HP PERMIT NUMBER: HP-0817-2026

PROPERTY ADDRESS: 1583 Swan Drive

DISTRICT: Swan Lake

APPLICANT: Christopher & Diane Riley

OWNER: Riley, Diane Gawey Rev Living Trust

A. CASE ITEMS FOR CONSIDERATION

1. Installation of a handrail

B. BACKGROUND

DATE OF CONSTRUCTION: 1919
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009
CONTRIBUTING STRUCTURE: Yes
STYLE/CONSTRUCTION:

Designed by Noble B. Fleming, this two-story stucco Italian Renaissance Revival residence was the first house built beside Swan Lake. It has a hipped ceramic tile roof with carved brackets, a cornice with dentils, and a parapet that includes miniature windowed towers with segmental arches. Upper floor casement windows with awnings are smaller versions of lower floor windows. The glazed door with side lights is offset on the south elevation beneath a porte-cochere with Ionic columns. A second porte-cochere with a balustrade and triple Ionic columns is on the left end. Other decorative features include engaged paired Ionic columns on the right of the south elevation, stucco piers, and a stucco balustrade. This house is individually eligible as an example of the work of architect Noble B. Fleming. (National Register of Historic Places, Swan Lake Historic District, NRIS # 98000140)

PREVIOUS ACTIONS:

COA –May 11, 2006 – TPC Approval
Propose to replace existing wood columns with fiberglass columns and capitals
COA – July 13, 2006 – TPC Approval
Propose to paint stucco surfaces on exterior of the structure

C. ISSUES AND CONSIDERATIONS

1. The applicant proposes to install a handrail on each side of the existing concrete steps located at the edge of the property along the street.

   During review on September 10, 2026 the Historic Preservation Permit Subcommittee recommended the denial of the proposal as submitted. It was recommended that the applicant explore a single, center aligned railing instead of a railing on each side. It was also recommended that the railing be more heavy duty and be without exposed assembly screws.

During the review by the Tulsa Preservation Commission on September 17, 2026, the motion was made to continue the application to the next commission meeting on October 1, 2026, with the contingency that wrought iron or a similar material be used and that the railing profiles and details be more historically appropriate.

During the review on October 1,2026 the commission recommended using wrought iron for the railing material and expressed openness to having rails on each side of the stairs.

During the review on October 15. 2026 the commission again recommended using wrought iron for the railing material after the applicants' most recent submission was an aluminum modular railing. The application was referred back to the Historic Preservation Permit Subcommittee.

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.
   Tulsa or City-County Health Department.

   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





1995



February 2023 (Google Street View)



February 2023 (Google Street View)





