

HP PERMIT NUMBER: HP-0743-2026

PROPERTY ADDRESS: 2124 East 19th Street

DISTRICT: Yorktown

APPLICANT: Danielle Gurevitch

OWNER: Danielle Gurevitch & Gilad Gurevitch

A. CASE ITEMS FOR CONSIDERATION

1. Construction of addition

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1927

ZONED HISTORIC PRESERVATION: 1995

NATIONAL REGISTER LISTING: Yorktown Historic District, 2002

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION:

Tudor Revival. This one-story, brick resource has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are ten-light casement and the wood door is glazed flush. The partial porch is uncovered and the entry is inset into a stone front gable. There is a large, brick, exterior, eave wall chimney on the facade with an uneven stone top and two chimney pots. Decorative details include a double-front-gable with one gable clad with stone and the other half-timbered, metal awnings on the side and double windows. There is a rear, detached, double car garage.

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

PREVIOUS ACTIONS: None found

C. ISSUES AND CONSIDERATIONS

1. Proposed is an addition at the rear of the residence, which will only be partially visible from the street on the west side of the house. The one-story addition will extend from the south side of the residence to accommodate a new primary bedroom suite. The applicant has indicated that the masonry walls and roof will match those existing on the residence. It appears that no windows or doors are proposed on the west side of the addition.

During the review on March 12, 2026, the HP Permit Subcommittee found that the proposed addition would be minimally visible from the street but suggested the applicant consider an alternative wall material since the existing brick would be difficult to match. The subcommittee recommended approval of the application with the conditions that additional details be provided about the brick (or other wall cladding) and that a roof plan and/or drawing showing the roof details be provided.

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.

SECTION B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES

B.1 General Requirements

- B.1.1 Locate additions on the side or rear of your home where the character-defining elements and visual appearance of the front façade will not be obscured, damaged, or destroyed.
- B.1.2 Ensure that additions do not detract from the historic appearance, character-defining elements, historic patterns, scale and proportions of the existing structure.
- B.1.3 Provide consistency and continuity between the addition and the historic portions of your home by using similar materials, style, forms, massing and scale.
- B.1.4 Do not exceed the established height of structures along the same street.

B.2 Building Site

- B.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 addition between the minimum and maximum of the prevailing front setbacks.
- B.2.2 Maintain the pattern and rhythm of the side yard setbacks of the other historic structures on the same side of the street.
- B.2.3 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.
- B.2.4 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.
 - .1 Elmwood – no more than 25% of street yard lot area
- B.2.5 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.

B.3 Building Materials and Elements

- B.3.1 Use building materials that are consistent with the historic materials found on the existing structure.
- B.3.2 The use of building materials different from historic materials will be considered on a case-by-case basis, if the proposed materials maintain the character of the structure and the historic size, shape, pattern, texture and directional orientation. Unfinished or clear-finished metals are not allowed.
- B.3.3 Create a visual consistency and continuity with the building elements of the existing structure by replicating the height of windows and doors, window glazing patterns, roof forms, eave lines and overhangs, and special detailing present on the existing structure.

B.4 Roofs

- B.4.1 New roof features, such as dormers or cupolas, may be added to the existing roof, if the proposed elements maintain the scale, proportions, rhythms, and architectural character of the structure.
- B.4.2 On additions, use roof forms, slope, detailing, and roofing materials that are consistent with the historic portions of the existing structure. Installation of metal roofs will be considered on a case-by-case basis.
 - .1 Yorktown – Metal roofing is not allowed.

B.5 Porches

- B.5.1 When adding a porch or expanding an existing porch, maintain the character, detailing, scale, rhythm, and proportions of the existing historic structure.
- B.5.2 When enclosing porches with glass or screens, maintain the existing rhythms, scale, proportions, appearance, and character of the structure. Hard wall enclosure of porches is strongly discouraged but will be considered on a case-by-case basis.
- B.5.3 Ramps may be installed when required to achieve access to the first-floor level. Construct the ramp so that, in the future, it can be removed without significantly altering the original historic structure. Designing ramps to access porches from the side, so the front elevation is not obscured, is encouraged.

B.6 Garages

- B.6.1 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.
- B.6.2 Adding a garage attached to the rear elevation of the primary residential structure will be considered on a case-by-case basis. Locate attached garages so that the front façade of the garage is not located forward of the rear wall of the primary structure.
- B.6.3 Historically appropriate garage doors, such as carriage house doors, are encouraged.

B.7 Mechanical Systems, Etc.

- B.7.1 Install engineering systems and their associated elements, such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical boxes, ventilators, and louvers, on the side or rear façade of the structure.
- B.7.2 Install utility meters on the side or rear façade of the house or underground in a subterranean vault.
- B.7.3 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.

- B.7.4 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



2001



2001



February 2026



February 2026



February 2026



Proposed roof shingles to match residence



Existing masonry on house



Proposed masonry for addition

Feb 14, 2026

Subject: Request for Approval – Rear Bedroom Addition
Property Address: 2124 E. 19th St., Yorktown Historic District

Dear Members of the Yorktown Historic District Commission,

I respectfully request the Commission's approval for a proposed rear addition to my recently purchased home at 2124 E. 19th Street, located within the Yorktown Historic District.

The house, built in 1924, is currently very modest in scale, with two small bedrooms and one small bathroom. In order to make the home livable for an average size family, I propose adding a master bedroom and bathroom at the rear of the house. The addition has been designed to align with the existing structure and to follow the pattern of similar rear additions already completed on neighboring properties, as shown in the attached photographs.

The planned addition will be minimally visible from the street. I initially believed it would not be visible at all; however, your representative identified a limited angle from which a small portion may be seen. For this reason, we are committed to using materials, proportions, and detailing that are consistent with the historic character of the house and the district.

I am deeply committed to historic preservation. In my other property across the fence, I carefully restored original features in accordance with district guidelines, and I will take the same care here. My goal is to ensure that the addition integrates harmoniously with the house while preserving the architectural integrity and property values of the neighborhood.

I would be very grateful for the Commission's consideration and approval of this modest rear addition. I am, of course, happy to provide any additional drawings, specifications, or site visits the Commission may require.

Thank you for your time and thoughtful consideration.

Sincerely,
Dr. Danielle Gurevitch

Attached please find: Photographs, site plan, sketches



back side of the house presently




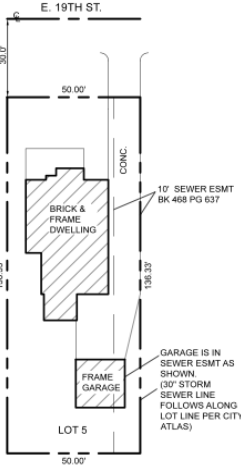

front side of the house- 1



front side- from the right



front side from the left.

<p>LEGEND</p> <ul style="list-style-type: none"> C - CENTERLINE BL - BUILDING LINE UL - UTILITY EASEMENT SE - SERVICE ENTRANCE RW - RIGHT-OF-WAY MAE - MUTUAL ACCESS ESMT BE - BURIED ELEC. ESMT LE - LANDSCAPE ESMT DE - DRAINAGE ESMT WE - WATERLINE ESMT FE - FENCE ESMT SEW - SEWALK ESMT RWE - RESTRICTED WATER ESMT 	<p>BAKER SURVEYING, LLC 4077 SOUTH 83RD EAST AVENUE TULSA, OKLA. 74145</p> <p>MORTGAGE INSPECTION REPORT NOT A LAND OR BOUNDARY SURVEY</p> <p>SCALE: 1"=30'</p>
<p>SELLER: Mya McBrayer</p> <p>BUYER: Danielle Gurevitch and Gilad Gurevitch</p> <p>CLIENT: FirstTitle</p>	<p>FLOODPLAIN STATEMENT: THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED AREAS) AN AREA OF MINIMAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP 40143C0240L EFFECTIVE OCTOBER 16, 2012. (FLOOD ZONE DISCLAIMER: FLOOD ZONE DETERMINATIONS ARE BASED SOLELY ON THE FEMA NFIP WEBSITE ON THE CERTIFIED DATE. ACCURACY CANNOT BE GUARANTEED AND SHOULD BE VERIFIED FROM A SECONDARY SOURCE.)</p>
 <p>SURVEYOR'S NOTE: THE FOLLOWING FOUND IN TITLE COMMITMENT #2006506726 DATED 10/09/25 DOES AFFECT THE PROPERTY.</p> <ul style="list-style-type: none"> • #12 ITEMS CONTAINED IN THE PLAT AND DEED OF DEDICATION/COVENANTS AND RESTRICTIONS, OF WOODWARD PARK ADDITION, PLAT NO. 347. • #13 BK 468 PG 637 (AS SHOWN) 	
<p>DATE OF FIELD INSPECTION: OCTOBER 24TH, 2025</p>	<p>LEGAL DESCRIPTION: LOT FIVE (5), BLOCK EIGHT (8), WOODWARD PARK ADDITION TO TULSA, TULSA COUNTY, STATE OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 347. ALSO KNOWN AS: 2124 EAST 19TH STREET, TULSA, OK 74104</p>
<p>CERTIFICATION: THIS MORTGAGE INSPECTION REPORT WAS PREPARED FOR FIRSTTITLE/FIDELITY NATIONAL TITLE INSURANCE COMPANY. IT IS NOT A LAND OR BOUNDARY SURVEY PLAT AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. THE ACCOMPANYING SKETCH IS A TRUE REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF THE INSPECTION, AND THE LINEAR AND ANGULAR VALUES SHOWN ON THE SKETCH, IF ANY, ARE BASED ON RECORD OR DEED INFORMATION AND HAVE NOT BEEN VERIFIED UNLESS NOTED. THE DWELLING LIES WHOLLY WITHIN THE BOUNDARIES OF THE DESCRIBED LOT UNLESS OTHERWISE NOTED. NO PROPERTY CORNERS WERE SET BY BAKER SURVEYING. UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT. BURIED SERVICE CABLE LOCATIONS (IF SHOWN) ARE APPROXIMATE.</p>	<p>WITNESS MY HAND AND SEAL THIS DATE: OCTOBER 30TH, 2025</p>
<p>BAKER SURVEYING, LLC 4077 SOUTH 83RD EAST AVENUE TULSA, OKLAHOMA 74145 OKLAHOMA CA #5816 EXPIRES 6/30/2026 (918) 271-5793</p>	

official description

Constructor company: GMA Drywall and Construction

Director: Jairo Carcamo

Email: elpescadocarcamojr@gmail.com 918-982-1521

The proposed project consists of a single-story residential addition to the rear of the existing single-family residence located at 2124 E 19th St, Tulsa, Oklahoma.

The addition includes one new bedroom and one full bathroom. The new construction connects to the existing residence at the rear wall as shown in submitted plans.

The structure will be wood-framed construction with an 8'-0" plate height and continuous concrete footing foundation. The roof will be a gable roof with a 4/12 pitch to match the existing architectural style.

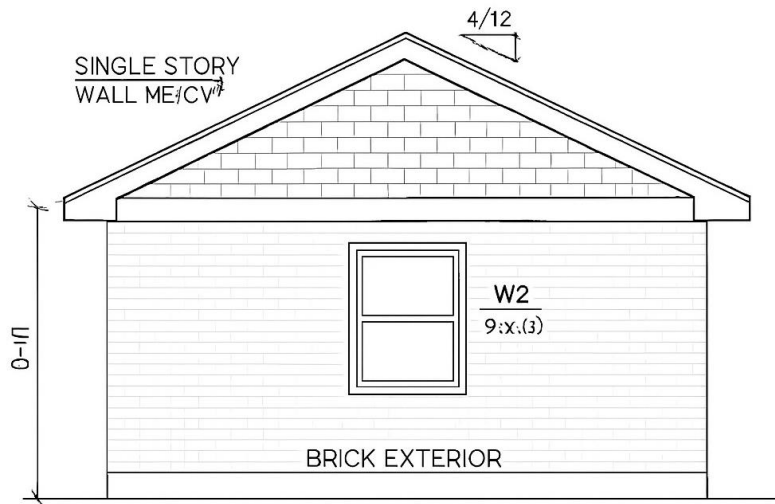
Exterior finishes will consist of brick veneer to match the existing residence. New windows and exterior elements will be consistent in scale and appearance with the existing structure.

The bathroom plumbing will connect to the existing plumbing system. All work will comply with the International Residential Code (IRC) and City of Tulsa amendments.

