

HP PERMIT NUMBER: HP-0751-2026

PROPERTY ADDRESS: 1865 East 17th Street

DISTRICT: Yorktown

APPLICANT: Josh Shriner

OWNER: Wilde Holdings, LLC

A. CASE ITEMS FOR CONSIDERATION

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

**Completed without an historic preservation permit*

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1923

ZONED HISTORIC PRESERVATION: 1995

NATIONAL REGISTER LISTING: Yorktown Historic District, 2002

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION:

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

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

PREVIOUS ACTIONS: None found

C. ISSUES AND CONSIDERATIONS

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

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. Those proposals will be reviewed again by the Historic Preservation (HP) Permit Subcommittee on April 9 just before the preservation commission special meeting, so staff has included these two items.

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. The HP Permit Subcommittee recommended denial of the application based on design guideline sections A.4.1, A.4.3, A.4.5, A.6.1, A.6.2, and A.6.3. On March 19, 2026, the preservation commission agreed to refer the application back to the HP Permit Subcommittee, in order for the applicant to make necessary revisions to the application.

During the review on March 26, 2026, the HP Permit Subcommittee discussed in detail whether the previous rail may have been original but did not come to a conclusion. The subcommittee recommended the applicant design the new rail to match the cutouts in the previous rail, and the applicant agreed to postpone review of those two items until April 9. The HP Permit subcommittee recommended approval of proposals 1, 4, and 5, with the condition that the larger mailbox be installed. The subcommittee cited guideline A.4.5.

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



2001



2001



March 2025, Google Street View



Present, image provided by applicant



Previous and new windows; image provided by applicant



West side of residence



West side of residence



West side of residence



East side of residence



Close-up views of windows



Close-up views of windows



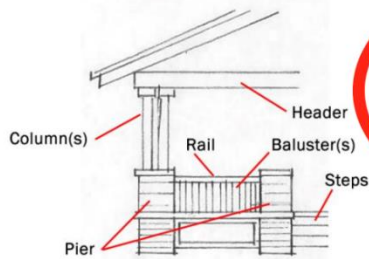
Windows on front facade



Front facade

elements (columns, railing design, 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

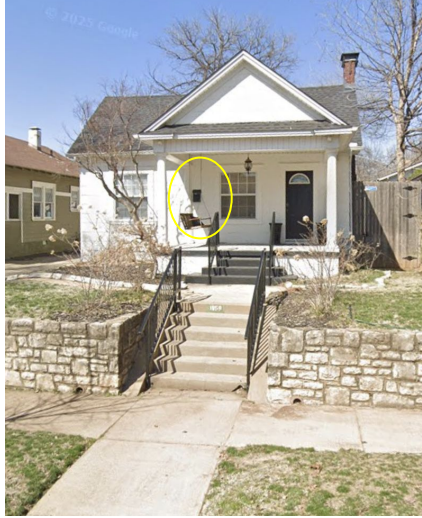
- Beveled exterior profile creates a clean, timeless aesthetic
- Surface-mounted, forced-entry-resistant locks provide a stronger, safer seal
- Full-length lift rail for easy opening and closing
- Tilt-in bottom sash for easy cleaning

ENGINEERED TO PERFORM

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

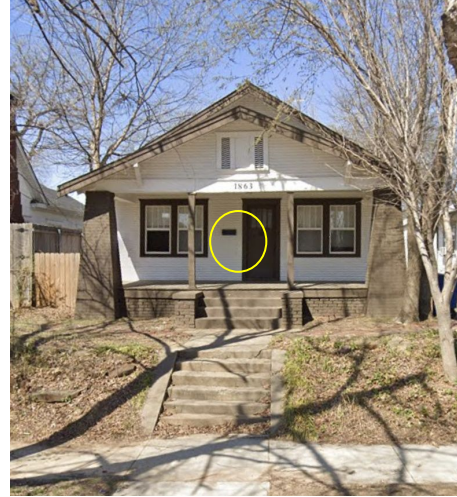
Mailbox

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



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

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



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

Porch Ceiling Light Fixture

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



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

Railing



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

Porch Railing Specifications:

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

Windows

Option A) Could Upgrade to Double Hung

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

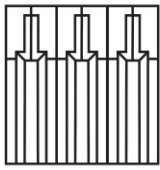


Option B) Could add faux grid on top window pane to match other styles

Examples Observed From Neighboring House: 1814 E 17th St



- Same Window Sizes: 30" by 36"



HP PERMIT NUMBER: HP-0753-2026

PROPERTY ADDRESS: 2003 South Yorktown Avenue

DISTRICT: Yorktown

APPLICANT: Kyle Gibson

OWNER: Scott P. Hemphill & Brittney N. Hemphill

A. CASE ITEMS FOR CONSIDERATION

1. Construction of residence

B. BACKGROUND

DATE OF CONSTRUCTION: N/A (Vacant lot)

ZONED HISTORIC PRESERVATION: 1995

NATIONAL REGISTER LISTING: Yorktown Historic District, 2002

CONTRIBUTING STRUCTURE: N/A

STYLE/CONSTRUCTION: N/A

PREVIOUS ACTIONS:

COA – June 12, 2008 – TPC Approval

Demolition of house to clear lot for new construction

C. ISSUES AND CONSIDERATIONS

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

On March 26, 2026, the Historic Preservation Permit Subcommittee recommended approval of the application with the condition that additional details be provided about the following items:

- The solar panels' installation/visibility along Yorktown Avenue;
- Paving material for walkways; and
- Product data for the front door, light fixtures, roof covering, chimney cap, and mailbox.