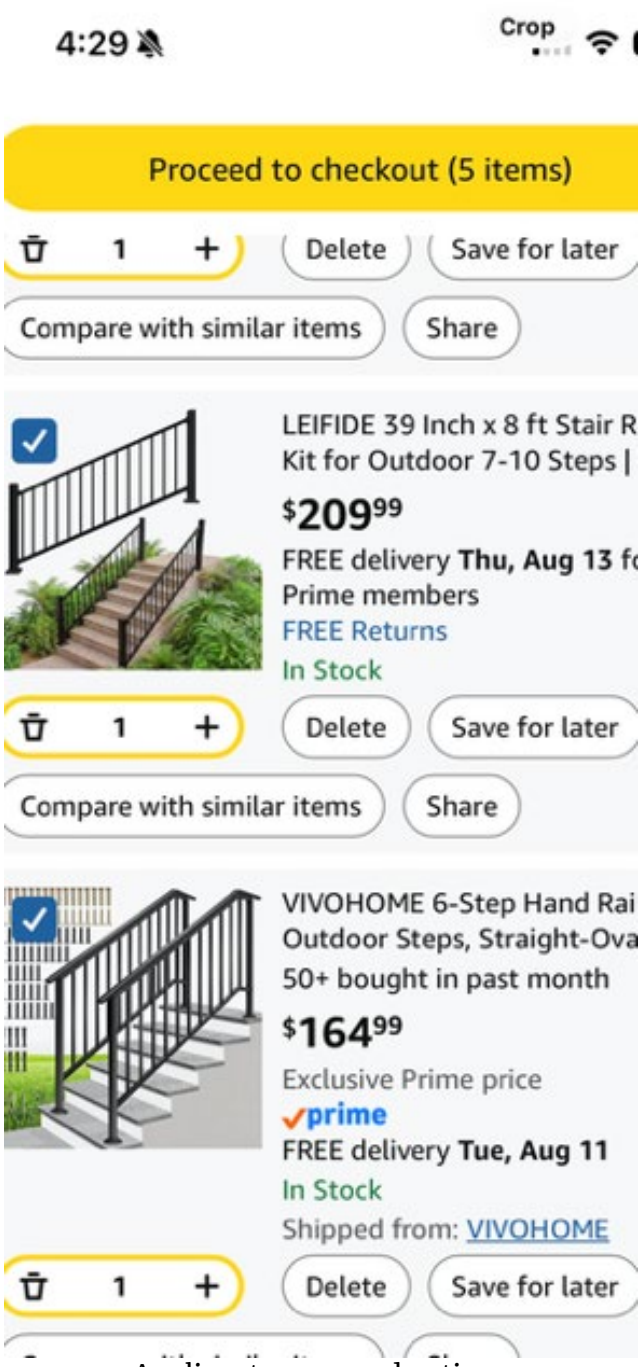


Option 1

*Options rejected by TPC and HPPS



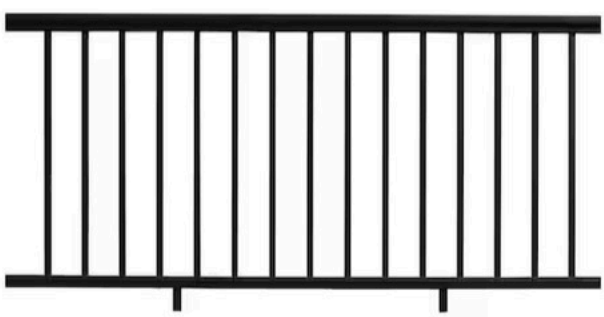
Option 2



Applicants proposed options

Shop the Allure 96 in. x 42 in. Black Aluminum Preassembled Railing Bundle

*submitted 10/15/26 before previous TPC meeting



Total Price for 5 items

$910.71

- 10-year warranty
- It has been tested and approved according to ICC-ES AC273 Building Codes for both residential and commercial use
- Return Policy

Product Information

Internet # 316916987
Model # AL-STR-42-8-BLK

Additional Resources

Shop All NewTechWood

From the Manufacturer

- Third Party Verification Claim
- Installation Guide
- Use and Care Manual
- Buying Guide
- Return Policy

About This Product

Preassembled Stair Panels have an adjustable angle. Each kit has all the components to make a stair rail except the posts which are separate. The Allure is powder coated to withstand the harsh elements and maintain its color for years to come. This product isn't welded and it is super fast since it is already preassembled.

- Need help doing a take-off? Click here and let us do the work for you!
- Kit includes all parts needed except post
- Post sold separately
- 42 in. x 96 in.

HP PERMIT NUMBER: HP-0837-2026

PROPERTY ADDRESS: 1597 Swan Drive

DISTRICT: Swan Lake

APPLICANT: JoAnne Goin

OWNER: JoAnne Goin

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of windows

B. BACKGROUND

DATE OF CONSTRUCTION: 1933
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009
CONTRIBUTING STRUCTURE: No
STYLE/CONSTRUCTION:

This two-story Colonial Revival residence with weatherboard siding has a hipped composition shingle roof with a brick chimney on the east. Also on the east is a glassed in porch. On the west is a one-car front-gabled garage. The windows are 6/6 double hung and have shutters. The panel door with a wood surround is set on a shed roofed projecting foyer. This building is noncontributing due to alteration. (National Register of Historic Places, Swan Lake Historic District, NRIS # 98000140)

PREVIOUS ACTIONS:

TPC Approval – January 13, 2005
Proposal to replace existing light fixture on front façade
HP-0629-2026 – October 28, 2024 – TPC Approval
Replacement of garage door

C. ISSUES AND CONSIDERATIONS

1. The applicant proposes replacing a window on the residence's breezeway. The existing window has become deteriorated due to rot despite annual maintenance, including caulking, painting, and repairs. The applicant proposes replacing it with a white Andersen 100 Series Fibrex fixed window featuring full divided lites and exterior flashing.

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.



1999















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.

Replace breezeway window. Window previously replaced as approved by HP zoning. Replacement window rotten in spite of annual chaulking , painting and repair. Replace with Fibrex.

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)

WINDOWS BY JEFF, INC.
"The Name You Trust"

511 W. Aquarium Pl. - 918-528-6230
Mailing: PO Box 84, Jenks, OK 74037-0084

PRESENTED TO:

Joanne Goil 918-889-3077
1597 Swan Dr., Tulsa, OK 74120
jgoin1@cox.net

Dated: **July 28, 2025**

SERVICE PROPOSAL

Product: Andersen 100 Series Fibrex Composite Windows

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Remove & haul off existing windows.

Replace with 1 — 100 Series Fibrex Windows. Color - White Exterior & Interior. Full Divided Lites, SmartSun LowE Glass with Argon Gas, New Trim Inside, Flash Outside.