The addition is designed to be compatible in massing, scale, and materials with the existing residence and surrounding neighborhood

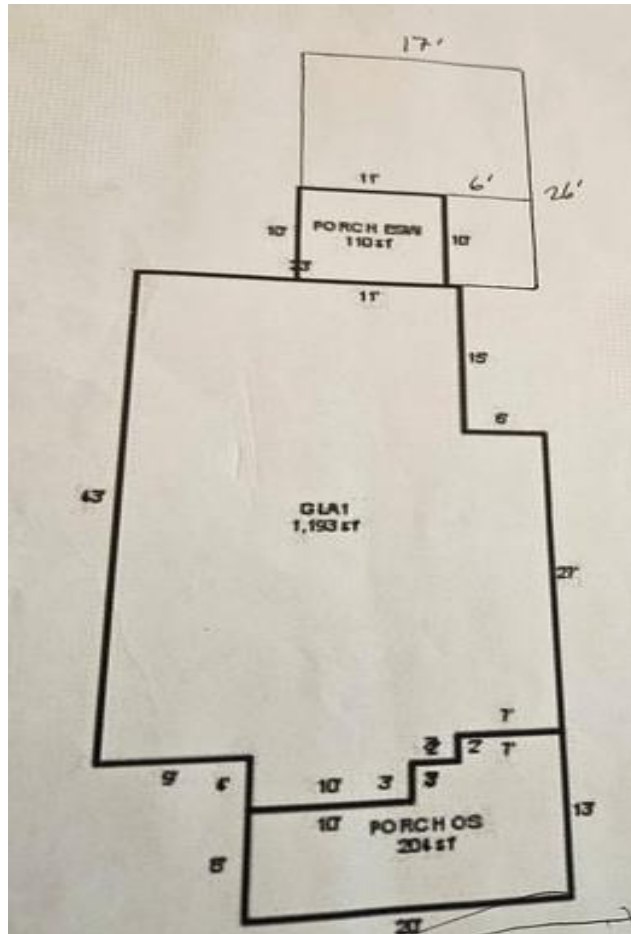
Materials interior/exterior:

3 windows 4X3
2X8 Green bore for floor water prof
2X4X8 wall
2X6 Pitch
Plywood
Shingles
Drywall mud texture paint
3000 Bricks (8 feet high)
200 blocks
Paint carpet room
Tile floor and wall -Shower



EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"



RESIDENTIAL BEDROOM & BATHROOM ADDITION

PROJECT TULSA, OKLAHOMA

SCALE 1/4" = 1'-0"

GENERAL NOTES

- Construction to comply with IRC and City of Tulsa airrendments.
 - All work **subject to** City of Tulsa inspections.
 - Exterior finishes to match existing tasidence.
 - **Single-story** weald fransed construction.
 - New addition connects to existing residence at rear wall.
-

PLUMBING NOTES

- New plumbing connected to **existing** system.
 - Bathroom includes toled Jayidory, and snower
 - Drainage pipe-stze-4 inch RVC.
 - Plumbing to comply with City a Tulsa plumbing code.
-

SHEET 1 - COVER / GENERAL NOTES

2.16.2026

Gurevitch: 2124E 20th st.- Room additional plan

Attached please find the revised drawing set for the proposed rear bedroom and bathroom addition at 2124 E 19th St.

The updated submittal includes:

- Site Plan with full lot dimensions (48'-0" x 140'-0") and clearly labeled setbacks
- Floor Plan showing existing residence and proposed addition
- West Elevation with overall height (10'-0"), 8'-0" plate height, and 4:12 roof pitch
- Building Section with foundation and framing information
- Historical compatibility note confirming materials and scale consistency

The addition remains fully at the rear of the structure, maintains all required setbacks, and is designed to remain subordinate in height and massing to the primary historic residence.

Please let me know if any additional information or clarification is needed.

Thank you for your time and review.

Sincerely,

GMA Drywall and Construction

Jairo Carcamo

elpescadocarcamojr@gmail.com

918-982-1521

HISTORIC PRESERVATION SUPPLEMENTAL SUBMITTAL

Project Address: 2124 E 19th St, Tulsa, Oklahoma 74104

1. WEST ELEVATION DESCRIPTION

The proposed addition is located at the rear (west side) of the existing residence. The west elevation will consist of brick veneer to match the existing residence in color, texture, and coursing pattern. Mortar color will closely match existing mortar joints. The proposed roof is a gable roof with a 4:12 pitch, consistent with the existing roof form. The addition maintains a single-story height with an 8'-0" plate height and an overall ridge height consistent with the existing structure. Window openings will be proportionally consistent with existing windows and align with the architectural character of the home.

2. MATERIAL SPECIFICATIONS

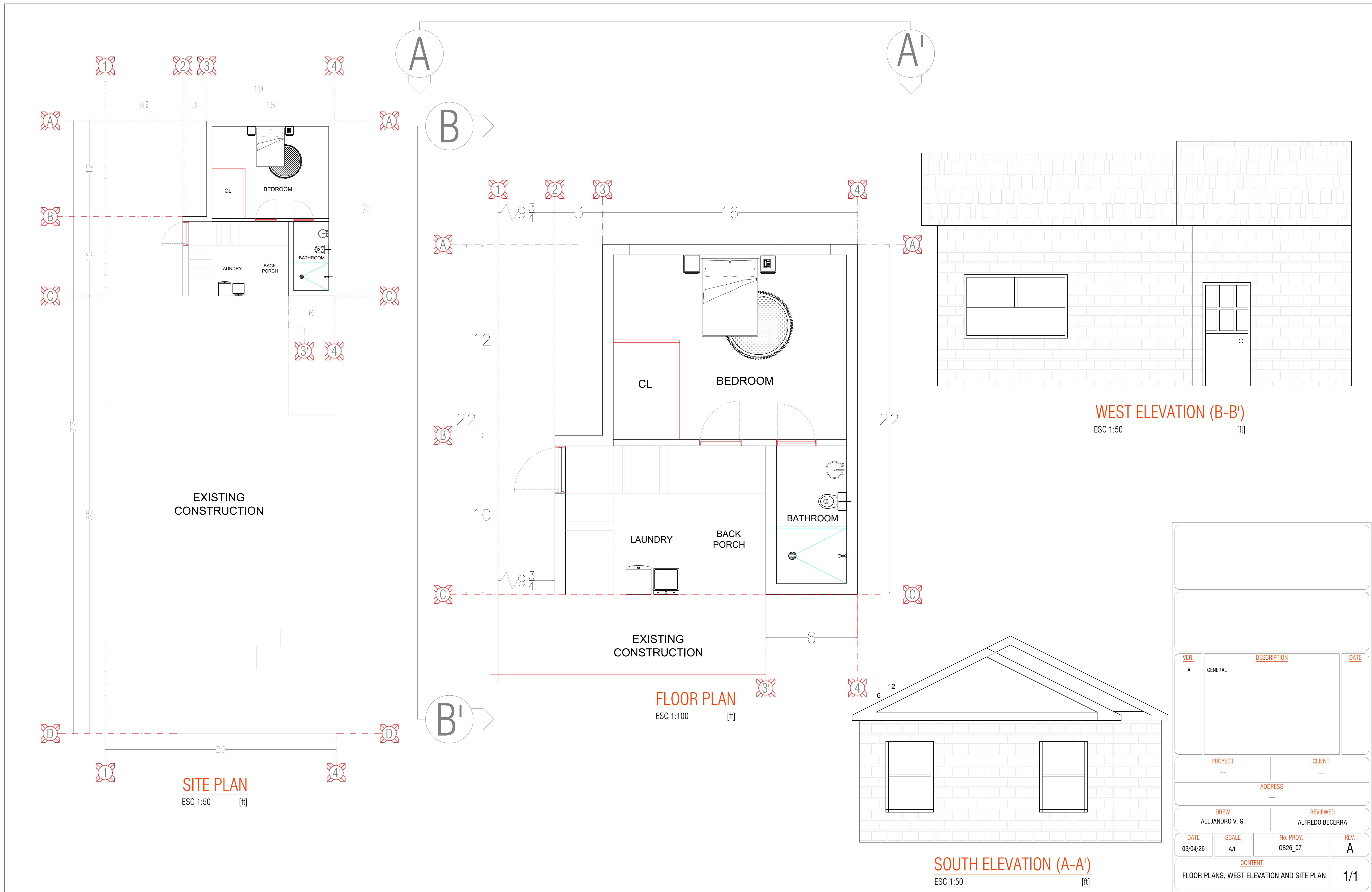
Brick: Brick veneer will match the existing residence in color, size, and texture. Mortar: Mortar color and joint profile will match the existing structure. Roofing: Architectural asphalt shingles, color to match existing roof. Windows: Vinyl or wood-clad windows consistent with the existing style and proportions. Trim & Fascia: Painted wood or composite trim to match existing dimensions and profile.

3. ROOF CONNECTION DESCRIPTION

The new rear gable roof will tie into the existing roof structure below the existing ridge line. The connection will be properly flashed and integrated to ensure proper water drainage. The addition roof maintains compatible pitch and eave alignment to preserve architectural continuity.

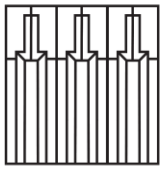
4. BUILDING HEIGHT

The proposed addition is single-story with an 8'-0" wall plate height and an approximate overall height of 13'-0" from finished floor to ridge peak. The addition does not exceed the height of the existing residence.



VER.		DESCRIPTION		DATE
A	GENERAL			
PROJECT		CLIENT		
---		---		
ADDRESS				

DREW		REVIEWED		
ALEJANDRO V. G.		ALFREDO BECERRA		
DATE	SCALE	No. PROJ.	REV.	
03/04/26	A/I	0826_07	A	
CONTENT				
FLOOR PLANS, WEST ELEVATION AND SITE PLAN				1/1



HP PERMIT NUMBER: HP-0746-2026

PROPERTY ADDRESS: 1220 East 20th Street

DISTRICT: North Maple Ridge

APPLICANT: Lydia Blanton

OWNER: David Jon Hill & Karena L. Hill

A. CASE ITEMS FOR CONSIDERATION

1. Construction of addition

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1922

ZONED HISTORIC PRESERVATION: 1993; Ordinance amendment 2005

NATIONAL REGISTER LISTING: Maple Ridge Historic Residential District, 1983

CONTRIBUTING STRUCTURE: No, but listed as a contributing resource in the 2023 survey of the Maple Heights Addition

STYLE/CONSTRUCTION: Prairie School

PREVIOUS ACTIONS: None found

C. ISSUES AND CONSIDERATIONS

1. Proposed is the construction of a two-story addition on the west side of the residence. The proposed addition will accommodate an accessible primary suite on the first floor and a hobby room with elevator access on the second floor. The exterior materials are intended to match existing materials on the residence, including the siding, trim, soffit, and roof covering. Double-hung, aluminum-clad wood windows manufactured by Pella would also match existing windows on the residence, although the applicant will attempt to reuse existing windows where possible.

During its first review on February 26, 2026, the HP Permit Subcommittee generally appreciated the design of the addition, including the step-back of the façade into a new plane and the extended eaves, which are a defining feature of the residence. The subcommittee requested additional details about the trim, windows, shutters, and materials.

In response, the applicant updated proposed materials and provided three (3) elevation sets showing alternative treatments of the façade. The three designs were discussed by the subcommittee on March 12, 2026. The owners preferred Option 2, which gave the appearance of an enclosed sleeping porch. However, subcommittee members felt additional revisions were necessary, such as adjustments to the trim and the addition of pilasters at the corners of the first story. To accommodate the owners' timeline, the subcommittee provided the following recommendation based on guideline sections B.1, B.3.1, B.3.3, and B.4.2:

- Approval of Option 1 with the conditions that the rear roof, where visible on the west side, be a hipped instead of shed roof; and that the soffit be wood and match the existing soffit, including trim.

- No recommendation of approval but may be open to Option 2, if detailed drawings are submitted per the discussion and sketches during the meeting.

The applicant has included revised elevation sets for Option 1, which was recommended for approval, and Option 2, which is preferred by the owners.

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 B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES

B.1 General Requirements

Use the following guidelines as the basis for all additions:

- B.1.1 Locate additions on the side or rear of your home where the character-defining elements and visual appearance of the front façade will not be obscured, damaged, or destroyed.
- B.1.2 Ensure that additions do not detract from the historic appearance, character-defining elements, historic patterns, scale and proportions of the existing structure.
- B.1.3 Provide consistency and continuity between the addition and the historic portions of your home by using similar materials, style, forms, massing and scale.
- B.1.4 Do not exceed the established height of structures along the same street.

B.2 Building Site

- B.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 addition between the minimum and maximum of the prevailing front setbacks.
- B.2.2 Maintain the pattern and rhythm of the side yard setbacks of the other historic structures on the same side of the street.
- B.2.3 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.
- B.2.4 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.
 - .1 Elmwood – no more than 25% of street yard lot area
- B.2.5 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.

B.3 Building Materials and Elements

- B.3.1 Use building materials that are consistent with the historic materials found on the existing structure.
- B.3.2 The use of building materials different from historic materials will be considered on a case-by-case basis, if the proposed materials maintain the character of the structure and the historic size, shape, pattern, texture and directional orientation. Unfinished or clear-finished metals are not allowed.
- B.3.3 Create a visual consistency and continuity with the building elements of the existing structure by replicating the height of windows and doors, window glazing patterns, roof forms, eave lines and overhangs, and special detailing present on the existing structure.

B.4 Roofs

- B.4.1 New roof features, such as dormers or cupolas, may be added to the existing roof, if the proposed elements maintain the scale, proportions, rhythms, and architectural character of the structure.
- B.4.2 On additions, use roof forms, slope, detailing, and roofing materials that are consistent with the historic portions of the existing structure. Installation of metal roofs will be considered on a case-by-case basis.
 - .1 Yorktown – Metal roofing is not allowed.

B.7 Mechanical Systems, Etc.

- B.7.1 Install engineering systems and their associated elements, such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical boxes, ventilators, and louvers, on the side or rear façade of the structure.
- B.7.2 Install utility meters on the side or rear façade of the house or underground in a subterranean vault.
- B.7.3 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.
- B.7.4 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 E – GUIDELINES FOR NON-CONTRIBUTING STRUCTURES**E.1 General Requirements**

- E.1.1 For the purposes of this chapter, non-contributing structures are those listed as not contributing to the historic character of the district due to age or architectural style in the National Register Nomination for the district.
- E.1.2 Non-contributing structures will be considered products of their own time. Do not attempt to create a false appearance of the predominant character and architectural style of the rest of the district.
- E.1.3 Follow Section A (Rehabilitation) and Section B (Additions) as they relate to the character-defining elements of the non-contributing structure.
- E.1.4 Ensure that work on non-contributing structures does not detract from or diminish the historic character of the overall district.



