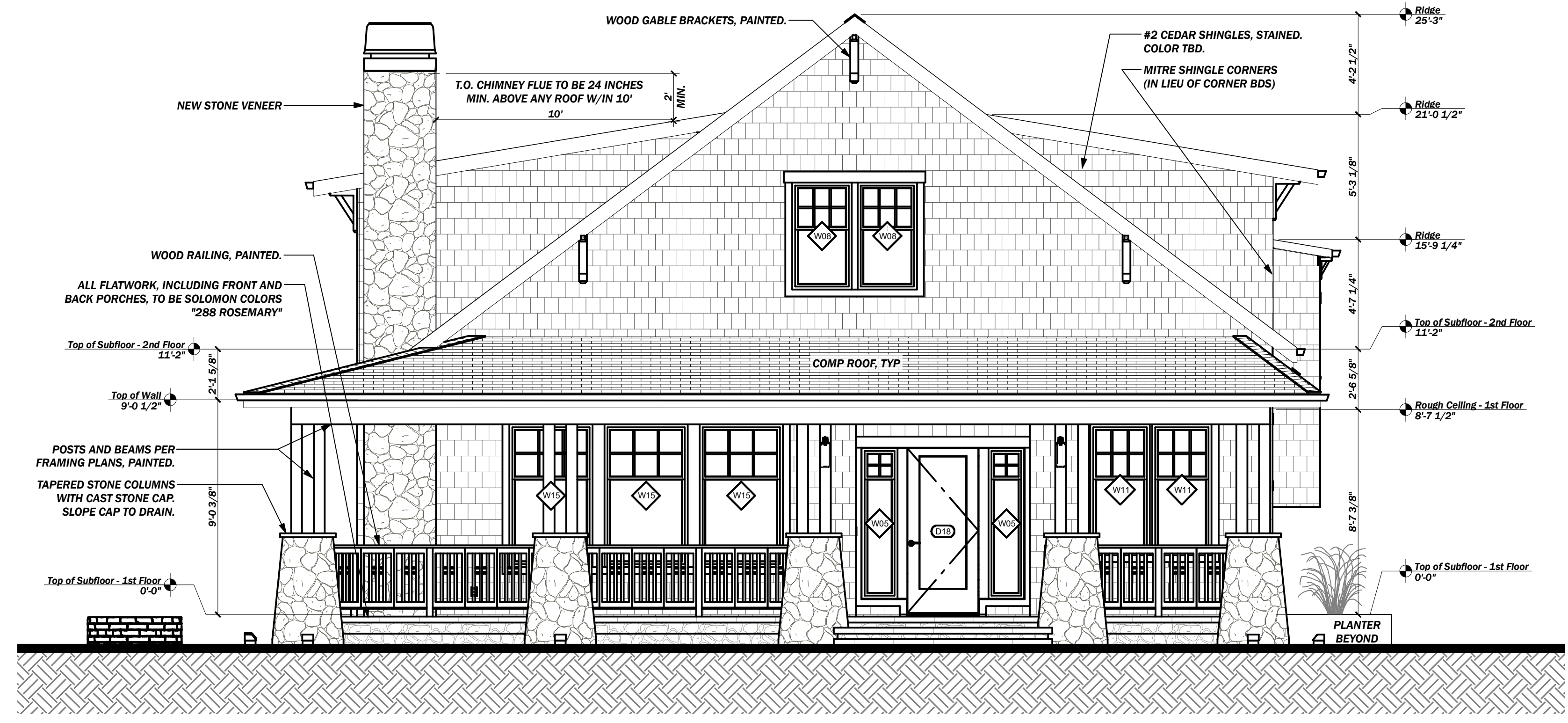
SIDE ELEVATION FACING EMPTY ADJACENT LOT