All windows to be insulated and caulked (Solar Seal exterior/acrylic caulk interior). **Lead safe renovations, painting, and re-wiring of alarm contacts are not covered by this proposal.**
ONCE AN ORDER HAS BEEN SUBMITTED, IT CANNOT BE CANCELLED, CHANGED OR RETURNED.

Warranty provided by manufacturer. Warranty on workmanship provided by Windows by Jeff.

All material is guaranteed to be as specified, and the above work to be performed in accordance with a substantial workmanlike manner for the sum of:

$2,942 **Credit or Debit Card Payment**

OR A CASH/CHECK DISCOUNTED PRICE OF: $2,842

(A down payment will be required at time of final measurements)

WINDOWS & INSTALLATION PROPOSED:

Qty	Location	Apprx. Quoted Size/Type	Install Notes
1	Entry	65 x 36 Fixed	Trim Inside-Flash Outside

See Page 2 (attached and included)

ANDERSEN™
WINDOWS & DOORS

100 SERIES



A BETTER CHOICE FOR YOUR HOME

Whether you're replacing, remodeling or building new, Andersen® 100 Series windows and patio doors offer many advantages over vinyl. They offer superior strength and performance because they're made of innovative Fibrex® composite material, which is 2X stronger and more durable than vinyl. They're also available in a variety of rich dark colors with finishes that are made to last and they're designed to retain their stability and rigidity in all climates. Plus, 100 Series windows and doors are environmentally responsible and energy efficient, making them a better choice for your home.

FIBREX® MATERIAL 2X STRONGER THAN VINYL

FIBREX® MATERIAL 12X THICKER FINISH THAN PAINTED VINYL*

FIBREX® MATERIAL WITHSTANDS 150° TEMPERATURES

*When 100 Series products were tested against five leading competitors' painted vinyl window products.



STRENGTH & PERFORMANCE

Fibrex® material is **2X stronger than vinyl** and it retains its stability and rigidity in all climates so weathertight seals stay weathertight.

100 Series products can **withstand temperatures up to 150°F**, even in dark colors, meaning they won't warp due to sun exposure.

ENERGY EFFICIENT

Our weather-resistant construction seals out drafts, wind and water so well, you can relax in comfort whatever the weather. Plus, Fibrex material **blocks thermal transfer nearly 700 times better** than aluminum to help reduce heating and cooling bills.

COLORS THAT LAST

Durable, factory-finished interiors and exteriors feature a premium matte finish that isn't shiny like vinyl plus they **never need painting and won't fade, flake, blister or peel**.*

On 100 Series products, **the finish is 12X thicker than that of painted vinyl windows**** resulting in superior scratch resistance so they'll look beautiful for years to come.

ENVIRONMENTALLY RESPONSIBLE

Our exclusive Andersen® Fibrex composite material is composed of **40% reclaimed wood fiber by weight**, most of which is reclaimed from the manufacturing of Andersen wood windows.



See how Andersen created Fibrex material at **andersenwindows.com/fibrex**



ADVANCED CRAFTSMANSHIP

100 Series products feature **virtually seamless corners** for a cleaner, more contemporary look.



100 Series sash corner seam



Vinyl sash corner seam

TRANSFERABLE LIMITED WARRANTY

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner.*** So it can add real value when you decide to sell your home.

OWNER2OWNER® LIMITED WARRANTY

*Visit andersenwindows.com/warranty for details.
**When 100 Series products were tested against five leading competitors' painted vinyl window products.

WINDOW & DOOR TYPES

Choose the product style and frame type needed to complete your replacement, remodeling or new construction project and bring your vision to life.



SINGLE-HUNG

Single-hung windows feature a stationary upper sash and operable lower sash that slides up and down.



CASEMENT & AWNING

Casement windows are hinged on the side and open outward to the left or right, while awning windows are hinged at the top and open outward.



GLIDING WINDOWS

Gliding windows have one stationary sash and one operating sash that glides horizontally. A three-sash configuration, where two sash glide past a fixed center sash is also available.



GLIDING PATIO DOORS

Patio doors feature one stationary panel and one that glides smoothly on adjustable rollers. Add character and light with a sidelight or transom.

SPECIALTY WINDOWS

Specialty windows are stationary (non-operable) windows characterized by their special shapes, including curves and dramatic angles. A variety of shapes are available to complement your home's architecture.

Windows and doors are available in custom sizes to fit all projects.

CUSTOM SIZES



COLOR OPTIONS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black — colors that are darker and richer than those of most vinyl windows. They also feature a premium matte finish inside for an attractive appearance.

EXTERIOR COLORS

White | Sandtone | Terratone

Dark Bronze | Black

INTERIOR COLORS

White | Sandtone* | Dark Bronze* | Black*

HARDWARE OPTIONS

Single-Hung & Gliding

STANDARD

Lock | Lift/Pull (Optional)

Lock automatically engages when window is closed. Hardware color matches the window's interior. Shown in white.