2000



October 2022, for Survey of Maple Heights Addition



October 2022, for Survey of Maple Heights Addition



October 2022, for Survey of Maple Heights Addition

2 STORY HOME ADDITION

YELLOW DESIGN & BUILD

LYDIA BLANTON, NCIDQ
405.808.7549
LYDIA@YELLOWDESIGNBUILD.COM
1717 S ROCKFORD AVE.
TULSA, OK 74120

PROJECT INFORMATION

SITE ADDRESS 1220 E 20TH ST TULSA OK 74120
OWNER NAME DAVID AND KARENA HILL
ZONING RESIDENTIAL
PARCEL ID 24975-92-12-06860
LAND AREA 0.28 ACRES / 12,300 SQ FT
LEGAL DESCRIPTION MAPLE HGTS ADDN (24975)
LEGAL SECTION LT 2 BLK 4
12 TOWNSHIP: 19 RANGE: 12

APPLICABLE BUILDING CODES

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE

OCCUPANCY TYPE

R3 - SINGLE FAMILY HOME

CONSTRUCTION TYPE

TYPE V - WOOD FRAME CONSTRUCTION

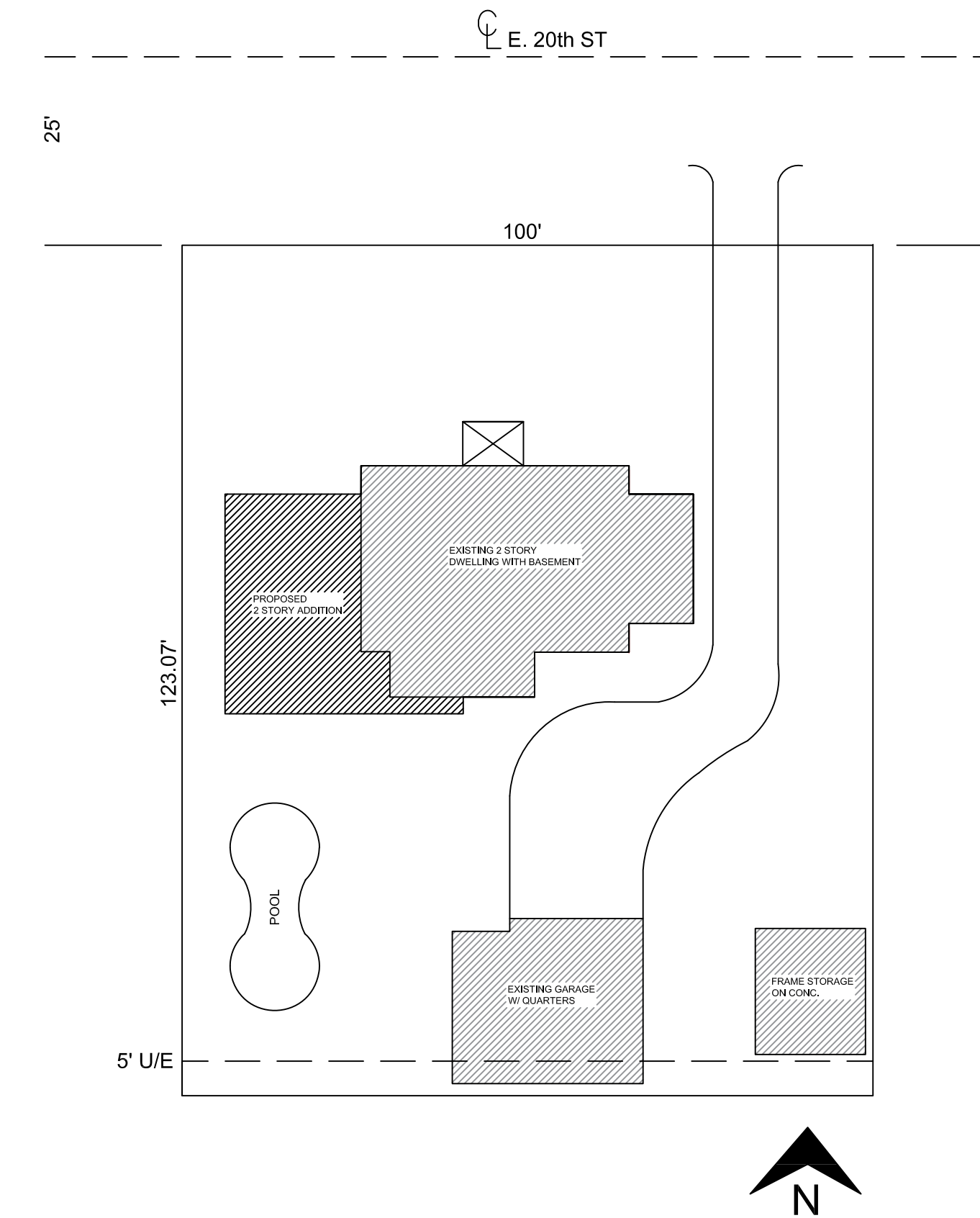
SCOPE OF WORK

ADDITION OF PRIMARY SUITE AND 2ND STORY BEDROOM

EXISTING SQ FOOTAGE: 2432 SQ FT
PROPOSED ADDITION SQ FOOTAGE: 1130 SQ FT

GENERAL NOTES

- A. PATCH AND REPAIR ANY SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
- B. ALL CONSTRUCTION ZONES SHOULD BE CLEARLY IDENTIFIED TO MINIMIZE PUBLIC CONFUSION.
- C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE THEMSELV WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES.
- D. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES.
- E. FIELD VERIFY IS DEFINED AS FOLLOWS: THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION.
- F. ALL CONSTRUCTION SHALL BE CONDUCTED SO AS TO MINIMIZE EROSION AND PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING, BUT NOT LIMITED TO ROCK, SAND AND SOIL, INTO THE MUNICIPAL STORM SEWER SYSTEM OR ONTO ADJACENT OCCUPIED PROPERTY.
- G. FINAL SITE GRADING AND ANY NEW DRAINAGE COMPONENTS SUCH AS GUTTERING AND DOWNSPOUTS MUST BE DESIGNED TO CHANNEL WATER FLOW AWAY FROM NEIGHBORING PROPERTIES FOR DISCHARGE TO THE STREET.



1 SITE PLAN
SCALE 1"=20'-0"

SHEET INDEX

SHEET NUMBER	SHEET NAME
C001	COVER SHEET
C002	EXISTING PHOTOS
A100	AS BUILTS
A101	SITE PLAN
A401	PROPOSED FLOORPLANS
A402	ELEVATIONS
A403	RENDERINGS
A404	ROOF PLAN
S101	STRUCTURAL PLAN

Yellow
DESIGN & BUILD

1717 S. Rockford Ave
Tulsa, OK 74120
405.808.7549 | yellowdesignbuild.com

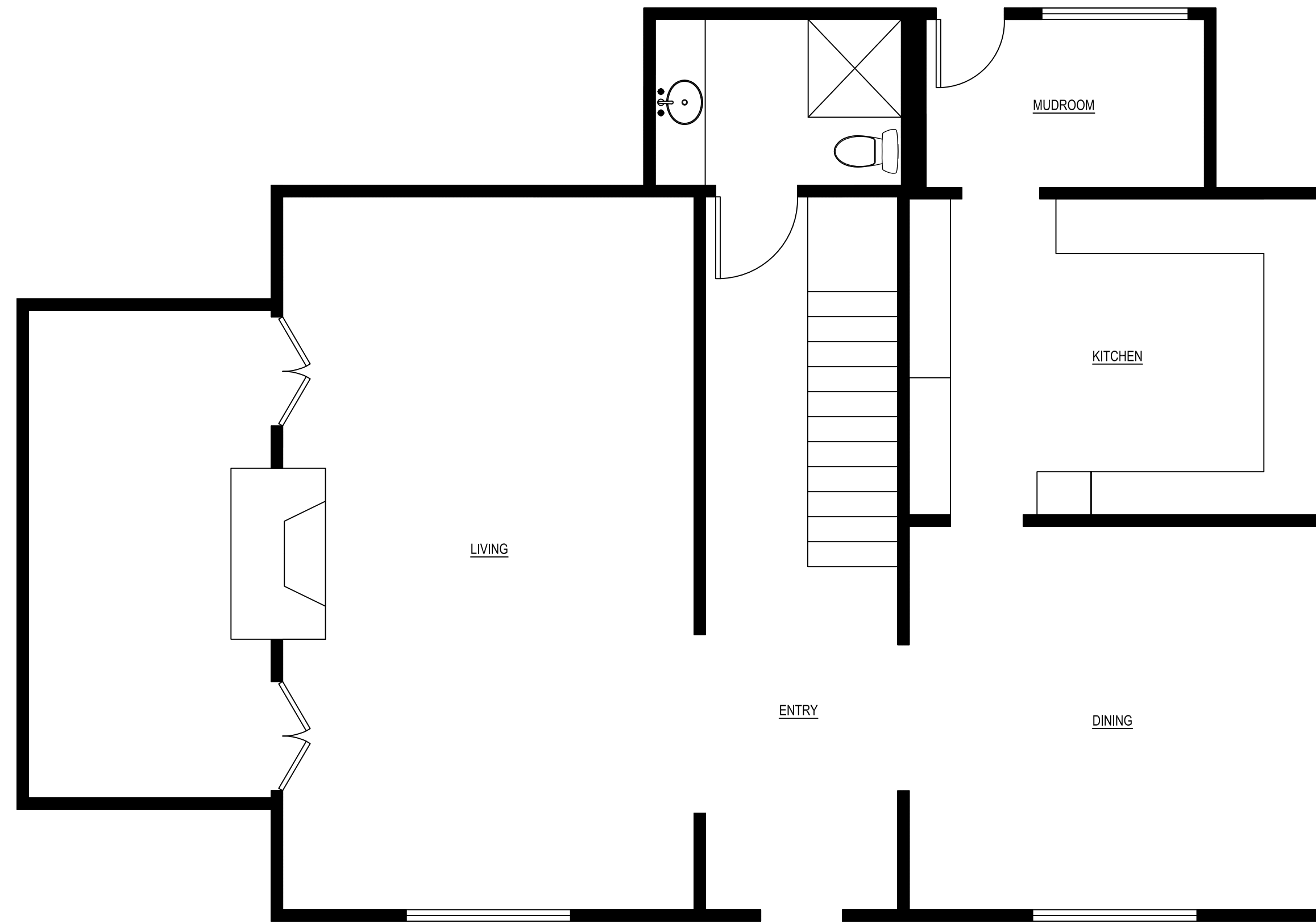
HILL RESIDENCE
1220 E 20th St
TULSA, OK 74120

PLANS PREPARED BY
YELLOW DESIGN &
BUILD

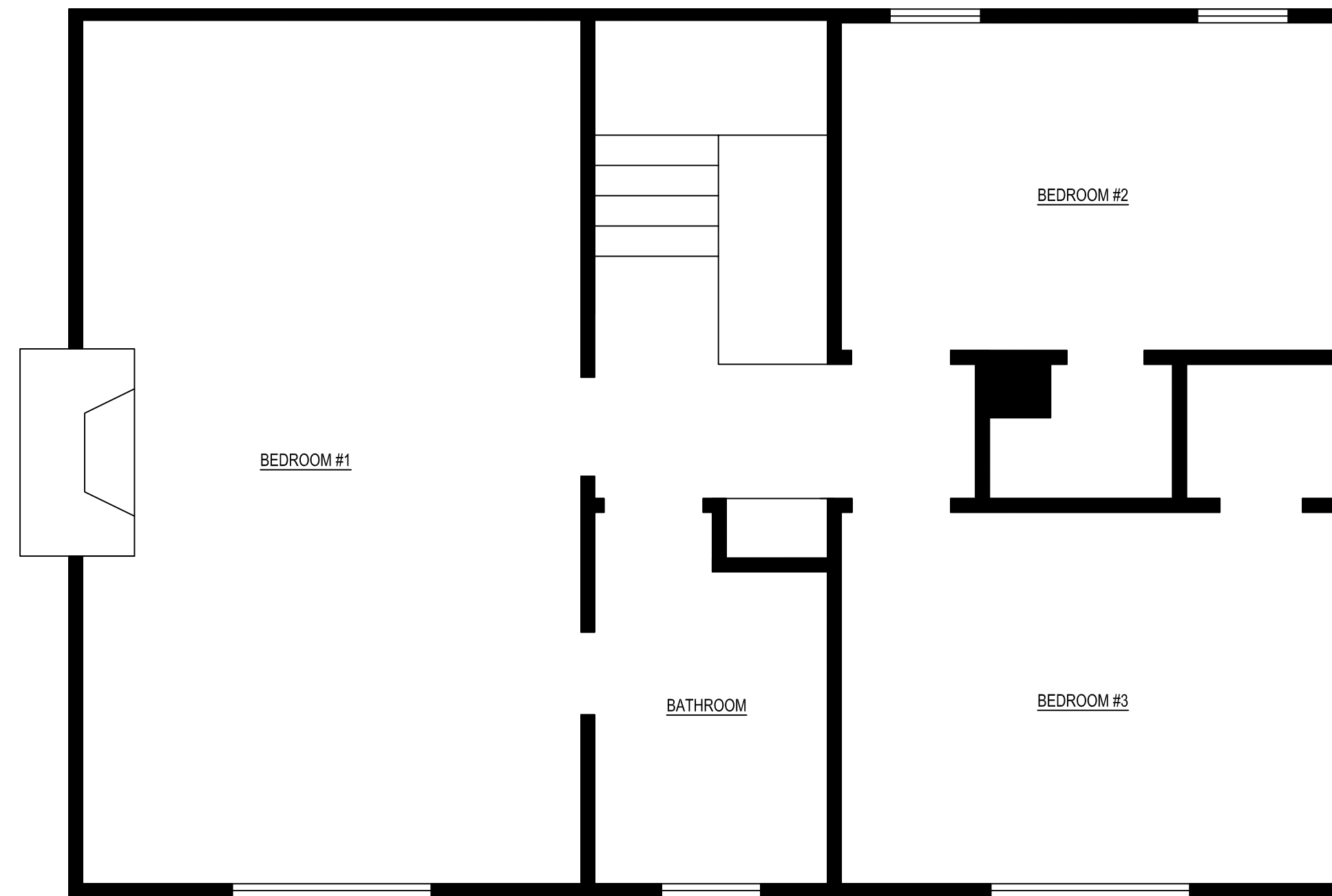
COVER SHEET

02/06/2026

C001



1 1st FLOOR EXISTING PLAN
SCALE: 1/4"=1'-0"