The subcommittee cited Section C of the Unified Design Guidelines in their recommendation.

2. Reference: *Tulsa Zoning Code*

SECTION 70.070-F Standards and Review Criteria

In its review of HP permit applications, the preservation commission must use the adopted design guidelines to evaluate the proposed work and must, to the greatest extent possible, strive to affect a fair balance between the purposes and intent of HP district regulations and the desires and need of the property owner. In addition, the preservation commission must consider the following specific factors:

1. The degree to which the proposed work is consistent with the applicable design guidelines;
 2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
 3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
 4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
 5. The purposes and intent of the HP district regulations and this zoning code.
3. Reference: *Unified Design Guidelines – Residential Structures*
- SECTION C – GUIDELINES FOR NEW CONSTRUCTION**
- C.1 General Requirements**
- C.1.1 Designs for new construction shall not duplicate existing structures within the district. Ensure that each new structure is unique within the district.
- C.1.2 When designing new structures, provide consistency and continuity by drawing upon common characteristics of historic structures in the district, placing particular emphasis on the historic structures on the same street. These include but are not limited to porches, entries, roof pitch and form, and window and door styles.
- C.1.3 Avoid mixing incongruous architectural styles: for example, Prairie-style windows on a Colonial Revival-inspired house.
- C.1.4 Respect the scale, proportions, historic patterns, and relationships of both principal and accessory structures along the same street and within the district.
- C.1.5 Maintain the established height of those structures along the same side of the street.
- C.1.6 Establish the height of the floor (finished floor elevation) between the minimum and maximum finished floor elevation of those structures along the same side of the street.
- C.2 Building Site**
- C.2.1 Match the front setback of the historic buildings along the same side of the street. When the front setback pattern of the historic structures on the same side of the street varies, locate the new structure between the minimum and maximum of the prevailing front setbacks.
- C.2.2 Maintain the pattern and rhythm of the side yard setbacks of the other historic structures on the same side of the street.
- C.2.3 Maintain the same orientation to the street as established by the historic structures on the same street.
- C.2.4 Limit paving within the street yard to primary driveways and sidewalks. Curb cuts and new driveways through the street yard are strongly discouraged for properties with alley access.
- C.2.5 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.
- C.2.6 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.
- C.3 Building Materials**
- C.3.1 Maintain the visual characteristics, scale, proportions, directional orientation, and rhythms that are created by the materials on existing historic structures in the district, in order to maintain the overall appearance and character of the district. Deviation from the materials on existing historic structures in the

district will be considered on a case-by-case basis. The use of unfinished or clear-finished metals will be considered on a case-by-case basis.

C.4 Garages

- C.4.1 Locate garages within the rear yard and detached from the primary residential structure. Detached buildings or structures, such as garages and sheds, not located in the street yard as defined in the Zoning Code are exempt from HP Permit review.
- C.4.2 Adding a garage attached to the rear elevation of the primary residential structure will be considered on a case-by-case basis.
- C.4.3 Permitted attached garages shall be located so that the front façade of the garage is not located forward of the rear wall of the primary structure.
- C.4.4 Historically appropriate garage doors, such as carriage house doors, are encouraged.

C.5 Mechanical Systems, Etc.

- C.5.1 Install engineering systems and their associated elements, such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical equipment, ventilators, and louvers, on the side or rear façade of the structure.
- C.5.2 Install utility meters on the side or rear façade of the house or underground in a subterranean vault. Above-ground installation of utility systems, such as pedestals and transformers, is prohibited in the street yard unless approved on a case-by-case basis.
- C.5.3 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building's historic character and is reversible. These considerations will be made on a case-by-case basis.
- C.5.4 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.

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

G.1 Landscape Features

- G.1.1 Retain and preserve original historic walls, fencing, lighting, planters, and other landscape features through repair.
- G.1.2 Removal of historic landscape features will be considered on a case-by-case basis. Removal of non-historic landscape features can be staff-approved.
- G.1.3 Ensure that new landscape features are appropriate to the style of your home and consistent with the historic elements found along the same street and within the district.
- G.1.4 Use fencing materials that are consistent with the historic fencing found along the same street and within the district. Chain-link fencing, wire fencing (12 gauge or less), vinyl fencing, or any fencing that blocks the view of structures is not allowed.
- G.1.5 Use wall materials that are consistent with the historic walls found along the same street and within the district. Cinder block, segmental retaining wall systems, corrugated metal, and railroad ties are not allowed. Historically styled cast concrete block will be considered on a case-by-case basis.
 - .1 Elmwood – dry-stack retaining walls are not allowed