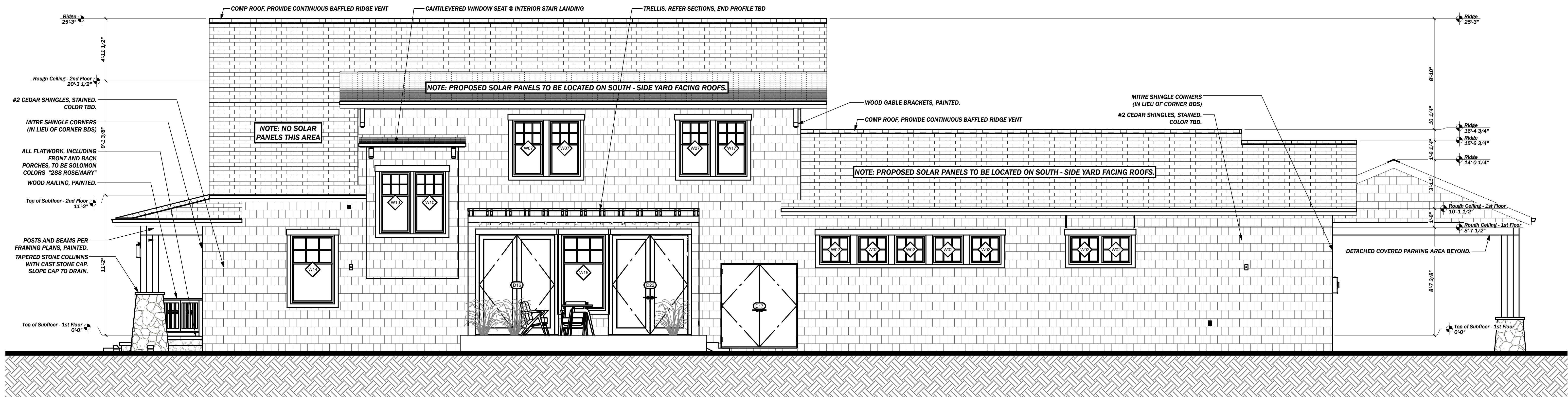
STREET VIEW FOR REFERENCE TO SHOW PROPOSED SOLAR PANEL ROOF AREAS ARE NOT VISIBLE FROM SOUTH YORKTOWN AVENUE DUE TO ELEVATION AND CONFIGURATION OF PROPOSED ROOFS AND STRUCTURE.