2 2nd FLOOR EXISTING PLAN
SCALE: 1/4"=1'-0"

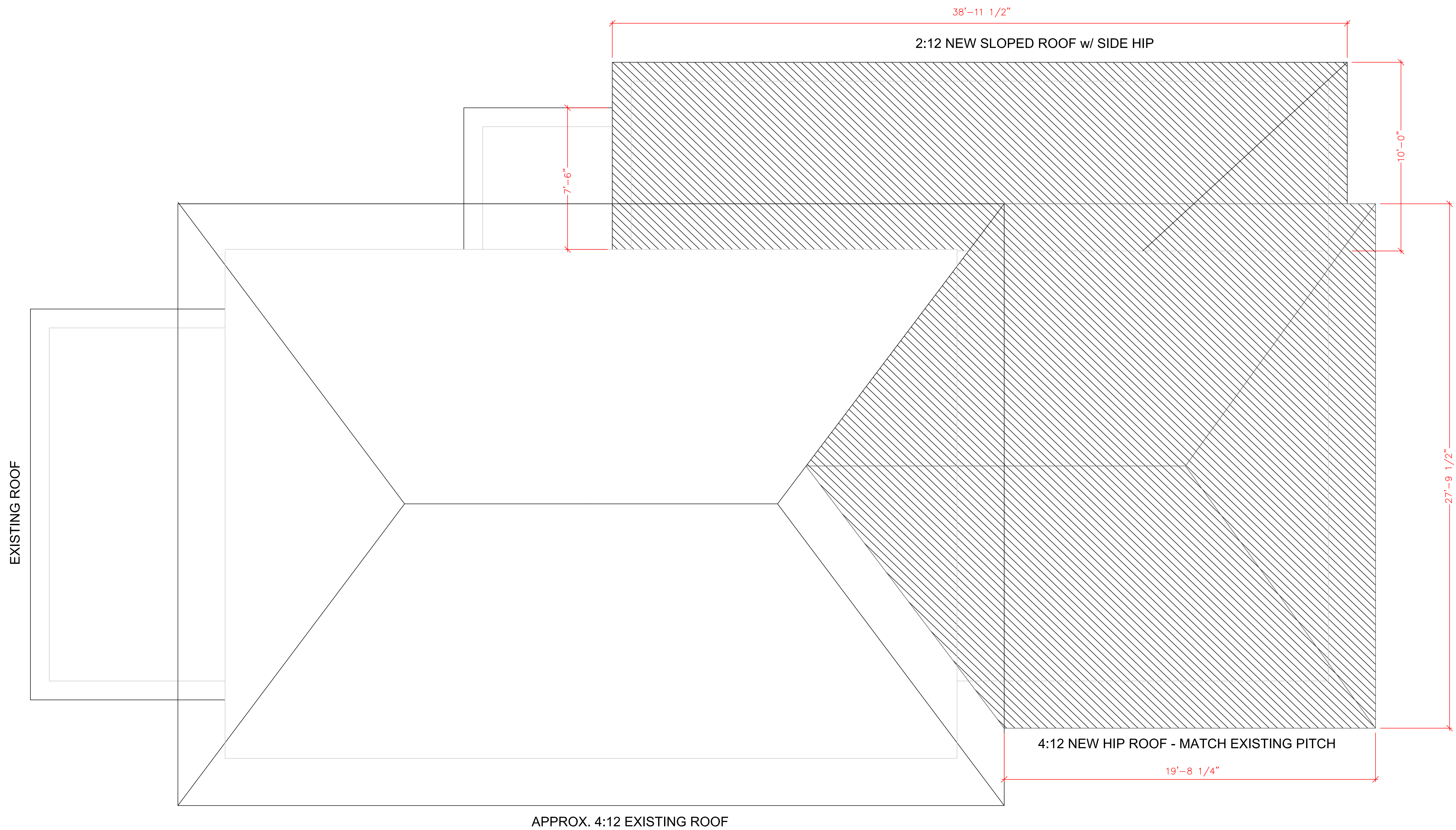
HILL RESIDENCE
1220 E 20th St
TULSA, OK 74120

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BUILD

AS BUILTS

02/06/2026

A100



EXISTING ROOF

APPROX. 4:12 EXISTING ROOF

38'-11 1/2"
2:12 NEW SLOPED ROOF w/ SIDE HIP

4:12 NEW HIP ROOF - MATCH EXISTING PITCH

19'-8 1/4"

10'-0"

27'-9 1/2"

7'-6"

1 1st FLOOR ROOF PLAN

SCALE: 3/8" = 1'-0"

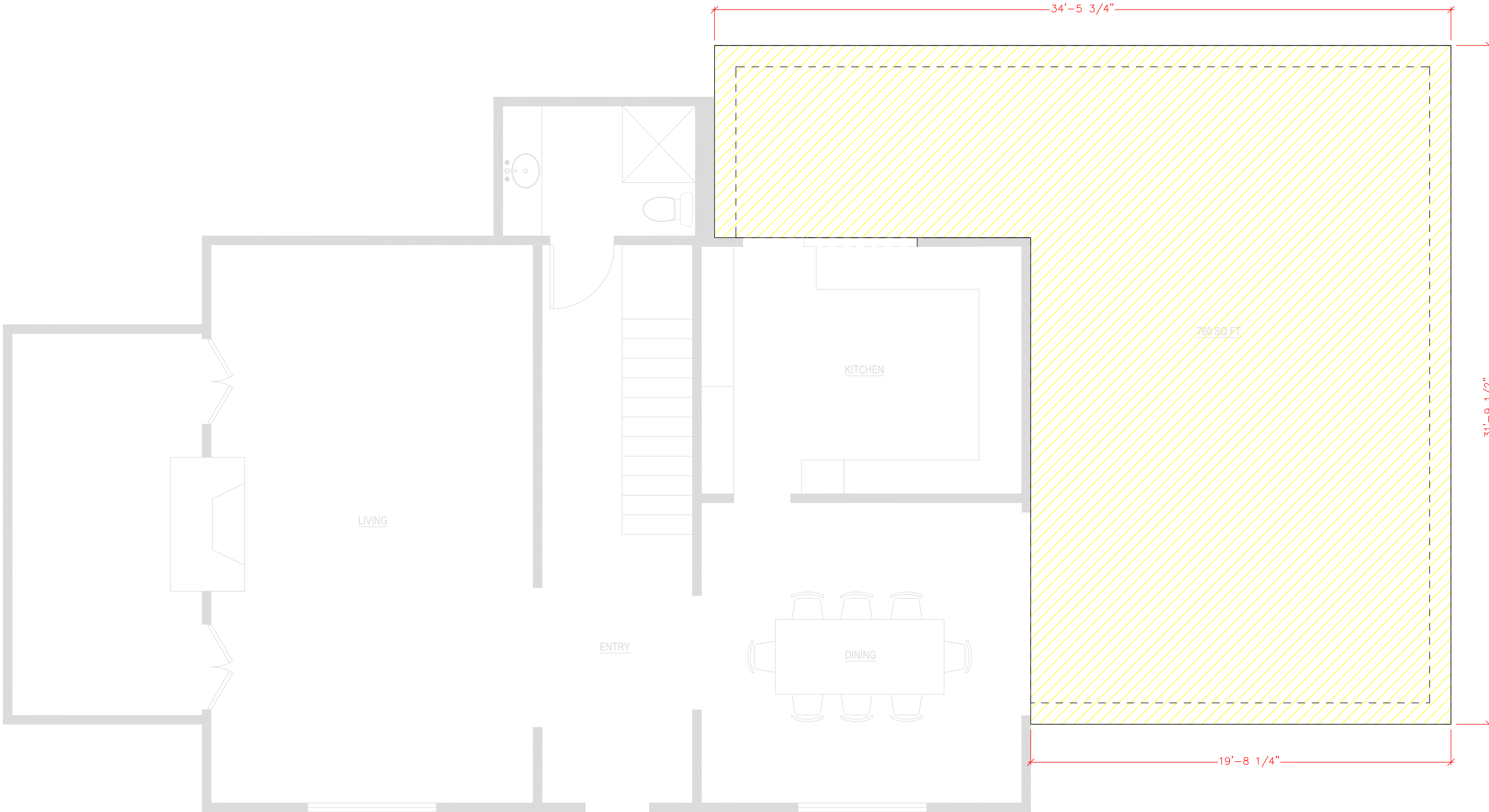
HILL RESIDENCE
1220 E 20th St
TULSA, OK 74120

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BUILD

ROOF PLAN

02/06/2026

A404



1st FLOOR FOUNDATION PLAN

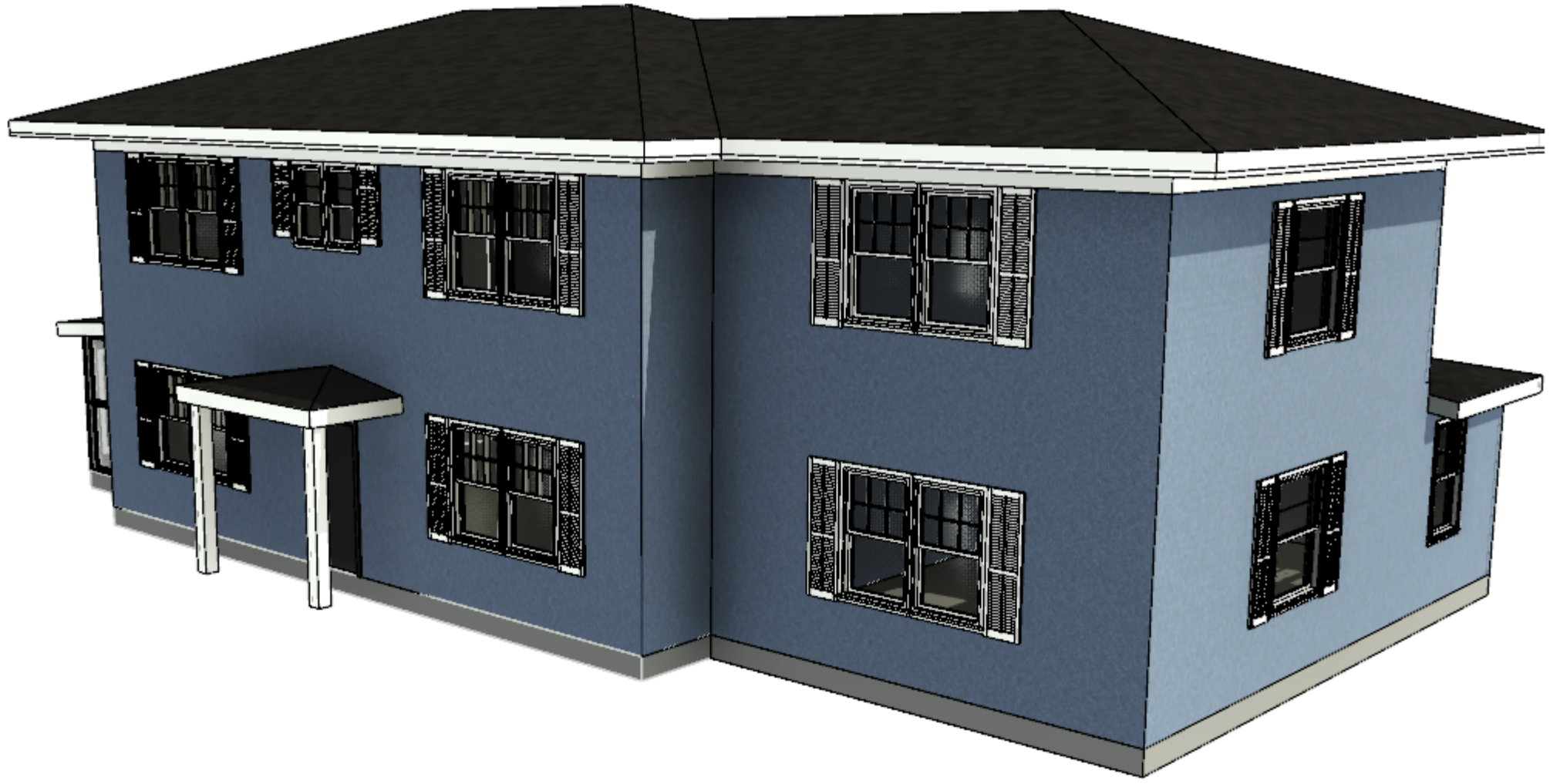
HILL RESIDENCE
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TULSA, OK 74120