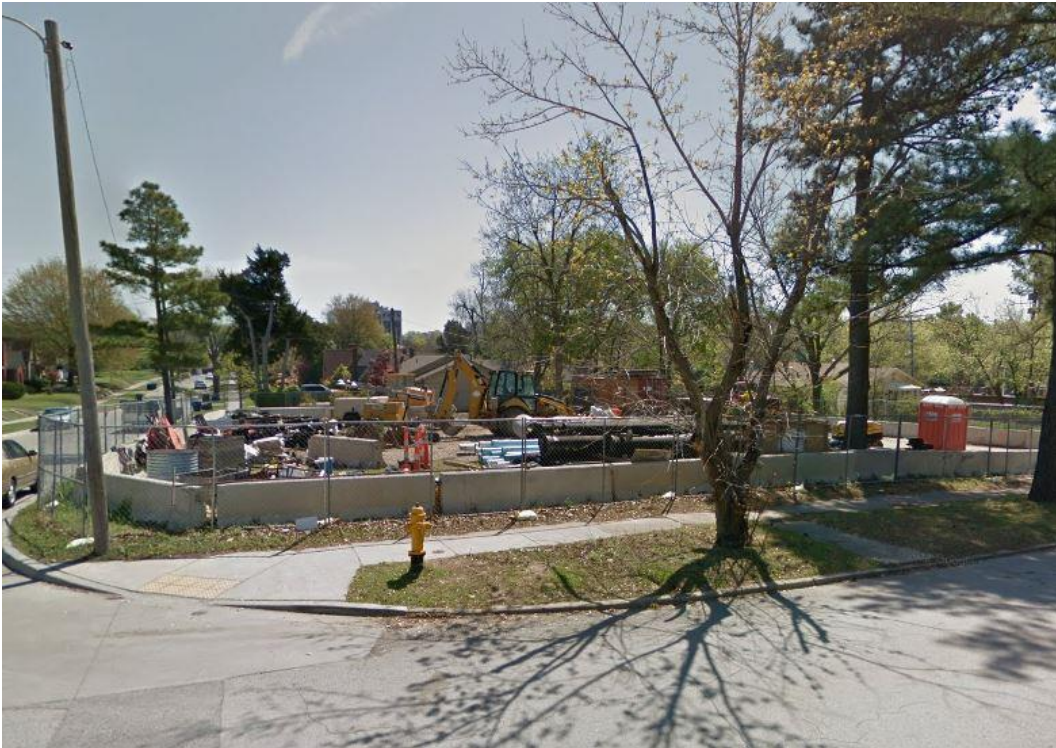
G.2 Paving

- G.2.1 Retain and preserve original historic paving, steps, and bulkheads through repair.

- G.2.2 Ensure that the design of new paving is consistent with historic elements found along the same street and within the same neighborhood.
- G.2.3 Use paving materials that are consistent with the historic paving found along the same street and within the same neighborhood. Asphalt and stained concrete are not allowed.
- G.2.4 Surface parking lots do not support the historic character of the district. Construction of parking lots is strongly discouraged, but will be considered on a case-by-case basis provided that the following guidelines are met:
- .1 Match the front setback pattern of the historic structures on the same side of the street. On corner lots, match the setback pattern of the historic structures on all adjoining streets. When the setback pattern of the historic structures on the same side of the street varies, locate the parking lot between the minimum and maximum of the prevailing setbacks.
 - .2 The screening that is required by the Zoning Code shall meet the conditions of G.1.4 and G.1.5. Ensure that screening is of sufficient height and density to obscure the view of the parking lot from the street and adjacent historic structures.
 - .3 When possible, provide vehicular access to the parking lot from an alley or arterial street to minimize the traffic impact on residential streets.



2003



April 2017 (Google Street View)



March 2026, view east from Yorktown Avenue



Historic Preservation

Permit

APPLICATION FORM

ATTACHMENT A: SUBMITTAL MATERIALS

PROJECT DESCRIPTION

Give a detailed description and justification for each repair, alteration, new construction, or demolition planned. Include description and condition of affected existing materials. Attach additional pages as needed.

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

PROJECT CHECKLIST

- Digital color photographs of each elevation of the site, building(s), and project area(s) provided by email or memory device only. **No external storage account invitations.**
- Product brochures, color photographs, and/or material samples when new or replacement materials are proposed.
- Site plan, no larger than 11x17, to scale with dimensions and north arrow showing location of structures and project area or landscape features in respect to building line, property line, and adjacent structures on all sides.
- Elevation sketches or renderings to scale with dimensions showing location of work required for changes on exterior walls, additions, and new construction
- Window Survey Form for proposed window repair or replacement (see **Attachment B**)

FOR ADDITIONS AND NEW CONSTRUCTION, THE FOLLOWING ARE REQUIRED IN ADDITION TO THE ABOVE:

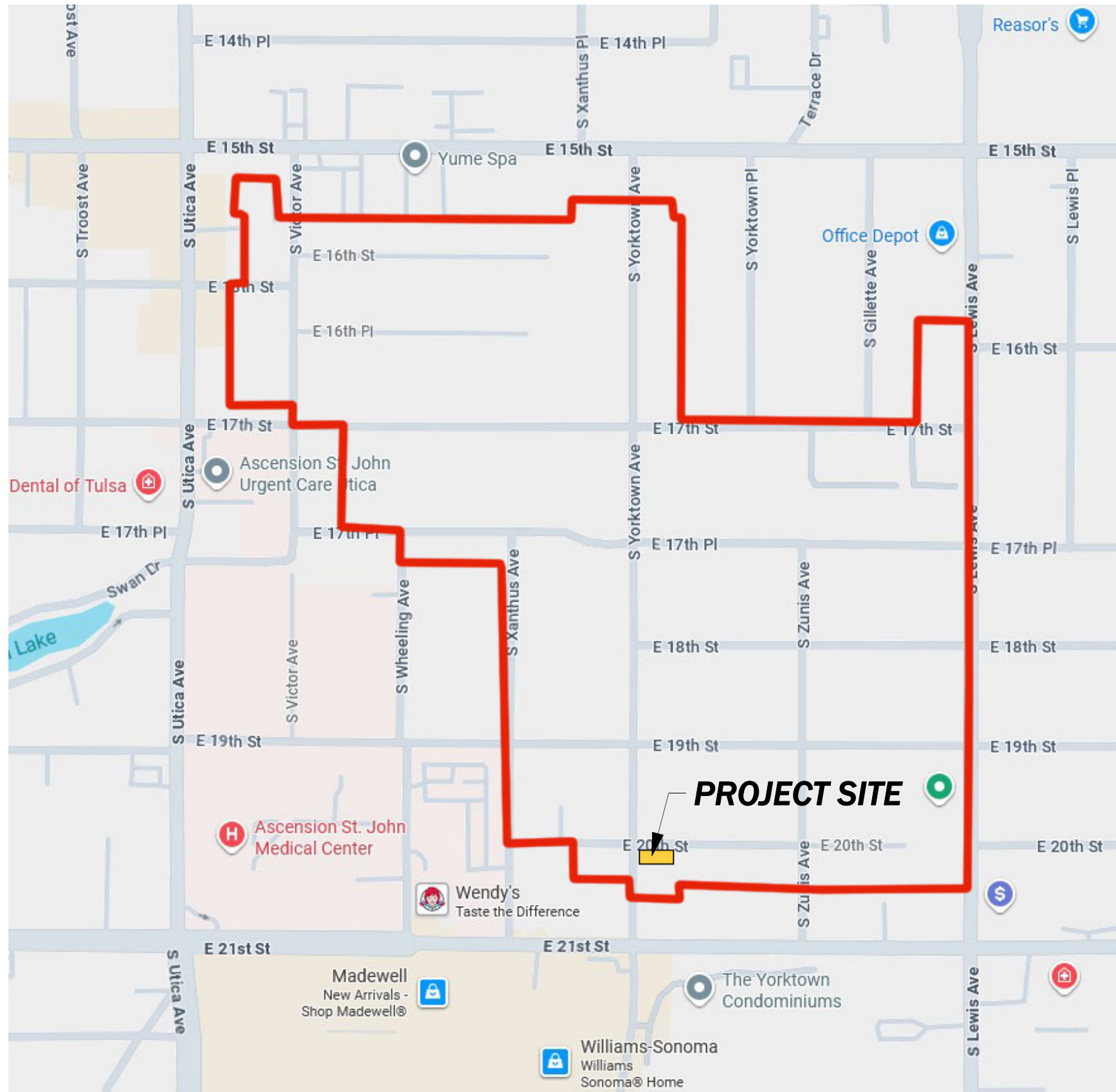
- Site Plan, Floor Plans, and Elevations should be at a scale of 1 inch = 20 feet, or greater
- Architectural rendering (optional)
- Legal description of the property as recorded on the deed
- Location of all existing and proposed structure(s), with front and side setback distances indicated
- Percentage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

ATTACHMENT B: [WINDOW SURVEY FORM](#) (if applicable- see [Window Repair and Replacement Guide](#))

YORKTOWN RESIDENCE - NEW CONSTRUCTION

2003 S YORKTOWN AVE - TULSA, OK 74104

1/7/2026



YORKTOWN RESIDENCE - 2003 S YORKTOWN AVE

1/7/2026

PAGE A-2

AREA PLAN - YORKTOWN DISTRICT

NTS

Project Description:

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

SECTION C – GUIDELINES FOR NEW CONSTRUCTION

C.1 General Requirements

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

C.2 Building Site

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

C.3 Building Materials

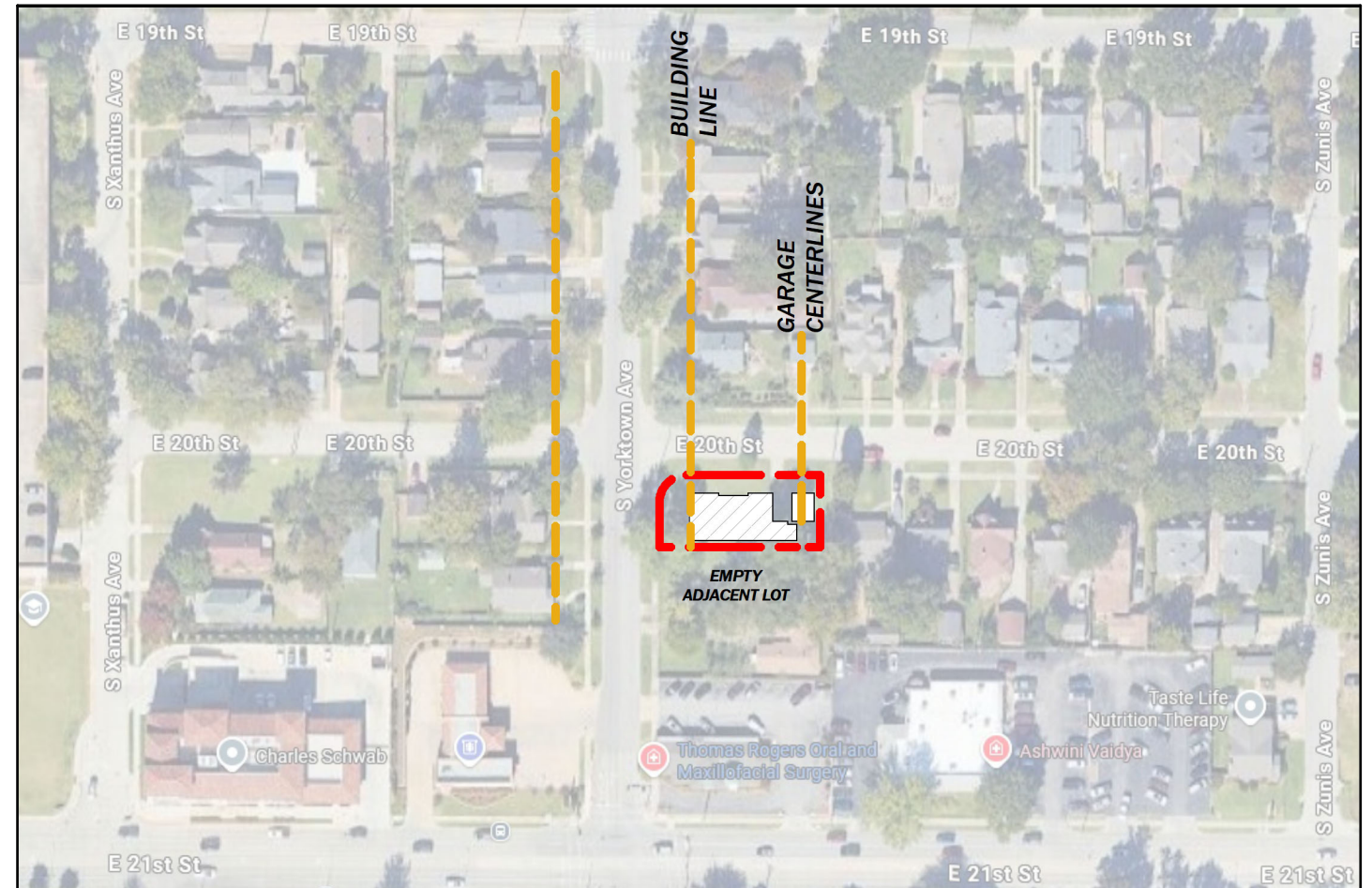
The new construction will maintain the visual characteristics, scale, proportions, directional orientation of materials on existing historic structures in the district, in order to maintain the overall appearance and character of the district.