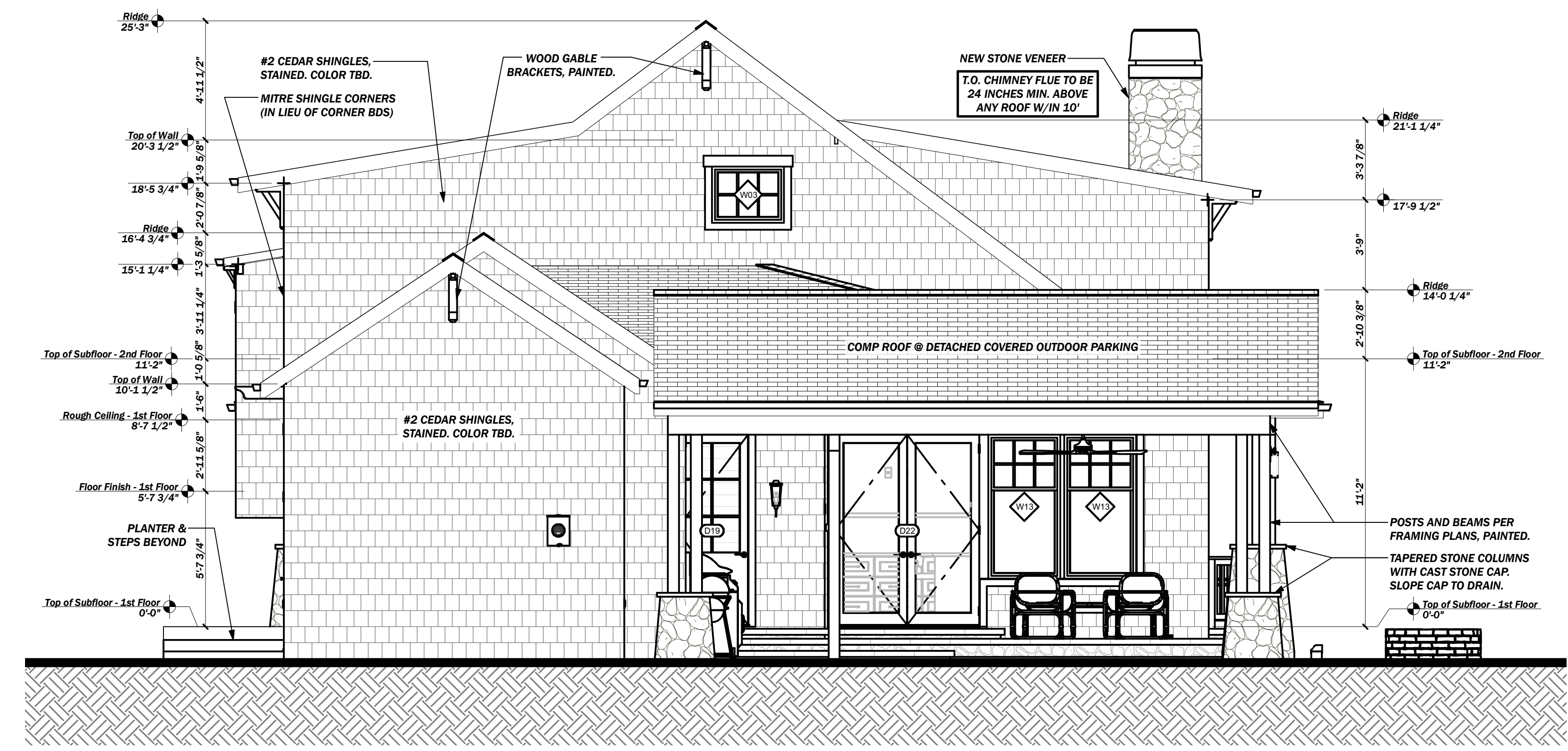
2 SIDE @ NORTH ELEVATION



1 FRONT @ WEST ELEVATION



2 SIDE @ SOUTH ELEVATION



1 REAR @ EAST ELEVATION

Clad Standard Casement



Known for its clean lines, smooth operation, and substantial construction our standard casement is a favorite across the country. Combine them with other fixed or operable Sierra Pacific windows to create a true room with a classic view.

Standard Construction:

- 0.050" thick extruded aluminum exterior frame with mitered and sealed injected corners.
- 5-11/16" overall frame depth with standard 4-9/16" jamb depth.
- Full 1-3/4" sash thickness with 2-3/8" stiles and rails.
- Seamless, compression-style frame weatherstrip. Leaf sash weatherstrip.
- Truth Encore dual arm operator and standard folding handle/cover.
- Single lever multi-point locking system (1 lock up to 35" height; 2 locks over 35" up to 47" heights; 3 locks over 47" height).
- Sash opens 90 degrees for easy cleaning and removal from the inside.
- Available as an Arched, Springline, or Pushout unit.



MINIMUM / MAXIMUM FRAME SIZES			
Additional sizes may be available upon approval.			
STANDARD CASEMENT – OPERATING		STANDARD CASEMENT – STATIONARY/PICTURE	
Minimum Frame Width	14.1875"	Minimum Frame Width	12"
Minimum Frame Height	16.1875"	Minimum Frame Height	12"
Maximum Frame Width	42.1875"	Maximum Frame Width	120"
Maximum Frame Height	96.1875"	Maximum Frame Height	120"
		Maximum Square Feet	55

Performance Data:

Operating Casement: 36.1875" x 84.1875"
 AIR INFILTRATION.....0.01/0.01/A3
 WATER.....NO LEAKAGE @ 7.52 PSF
 STRUCTURAL.....CW-PG50 (+50/-50)

Casement/Picture: 36.1875/60.1875" x 72.1875"
 AIR INFILTRATION.....0.01/0.02/A3
 WATER.....NO LEAKAGE @ 8.25 PSF
 STRUCTURAL.....CW-PG55 (+55/-55)

Operating Casement: 36.1875" x 72.1875"
 AIR INFILTRATION.....0.01/0.02/A3
 WATER.....NO LEAKAGE @ 7.52 PSF
 STRUCTURAL.....LC-PG50 (+50/-50)