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BUILD

FOOTING DIAGRAM

02/06/2026

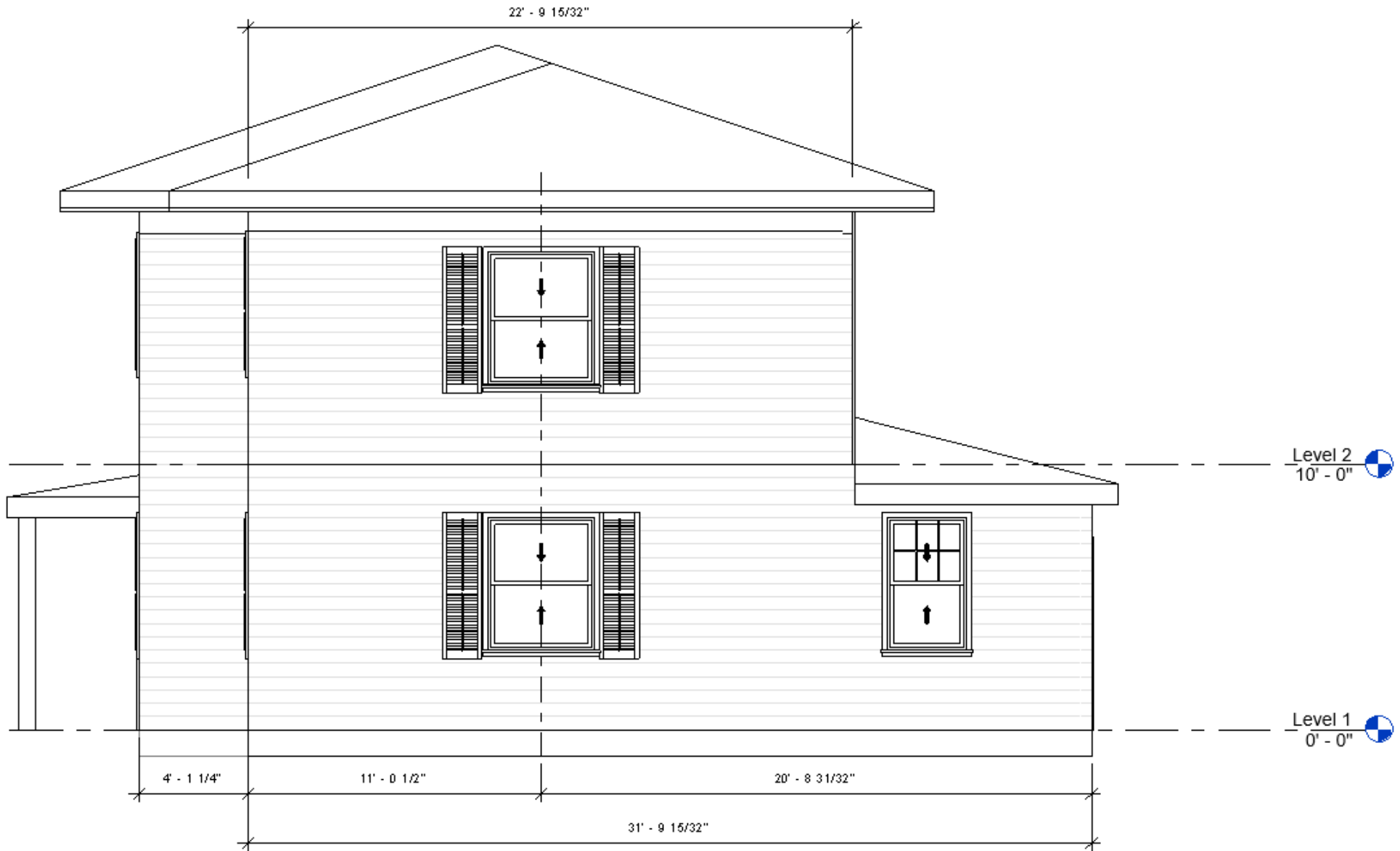
S101



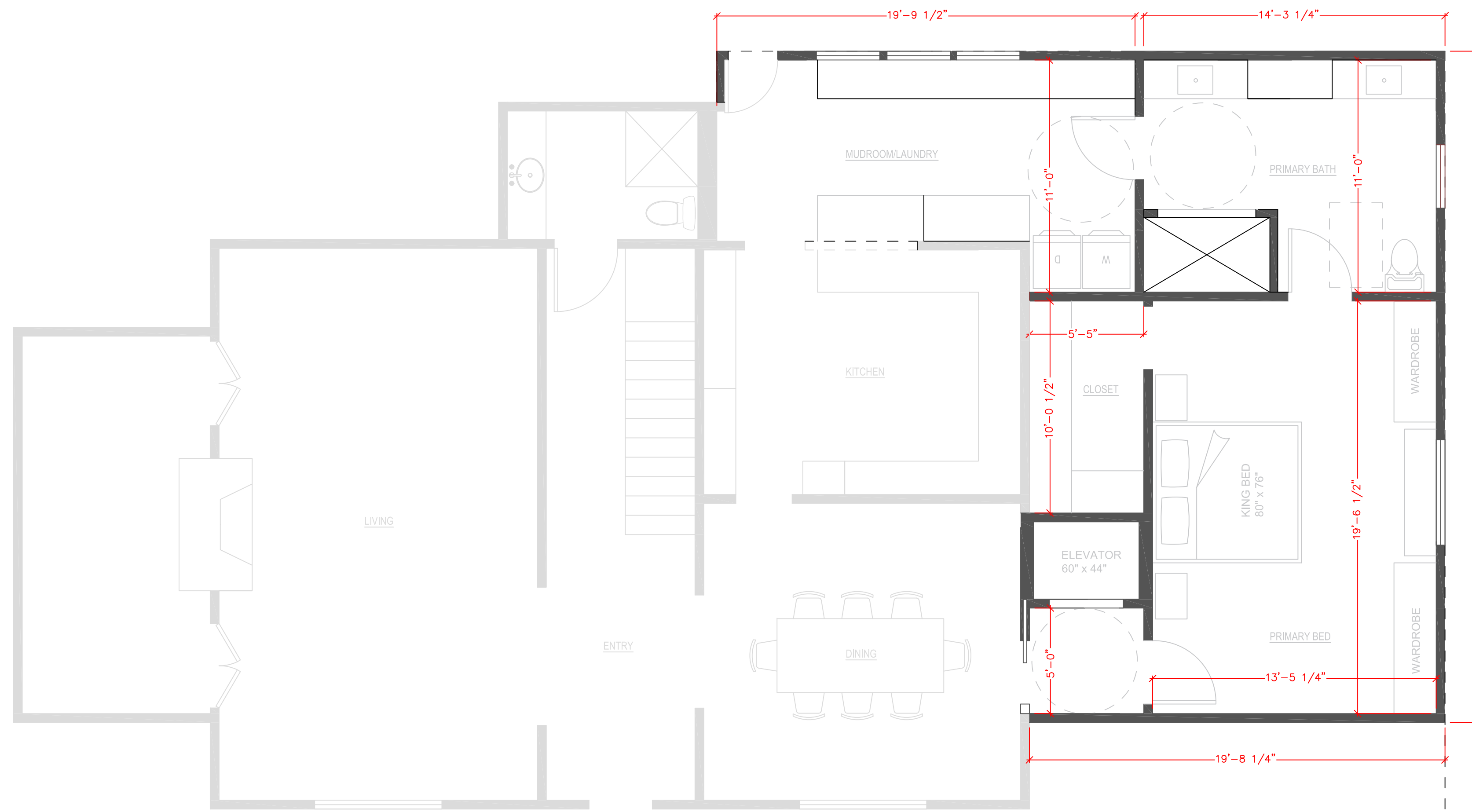
RENDERING EXAMPLE – OPTION 1



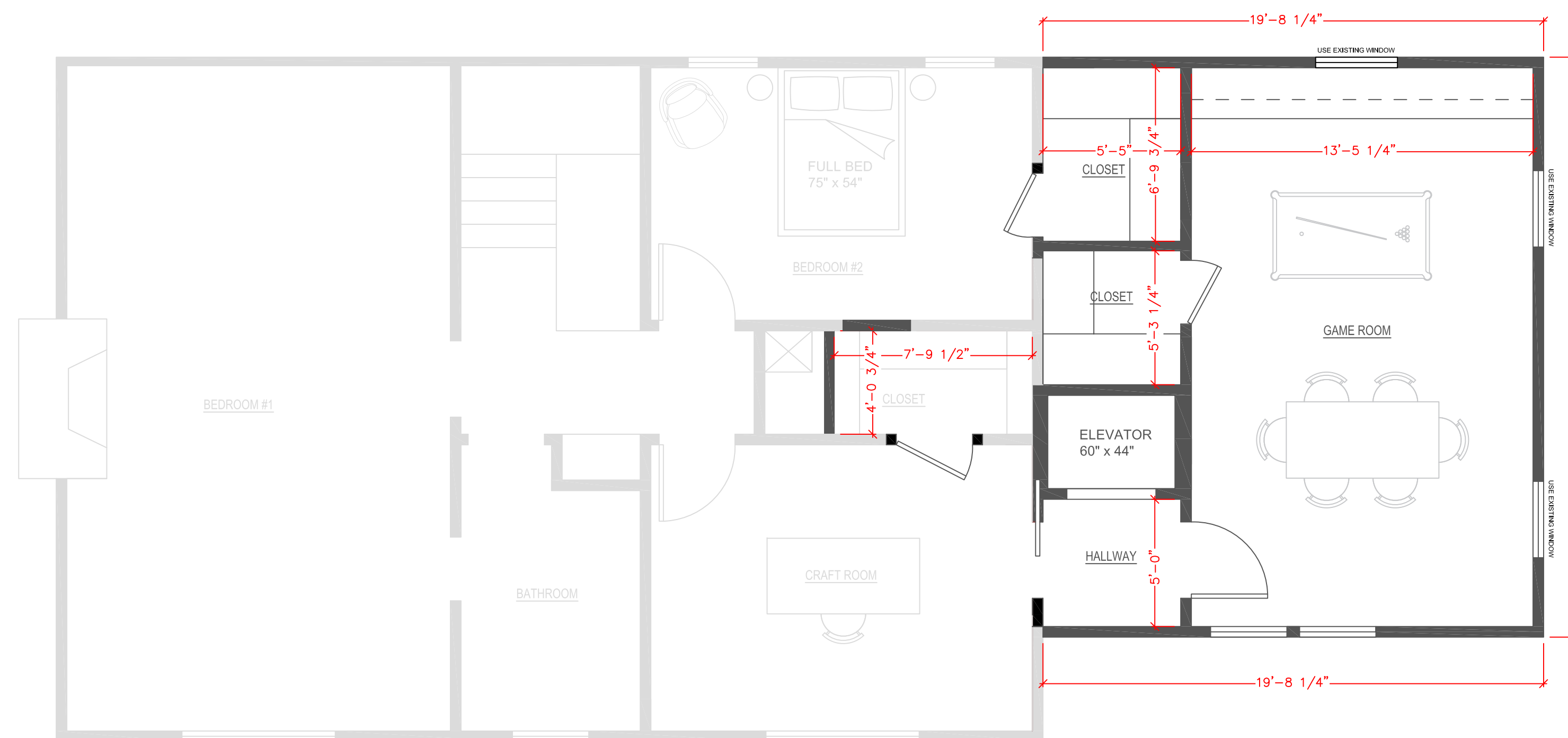
NORTH ELEVATION



WEST ELEVATION



1 1st FLOOR PROPOSED PLAN
SCALE: 1/4"=1'-0"



2 2nd FLOOR PROPOSED PLAN
SCALE: 1/4"=1'-0"