C.4 Garages

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

C.5 Mechanical Systems, Etc.

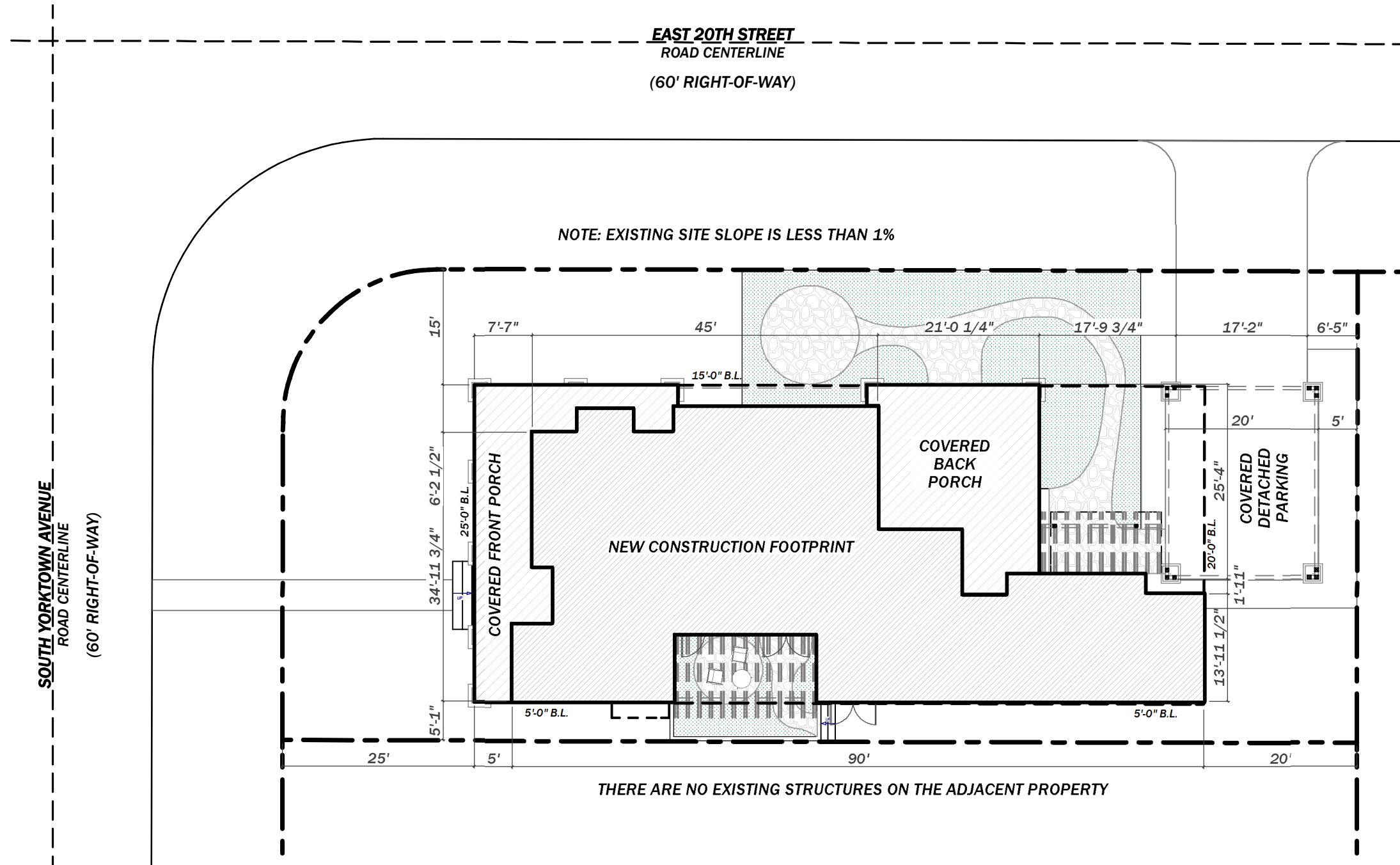
All engineering systems and associated equipment will be located in either the rear or side yards. We propose solar panels to be installed on the southern roofs, where they will not be seen from either street yard of the corner lot.