OPTIONAL SLIM LINE METAL HARDWARE



Antique Brass | Black | **Dark Bronze**
Sandtone | Satin Nickel | White

Casement & Awning

STANDARD FOLDING



Antique Brass | Black | Dark Bronze
Sandtone | Satin Nickel | White

Folding handle avoids interference with window treatments.

Patio Doors

TULSA



Exterior | Interior

Exterior handle matches exterior door color. Shown in dark bronze.

Interior handle matches interior door color. Shown in white.

OPTIONAL AFTON



Exterior | Interior

Antique Brass | Bright Brass
Black | **Satin Nickel**

Gliding patio doors features a multi-point locking systems for enhanced security. Optional auxiliary foot lock is available to secure the gliding panel and provides an extra measure of security when the door is in a locked position. Exterior keyed lock also available.

Bold names denotes finish shown.

*Products with dark bronze, black and Sandtone interiors have matching exteriors.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

GLASS OPTIONS

Andersen has the glass you need to get the performance you want with options for every climate, project and customer. Check with your Andersen supplier for the selections that meet ENERGY STAR® requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	**Solar Heat Gain Coefficient** How well a product blocks heat caused by sunlight.	**Visible Light Transmittance** How much visible light comes through a product.	**UV Protection** How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	●●●○	●●●●	●●◐○	●●●●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●●	●●○○	●●●●
Low-E	Outstanding overall performance for climates where both heating and cooling costs are a concern.	●●●○	●●●○	●●●○	●●●○
Low-E with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●○	●●◐○	●●●○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	●●●○	●●●●	●○○○	●●●○
Clear Dual-Pane	High visibility with basic thermal performance.	●○○○	○○○○	●●●●	○○○○

Center of glass performance only. Ratings based on glass options as of May 2021. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

ADDITIONAL GLASS OPTIONS

Tempered safety glass, standard on patio doors. Sound reducing glass options are also available.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch.



Cascade Fern Obscure Reed Satin Etch

Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.

GLASS SPACER OPTIONS

Choose from stainless steel or black glass spacers to create a customized look.



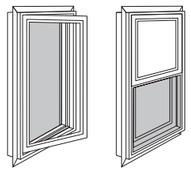
Black Stainless Steel

For more details on glass options, visit **andersenwindows.com/glass**.

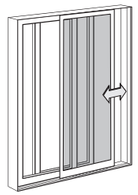
ASK ABOUT ENERGY STAR

INSECT SCREEN OPTIONS

Insect screens for windows and patio doors have a fiberglass screen mesh. Optional TruScene® insect screens for windows are made with a micro-fine stainless steel mesh, providing 50% more clarity and letting in 25% more fresh air* than our conventional insect screens.



Insect screens are available for all venting windows.



Gliding insect screens are available for two-panel doors.

*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

GRILLE OPTIONS

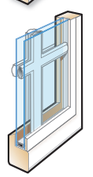
Customize the look of your windows and patio doors with a variety of grille options to complement virtually any style of home.

CONVENIENT CLEANING OPTIONS

Finelight™ grilles-between-the-glass are installed between the glass panes to make glass easy to clean. With an elegant, sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door. Finelight grilles-between-the-glass with exterior grilles make interior glass easier to clean, while permanent exterior grilles provide architectural style and detail.



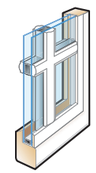
Finelight grilles-between-the-glass



Finelight grilles-between-the-glass
Permanent exterior

FULL DIVIDED LIGHT

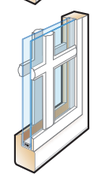
Permanently applied to the interior and exterior of your window with a spacer between the glass for an authentic look.



Permanent exterior
Permanent interior with spacer

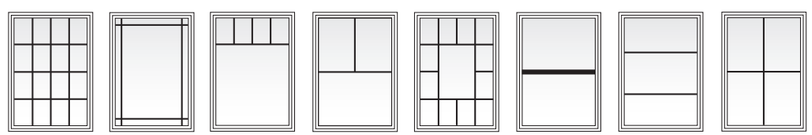
SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass.



Permanent exterior
Permanent interior

Grille Patterns



Colonial* Prairie A Short Fractional* Tall Fractional* Victorian Simulated Single-Hung Specified Equal Light**

Grille Bar Widths



Grille width for windows is ¾".
Grille width for patio doors is 1".
A 2 ¼" simulated meeting rail is available for casement windows to replicate the look of single-hung windows.
Actual size shown.

*Modified pattern also available.
**Specify number of same-size rectangles across or down.