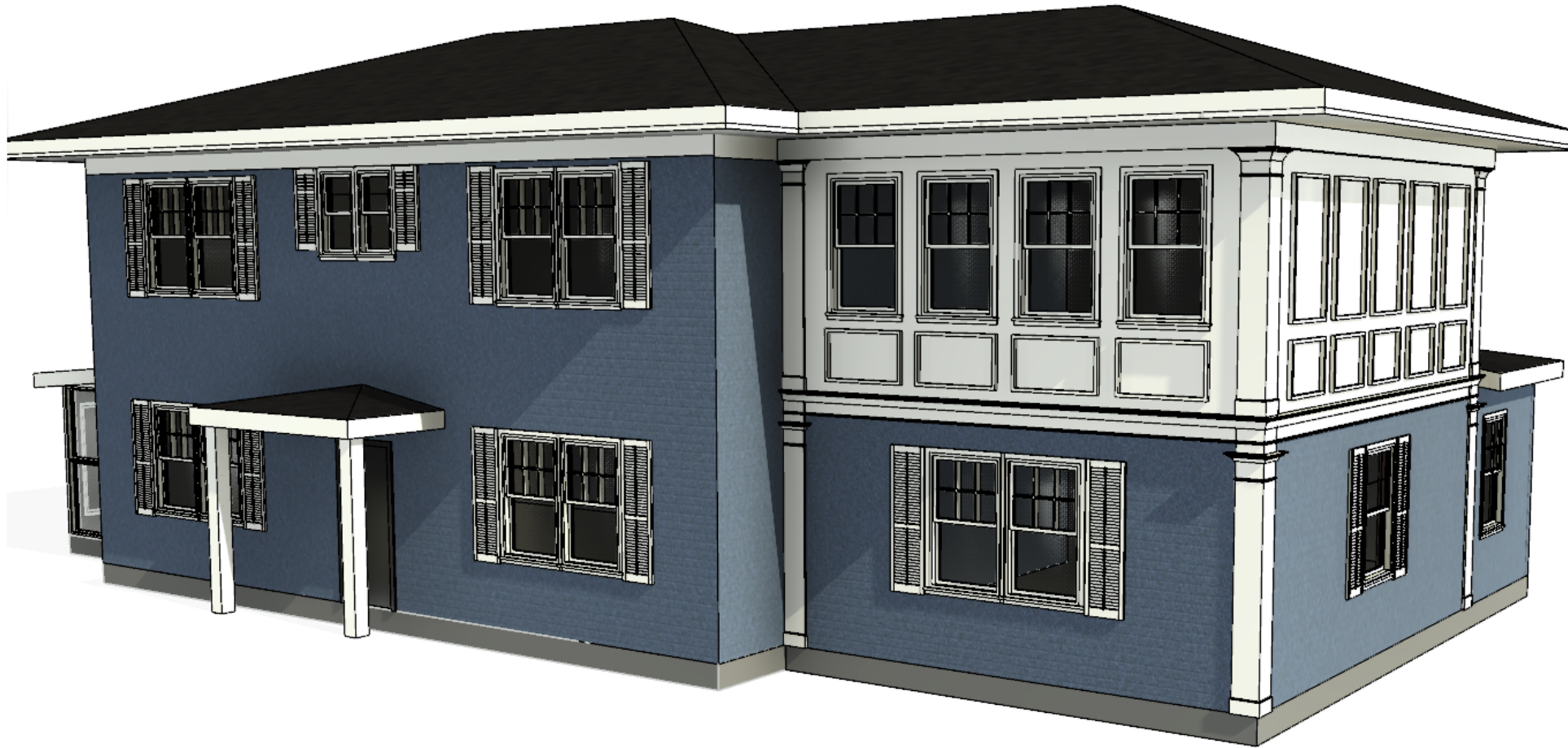
HILL RESIDENCE
1220 E 20th St
TULSA, OK 74120

PLANS PREPARED BY
YELLOW DESIGN &
BUILD

PROPOSED
FLOOR PLAN

02/06/2026

A401



RENDERING EXAMPLE – OPTION 2

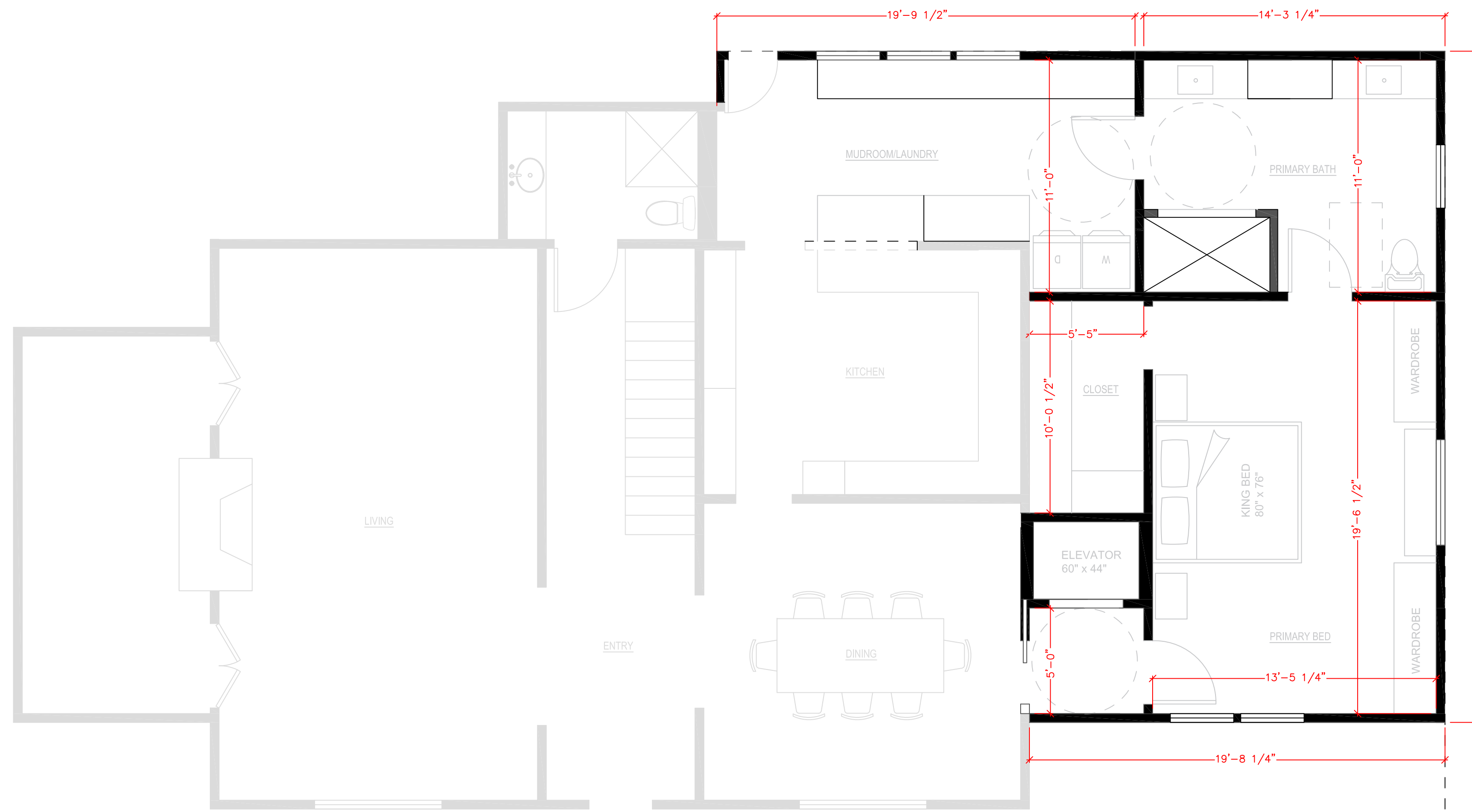
Inspiration



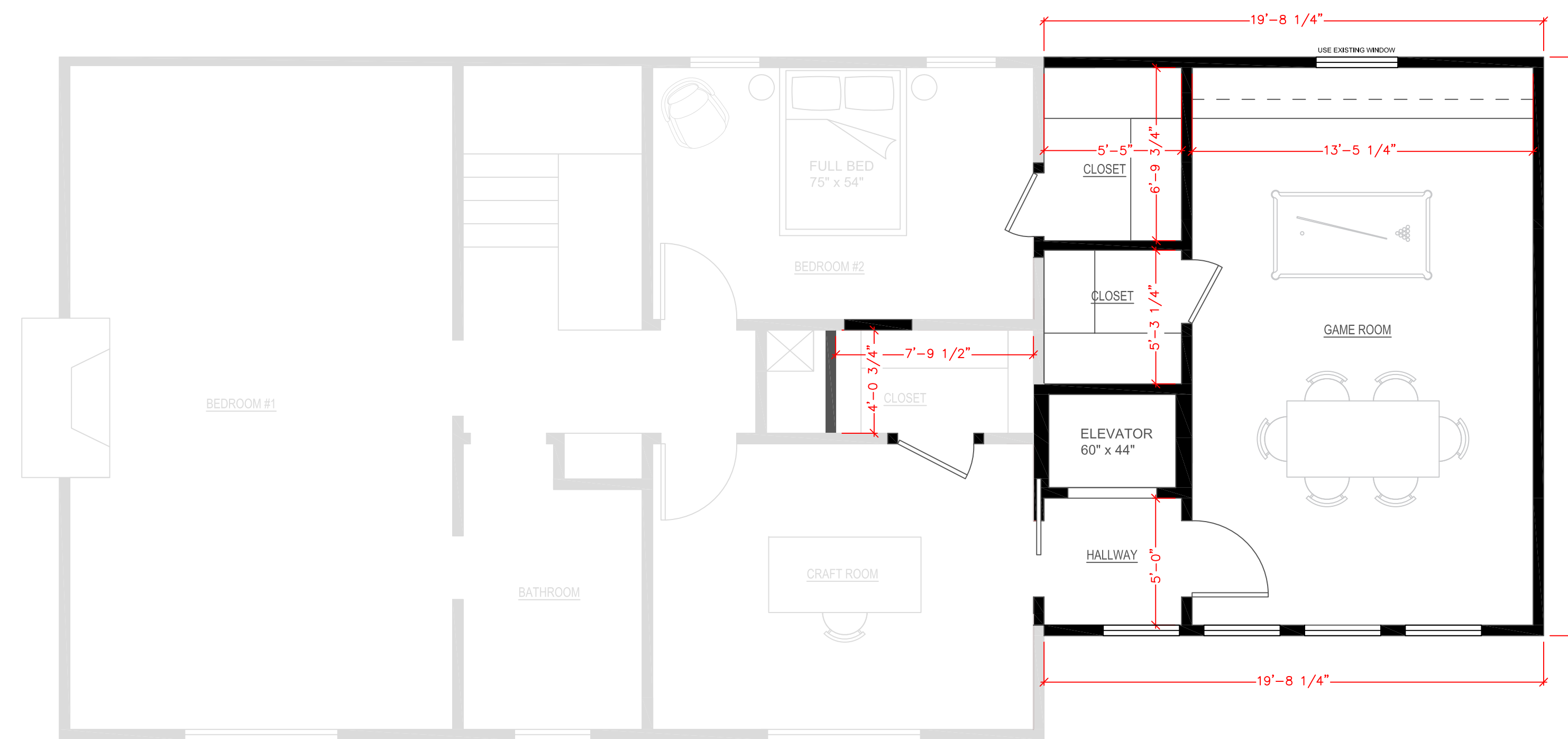
NORTH ELEVATION



WEST ELEVATION



1 1st FLOOR PROPOSED PLAN
SCALE: 1/4"=1'-0"



2 2nd FLOOR PROPOSED PLAN
SCALE: 1/4"=1'-0"

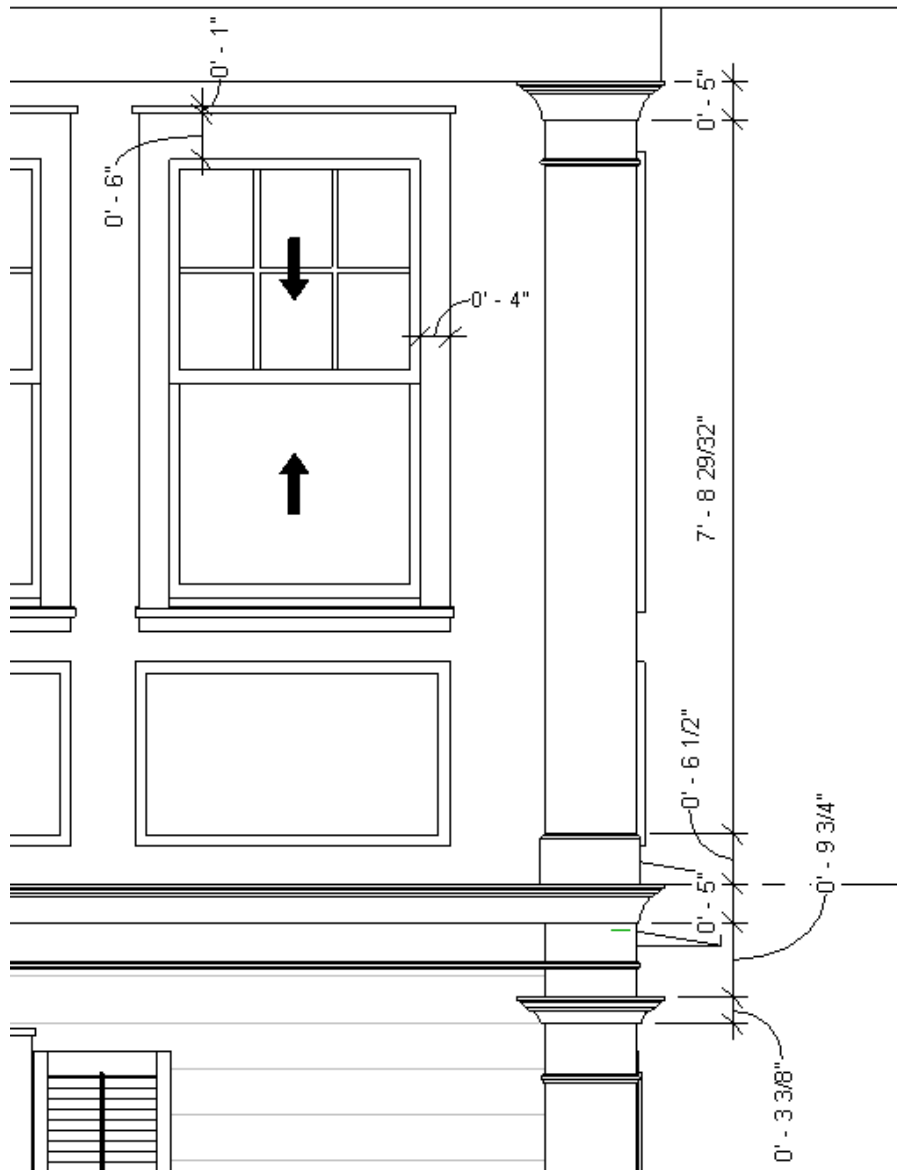
HILL RESIDENCE
1220 E 20th St
TULSA, OK 74120