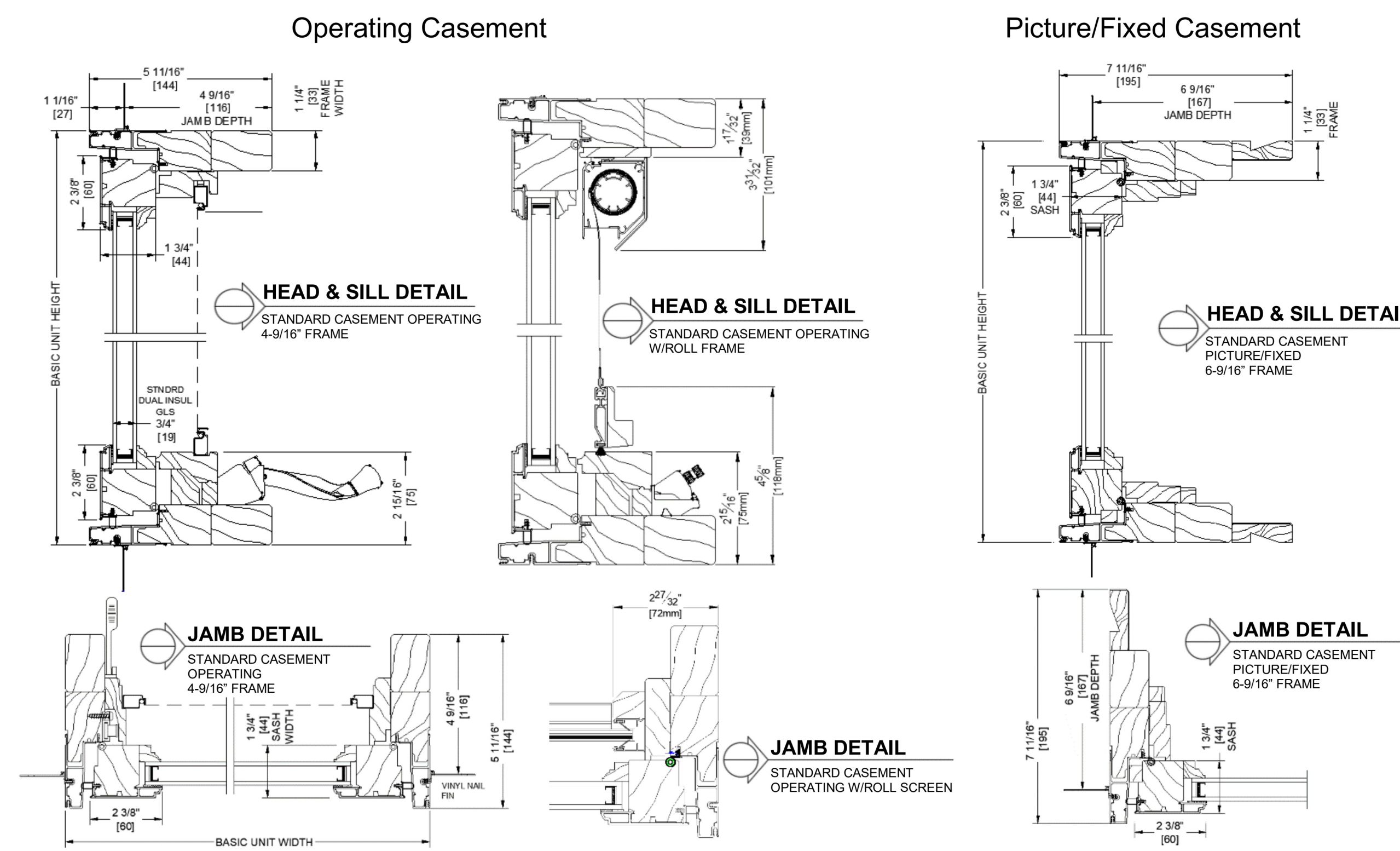
For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad Standard Casement Product Performance Guide (Structural) located in the Technical Resources Library on our website.

Thermal Performance (NFRC):

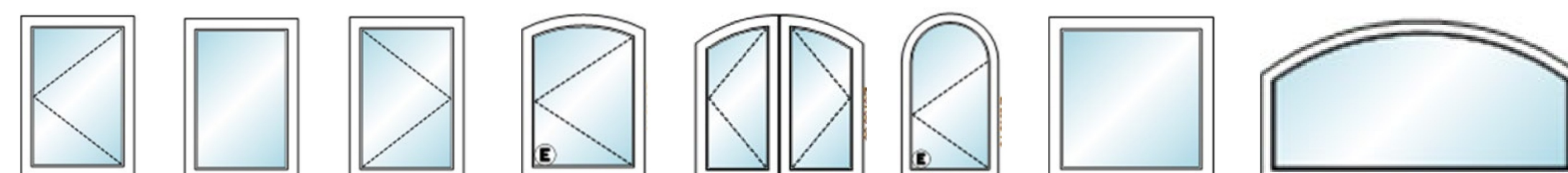
Air Filled			Argon Filled		
Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LE189)	Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LE189)
U-FACTOR.....0.33	U-FACTOR.....0.32	U-FACTOR.....0.25	U-FACTOR.....0.30	U-FACTOR.....0.30	U-FACTOR.....0.23
SHGC.....0.28	SHGC.....0.19	SHGC.....0.24	SHGC.....0.28	SHGC.....0.19	SHGC.....0.24
VT.....0.47	VT.....0.42	VT.....0.40	VT.....0.47	VT.....0.42	VT.....0.40
CR.....56	CR.....57	CR.....51	CR.....60	CR.....60	CR.....56