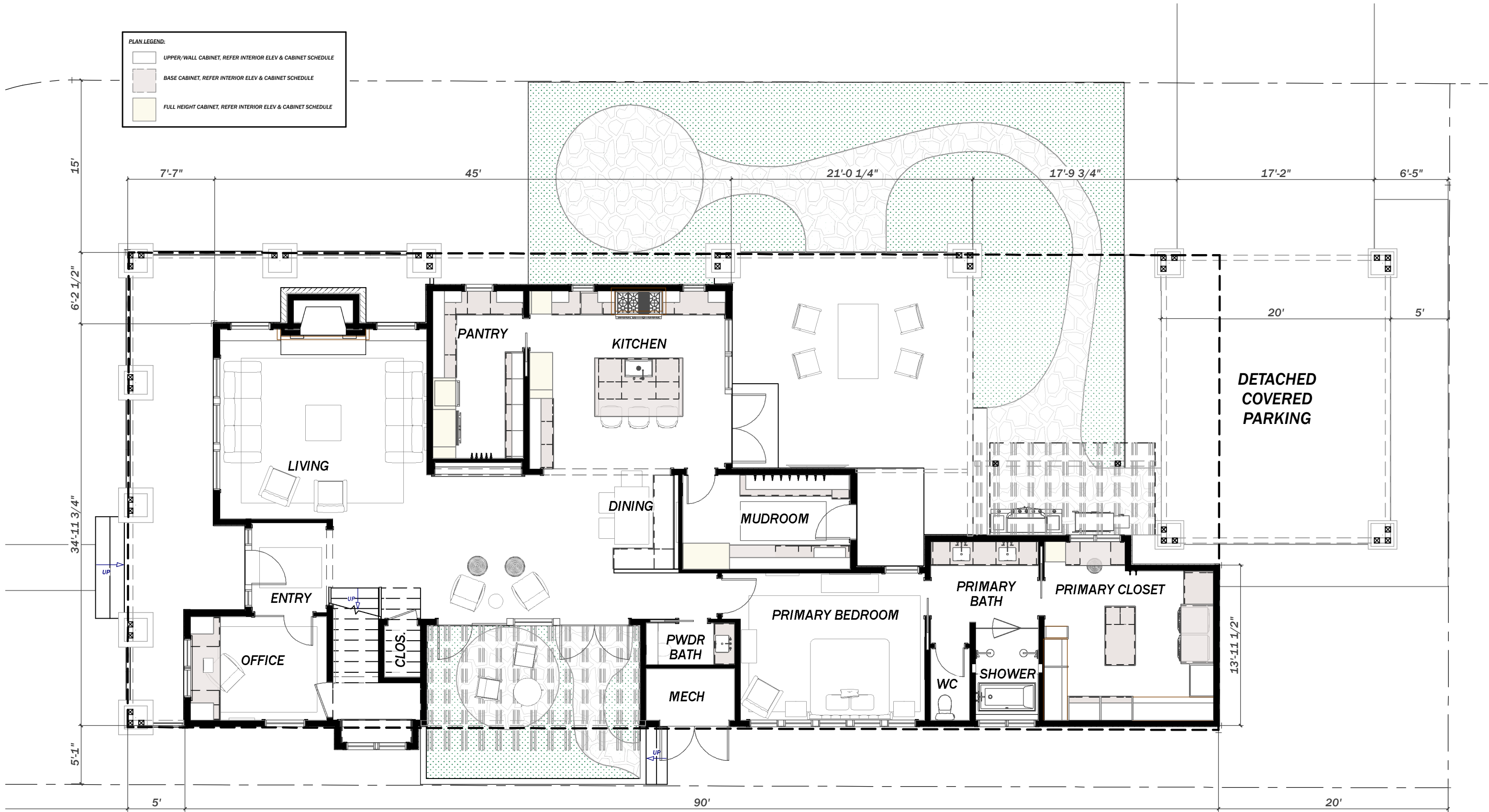
AREA DIAGRAM
NTS



EXISTING SITE IMAGE
NTS



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



YORKTOWN RESIDENCE - 2003 S YORKTOWN AVE




1/7/2026

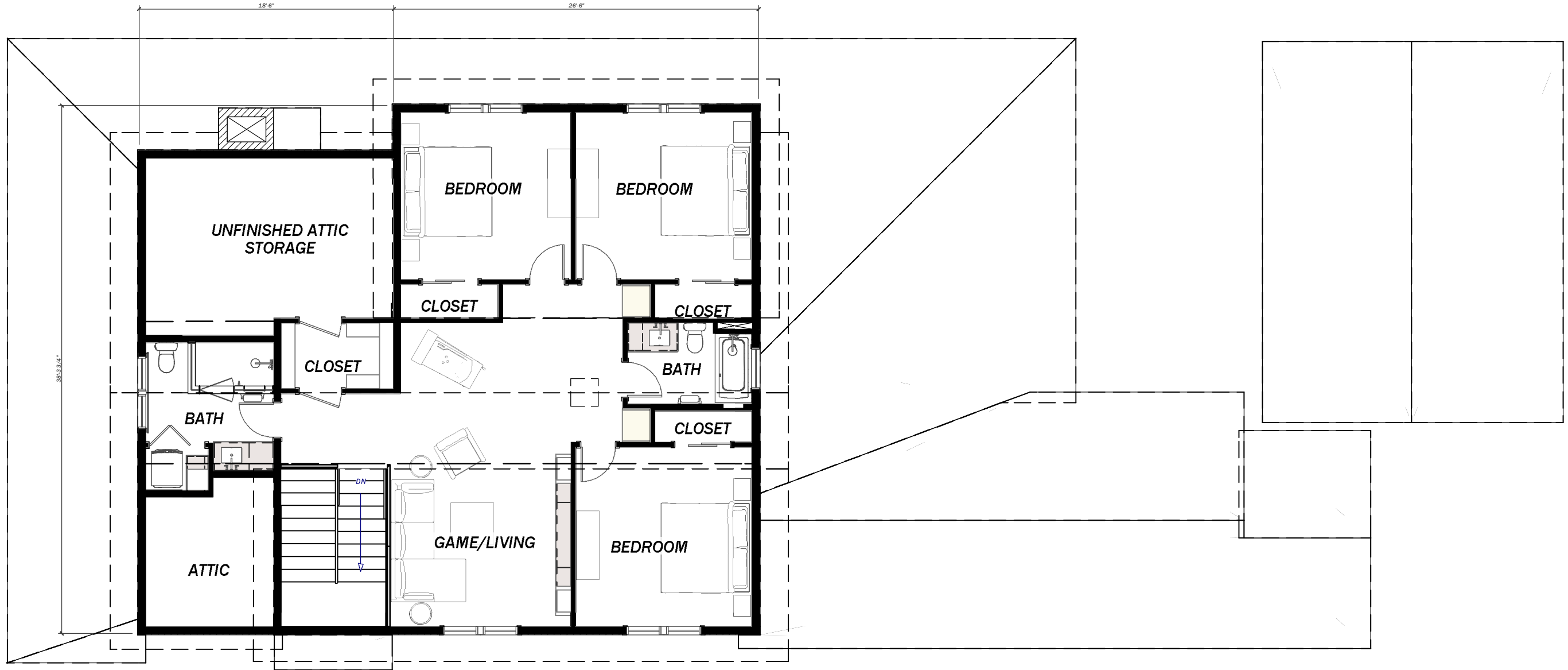
PAGE A-5