PLANS PREPARED BY
YELLOW DESIGN &
BUILD

PROPOSED
FLOOR PLAN

02/06/2026

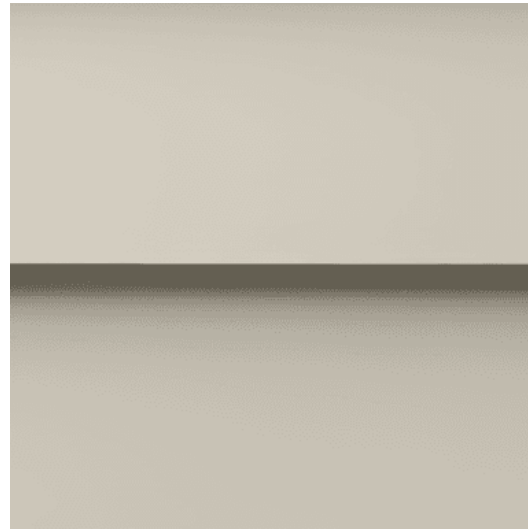
A401



WEST ELEVATION



Hearthstone Gray



Smooth fiber cement siding
Size 7.25"
Exposure Width: 6.00"

Paint to match existing house



Soffit material: match existing



Example of 1x4 flat trim on window



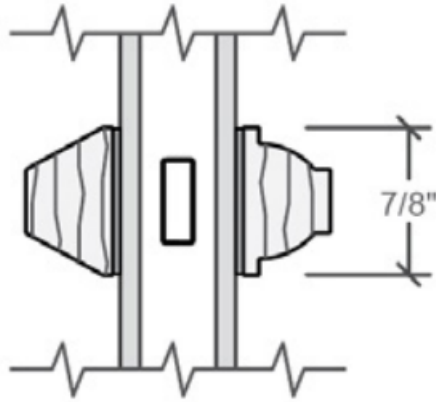
Example of beveled edge on window profile



Example of window sill

**option to remove shutters if the board finds it appropriate;
otherwise, matching shutters would be installed

WINDOWS



**Putty Glaze Exterior
with Ogee Interior⁴
7/8", 1-1/4" or 2"**



6 Over 1

**divided lite and clear glass to be used
Will use existing windows where possible

WINDOWS

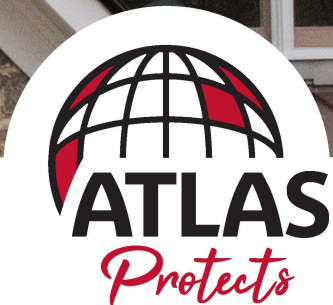
ProLam™

Exceptional Value in a Designer Look

Great Value and Even
Greater Quality

Made to resist black streaks caused by algae, Atlas ProLam™ laminate shingles give your home a beautiful, polished look. With wind protection up to 130 mph and a lifetime warranty, you can feel secure knowing that your ProLam™ roof has got you covered.

Weathered Wood



Colors



Black Shadow - Shown on cover



Hearthstone Gray



Pewter



Hickory



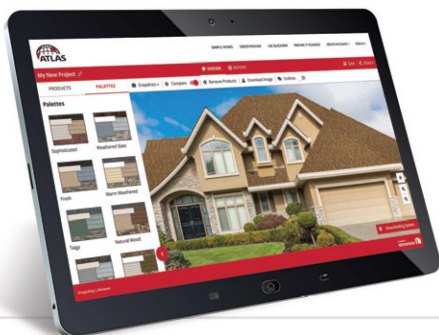
Weathered Wood



Weathered Shadow



Desert Shake



Dreaming of a Home Redesign?

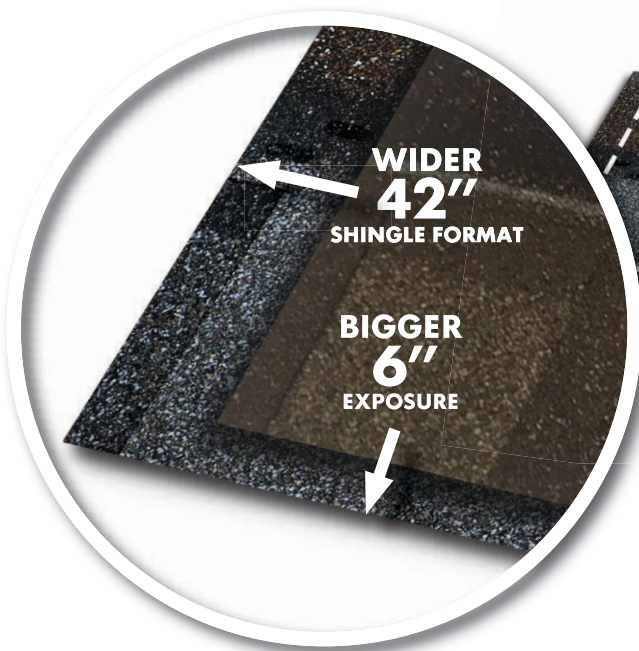
Get creative with the Atlas roof inspiration center. In the Roof & Home Design Studio, you can upload photos of your home and swipe for different looks. With the Visual Product Selector, you can explore Atlas shingle styles, features, and colors to help you visualize and choose the perfect roof for your home.

AtlasRoofing.com/Roof-Inspiration



Greater Exposure With HP42[®]

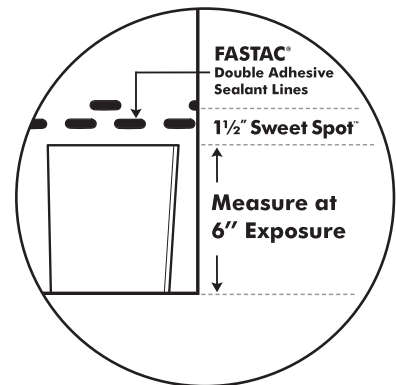
Give your home the attention it deserves by creating stunning curb appeal. A 6" exposure creates a bolder, architectural appearance than the traditional asphalt shingle, setting your home apart from the top down.



Bigger, Faster, Better

A bigger shingle means better protection, faster installation, and stunning curb appeal.

ProLam™ shingles with HP42[®] technology feature the Sweet Spot™ nailing area and double FASTAC[®] sealant line, ensuring your shingles will stay put for a more secure seal and enhanced wind protection up to 130 mph.



ProLam™

Exceptional Value in a Designer Look

Atlas ProLam™ laminate shingles are available in seven popular shades made to complement any home's exterior color scheme. With built-in algae resistance and wind resistance up to 130 mph, you're investing in a roofing system that provides beautiful curb appeal and valuable protection.

Colors	Limited Warranty*	Wind Resistance*	Algae Resistance (ARS)*
7	Lifetime	Up to 130 mph	10 Years

Demand Peak Coverage

When you install an Atlas Signature Select® roofing system¹, all the components are designed for and backed by the industry's best warranty coverage.

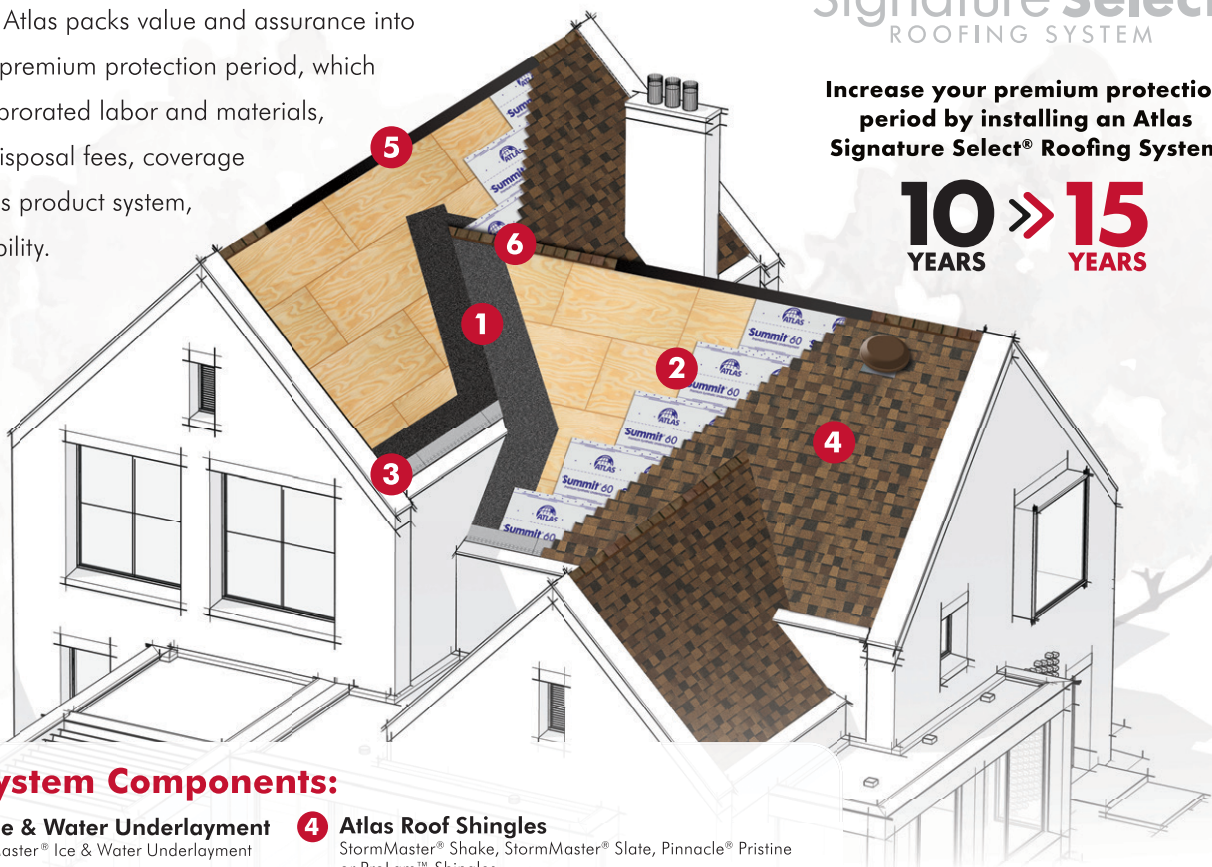
Unlike many other roofing warranties that over promise and under deliver, Atlas packs value and assurance into an enhanced premium protection period, which includes non-prorated labor and materials, tear-off and disposal fees, coverage of the full Atlas product system, and transferability.



Signature Select®
ROOFING SYSTEM

Increase your premium protection period by installing an Atlas Signature Select® Roofing System

10 > **15**
YEARS YEARS



Roof System Components:

- 1 Atlas Ice & Water Underlayment**
WeatherMaster® Ice & Water Underlayment
- 2 Atlas Premium Underlayment**
WeatherMaster® Ice & Water, Summit® 180, Summit® 60 or Gorilla Guard® 30
- 3 Atlas Starter Shingles**
Pro-Cut® HP42® Starter Shingles, Pro-Cut® Starter Shingles or Pro-Cut® Starter Roll Shingle
- 4 Atlas Roof Shingles**
StormMaster® Shake, StormMaster® Slate, Pinnacle® Pristine or ProLam™ Shingles
- 5 Atlas Ventilation Products**
Choose Between TruRidge® and HighPoint® Ventilation Products**
- 6 Atlas Hip & Ridge Shingles**
StormMaster® Hip & Ridge, Pro-Cut® High Profile Hip & Ridge, Pro-Cut® Hip & Ridge or ProLam™ Hip & Ridge Shingles

* Refer to the Atlas Roofing Limited Shingle Warranty for all coverage requirements.

** Warning: For proper ventilation and performance, **do not mix multiple types of exhaust vents to vent the same attic space.** The picture is for illustration purposes only. A valid system warranty will cover only one type of exhaust vent per attic area.



The best homes leave a lasting impression.

#1
Brand of Siding in
North America*



Hardie® Plank & Hardie® Shingle Light Mist
Hardie® Trim Arctic White

SOUTH PLAINS COLOR & PRODUCT AVAILABILITY

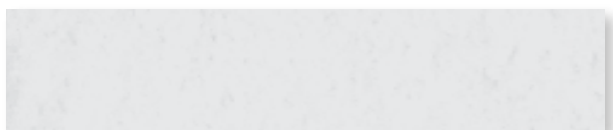
NOW FEATURING:
Hardie® Architectural Panel, Hardie™ Architectural Metal Trim & Hardie® Artisan® Trim

Hardie® Trim

Hardie® Trim provides design flexibility for columns, friezes, doors, windows and other accent areas. More durable than wood, Hardie® Trim is the perfect option for a long lasting home. Hardie® Trim is a low maintenance and durable accent for your exterior.



Hardie® Trim
Rustic Grain



Hardie® Trim
Smooth



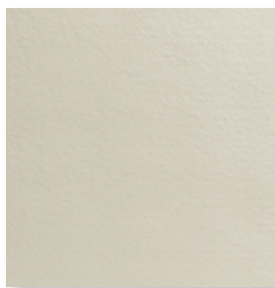
Hardie® Plank Night Gray
Hardie® Trim Arctic White

Hardie® Soffit

A home is only as strong as its most vulnerable areas. With Hardie® Soffit panel, you can live confidently, knowing that the gap between eaves and exterior walls is covered. These panels complete your look and help protect it from moisture and pests.