Values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the Clad Standard Casement Product Performance Guide (NFRC) located in the Technical Resources Library on our website.



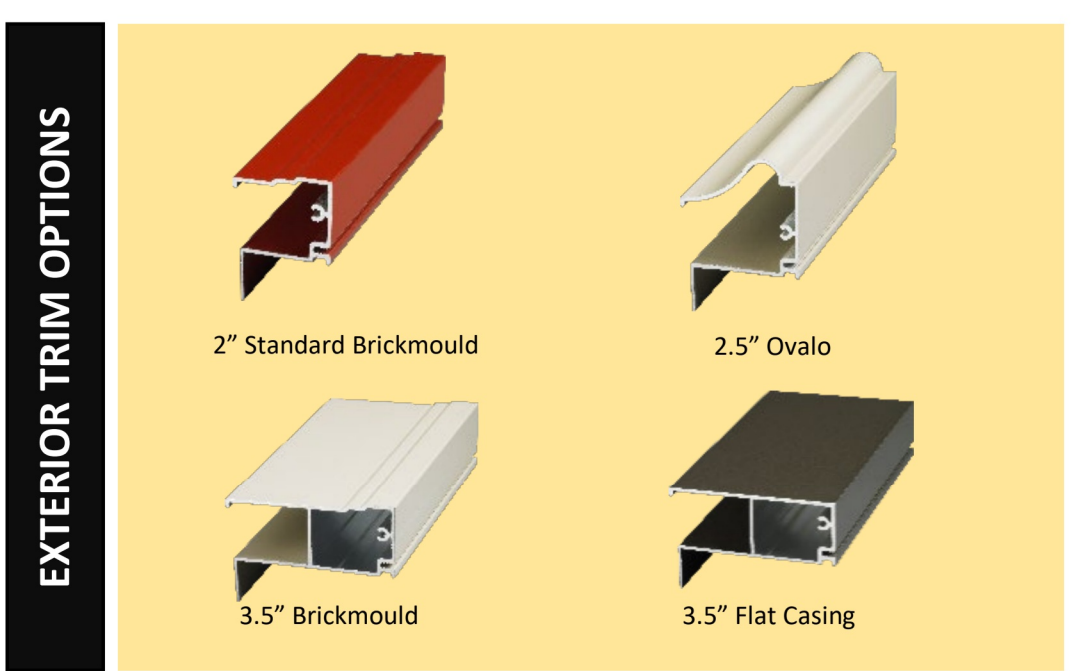
Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary



Typical configurations shown. Handing as viewed from the exterior. Contact us for additional options.

Clad Standard Casement Additional Features

- Color Palette of 50 powder coated finishes in four design collections that meet AAMA 2604 specifications. Optional AAMA 2605 available.
- Extensive offering of performance glass available using black warm edge or Cardinal spacer for optimum efficiency.
- Simulated Divided Lites available in 5/8", 7/8" and 1" Putty; 5/8", 7/8", 1", 1-1/4" and 2" Traditional and Contemporary.
- Grilles-Between-Glass available in 5/8" and 1" flat.
- Optional veneer wrapped lift rail screen or roll screen.
- 10 factory finished Ultra Coat Paint colors or 3 Ultra Coat Stain interior options.



Please visit our website www.sierrapacificwindows.com for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

Place Business Card or Company Information Here



**CLEAR #2 CEDAR SHINGLES (MAJORITY OF
SIDING AND CLADDING)
SEMITRANSSPARENT STAIN
LOCAL STONE AT COLUMN BASES AS SHOWN IN
3D RENDERINGS
STAINED EXTERIOR TIMBER WORK TO BE
CEDAR
ASPHALT SHINGLES AT ROOF PLANES**