Hardie® Soffit Vented Smooth
Arctic White



Hardie® Soffit
Non-Vented Smooth



Hardie® Soffit
Vented Smooth



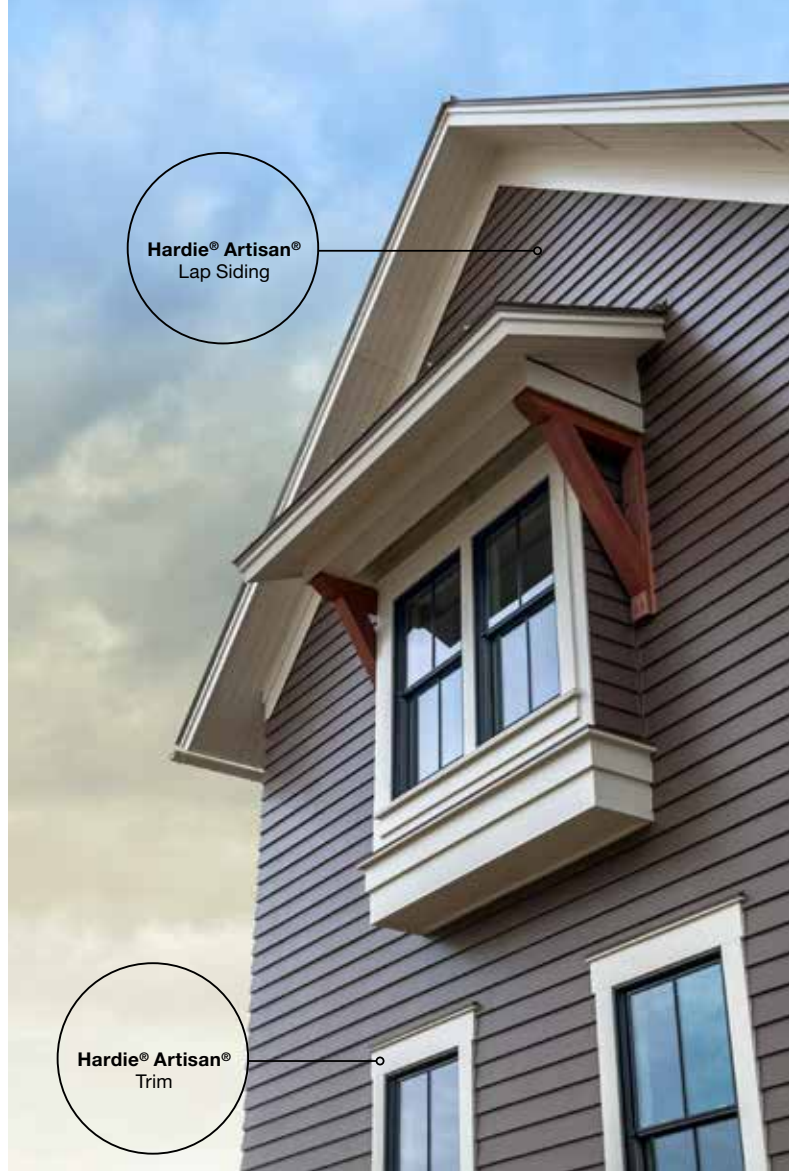
Hardie® Soffit
Non-Vented
Select Cedarmill®



Hardie® Soffit
Vented Select
Cedarmill®

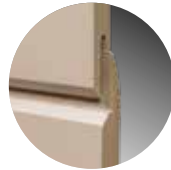
Hardie® Artisan® Siding & Trim

Offering gorgeous, deep shadow lines and extra thick boards, Hardie® Artisan® Siding and Trim will set your home apart. The 5/8-inch thickness and unique features of Hardie® Artisan® siding provide precise fit and finish as well as the freedom to miter corners for attractive, streamlined styling.



MITERED CORNERS

Add sophistication to your design with mitered corners that can be crafted on-site with any Hardie® Artisan® Siding profile.



LOCK JOINT SYSTEM

Hardie® Artisan® Siding flat wall profiles have a lock joint system that helps enable faster, cleaner installation.



DESIGN FLEXIBILITY

Hardie® Artisan® Siding flat wall profiles can be oriented vertically, horizontally or used as soffit.

Flat wall profiles



Lap Siding



Trim



Shiplap



Square Channel



V-Groove



Take pride in timeless beauty.

PRIMER

A quality primer is the first step to ensuring that the paint color you select expresses your home's true beauty now – and for years to come. Our distinctive primer is climate tested and engineered to enhance the performance of paint on Hardie® fiber cement exterior solutions. It helps to provide consistent, long lasting paint adhesion, even in demanding conditions.



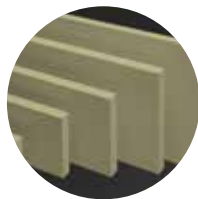
COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes are fully cured on our boards in a controlled factory environment and arrive at your home ready for installation year-round. With prefinished color products, you'll have peace of mind, knowing you'll have a more consistent color and finish that doesn't depend on good weather.

With a variety of color options available to help bring your vision to life, ColorPlus® Technology finishes help keep your home looking beautiful longer.

- Exceptional finish adhesion
- Superior color retention
- Superior UV resistance

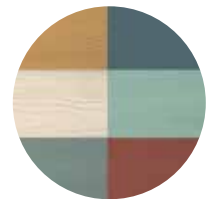
Find the perfect finish for your home.



Primed



Statement Collection®



Dream Collection®

ColorPlus® Technology Finishes

Primed & ready to paint	Your region's most popular colors	Nearly 700 finish options
Locally stocked & readily available	Locally stocked & readily available	Made to order in a wide variety of siding & trim styles <small>(Made specifically for you, products may incur additional cost and lead time.)</small>

Hardie® Artisan® Siding

	Primed	Exposure	Pcs/Pallet	Pcs/Sq.
--	--------	----------	------------	---------

Lap Siding - Thickness 5/8 in.

12 ft. x 7.25 in.	•	6 in.	144	16.7
12 ft. x 8.25 in.	•	7 in.	125	14.3

V-Groove - Thickness 5/8 in.

12 ft. x 8.25 in.	•	7 in.	126	14.3
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Shiplap - Thickness 5/8 in.

12 ft. x 10.25 in.	•	9 in.	105	11.1
--------------------	---	-------	-----	------

Square Channel - Thickness 5/8 in.

12 ft. x 10.25 in.	•	9 in.	105	11.1
--------------------	---	-------	-----	------

Trim - Thickness 1.5 in.

12 ft. x 3.5 in.	•	-	192	28.6
12 ft. x 5.5 in.	•	-	120	18.2

Hardie® Architectural Panel

	Primed	Pcs/Pallet	Pcs/Sq.
--	--------	------------	---------

Fine Sand - Thickness 5/16 in.

4 ft. x 8 ft.	•	50	3.1
4 ft. x 10 ft.	•	50	3.2
4 ft. x 12 ft.	•	40	2.5

Mounded Sand - Thickness 5/16 in.

4 ft. x 8 ft.	•	50	3.1
4 ft. x 10 ft.	•	50	3.2
4 ft. x 12 ft.	•	40	2.5

Sea Grass - Thickness 5/16 in.

4 ft. x 8 ft.	•	50	3.1
4 ft. x 10 ft.	•	50	3.2
4 ft. x 12 ft.	•	40	2.5

All Hardie® Architectural Panels now have a flat edge.

Hardie™ Architectural Metal Trim - Length 10 ft.

Transition trim

	Qty
J Trim	25
2-piece J Trim	25
Low Profile Outside Corner Transition	10
Low Profile Inside Corner Transition	10
Vertical H-Mold Transition	25

Base trim

Raised Reveal Base Trim	15
L Base Trim	25

Joint & end trim

	Qty
Vertical Y Trim	15
Vertical T Trim	25
Vertical H Trim	25
Low Profile Horizontal Z Trim	25
Horizontal Z Flashing Trim	25
Horizontal Angled T Flashing Trim	25

Corner trim

	Qty
Inside Corner Trim	10
Low Profile 45° Inside Corner Trim	10
Low Profile Inside Corner Trim	10
Low Profile 45° Outside Corner Trim	10
Low Profile Outside Corner Trim	10

Hardie™ Moisture Management Products

Hardie™ Flex Flashing - Thickness 60 mil.

75 ft. x 6 in. | 75 ft. x 9 in.

Hardie™ Pro-Flashing - Thickness 20 mil.

75 ft. x 4 in. | 75 ft. x 6 in. | 75 ft. x 9 in.

Hardie™ Seam Tape - Thickness 3.2 mil.

165 ft. x 1 7/8 in.

Hardie™ Weather Barrier - Thickness 11 mil.

100 ft. x 3 ft. | 100 ft. x 9 ft. | 150 ft. x 9 ft.

INSTALLATION ACCESSORIES



Touch-Up Kits for ColorPlus® Technology finishes



OSI® QUAD® MAX Color-Matched Caulk*



Hardie™ Blade Saw Blades



PacTool® Gecko Gauge

Joint Flashing - Adding flashing behind butt joints provides an extra level of protection against the entry of water at the joint.

Hardie™ Trim Flat Tabs - Eliminate face nails and improve the aesthetic of trim applications around windows, doors and band boards.

Hardie™ Trim Corner Tabs - To eliminate face nail holes that would detract from the finished look of corner trim installations.



*For matching Dream Collection® products, contact your local James Hardie representative. PacTool and PacTool Gecko Gauge are registered trademarks for General Tools & Instruments Company LLC. QUAD MAX is a registered trademark for HENKEL AG & CO. KGAA. Diablo is a registered trademark of Freud America, Inc.

Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- Easy-to-learn Pella Steady Set® interior installation system**
 Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.
- Historical Details**
 Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.
- Authentic hardware**
 Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- Architectural interest**
 Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- Virtually unlimited customization**
 If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- Tailor-made solutions**
 From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- Intentional innovation**
 The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.
- Durable interiors and extruded aluminum exteriors**
 To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- ENERGY STAR® certified³**
 Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- Testing beyond requirements**
 All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.
- Best limited lifetime warranty⁴**
 Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.⁴

Available in these window and patio door styles:



Special shape windows also available.

^{1,2,3,4} See back cover for disclosures.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-3/4"	13-3/4"	59"	59"	LC30 - CW50	0.25-0.29	0.18-0.47	27-35	Pella Steady Set [®] ; Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-3/4"	13-3/4"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	Pocket Replacement
Precision Fit Double-Hung	13-1/2"	23-3/4"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	
Monumental Hung	13-3/4"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-1/2"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (OX, XO)	60"	74"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	0.28-0.33	
Sliding Patio Door (OXO)	90"	74"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	
Sliding Patio Door (OXXO)	117"	74"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	
Multi-Slide Patio Door	40-1/4"	50-1/2"	701-5/8"	119-1/2"	R15-LC25 ³	0.30-0.36	0.15-0.46	31	
Bifold Patio Door	31-3/4"	55-1/2"	312"	119-1/2"	R15-LC25 ³	0.26-0.44	0.13-0.45	—	

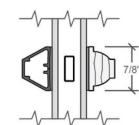
Window sizes available in 1/8" increments

Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

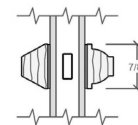
Grilles

Integral Light Technology[®]

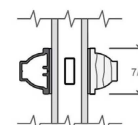
Choose the look of true divided light without sacrificing energy performance.



Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



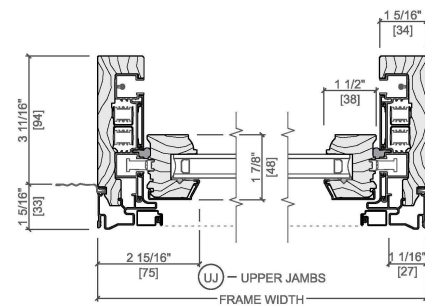
Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



Optional Fold-out Installation Fin

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

^{3,4} See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Distressed Bronze Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.

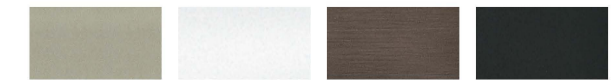


Fold-away Crank



Cam-Action Lock

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Patio Door Hardware

Classic Collection

Choose timeless pieces, created in collaboration with Baldwin[®] Hardware, for a look that will never go out of style.

BALDWIN[®]



Hinged & Bifold Patio Door Handle
Virago



Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle^{5,6}

Finishes:



Matte Black Oil-Rubbed Bronze Satin Nickel Satin Brass

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard



Sliding Patio Door Handle
Standard



Multi-Slide Patio Door Handle^{5,6}

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Additional hardware collections available. Visit PellaADM.com for more information.

^{5,6} See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.



Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷



Custom colors are also available.

Screens

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window – appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer®

The TuffScreen® is 2.5x stronger than a standard screen.⁸ It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

*All trademarks are property of their respective owners

Flat

InView™ screens are clearer than conventional screens and come standard.

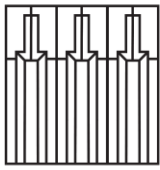


The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.
³ Ratings are contingent on product configurations.

⁴ Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.
⁵ Flush multi-slide handle is a Pella exclusive design.
⁶ Flush multi-slide handle is not available in Champagne.
⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
⁸ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.



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

**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") or twenty-eight inches (2'-3") tall with a four-inch (0'-4") gap between the porch floor and the bottom rail. The balusters would be spaced three inches (0'-3") apart.

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. The applicant has requested that the application be returned to the HP Permit Subcommittee on March 26, 2026, in order 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.



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



Windows on front facade



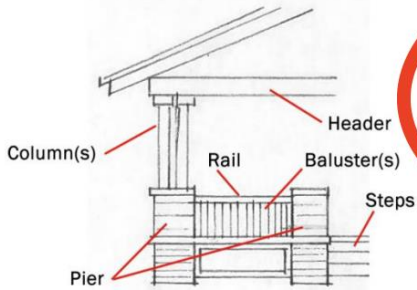
Front facade



Proposed rails

elements (columns, railing design, trim, 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



Neighborhood example of rail



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