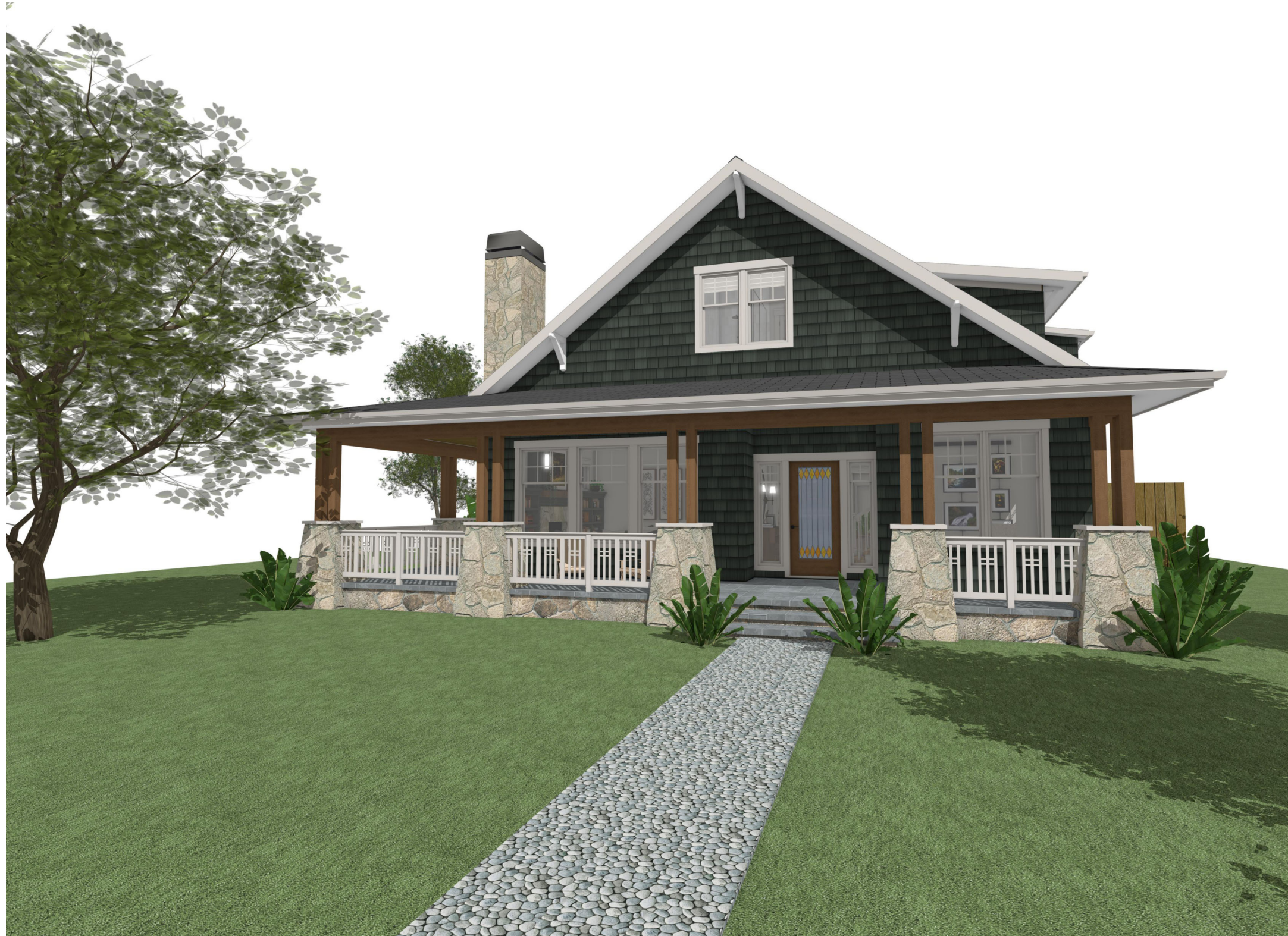
FIRST FLOOR PLAN

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

PLAN LEGEND:

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





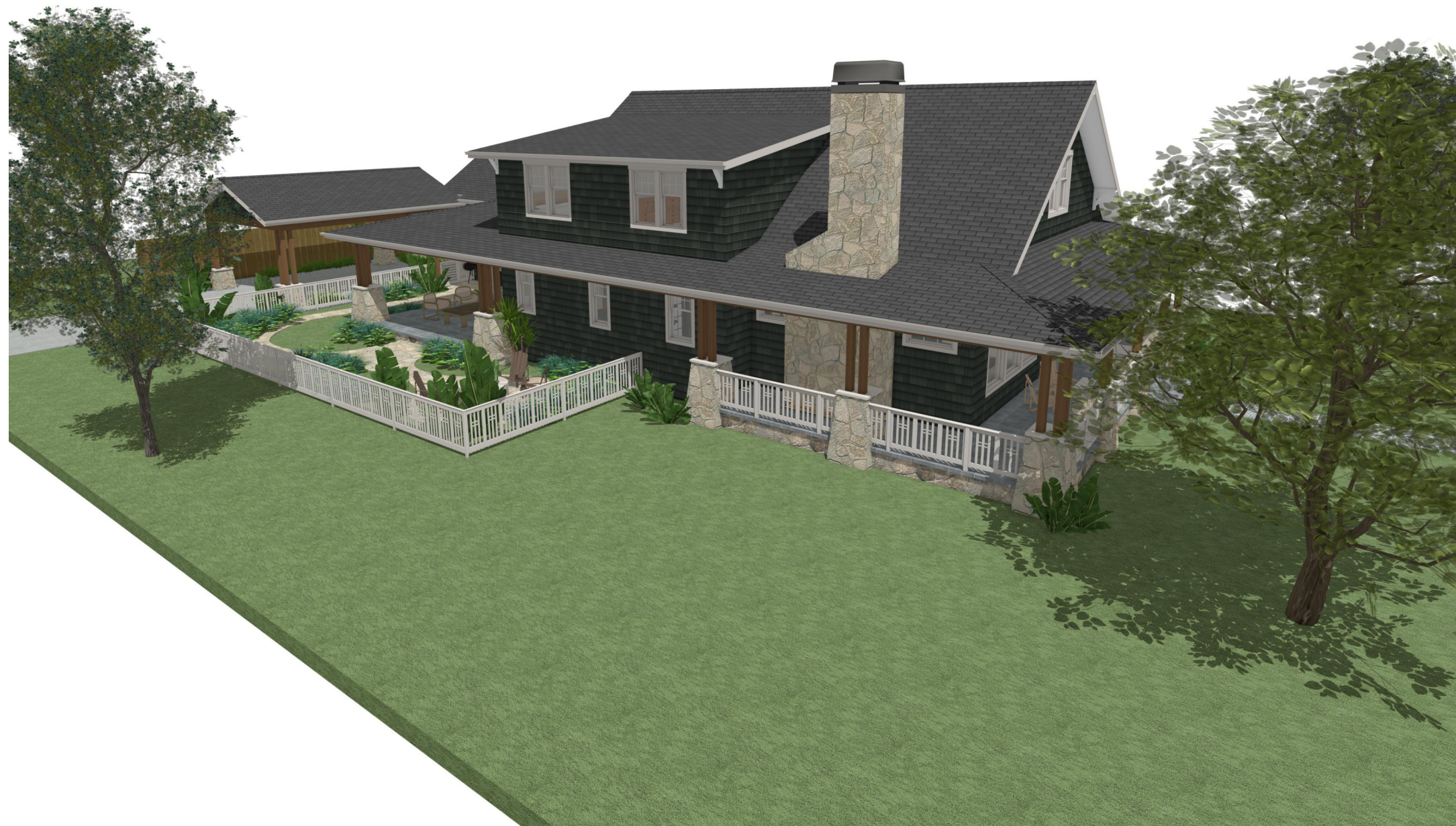
FRONT ELEVATION FACING SOUTH YORKTOWN AVE



SHINGLES AND KNEE BRACES @ FRONT GABLE



COLUMNS AND STEPS @ FRONT PORCH



SIDE ELEVATION FACING EAST 20TH STREET



KNEE BRACE EAVE DETAILS AND COLUMN



SIDE ELEVATION FACING EAST 20TH STREET



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



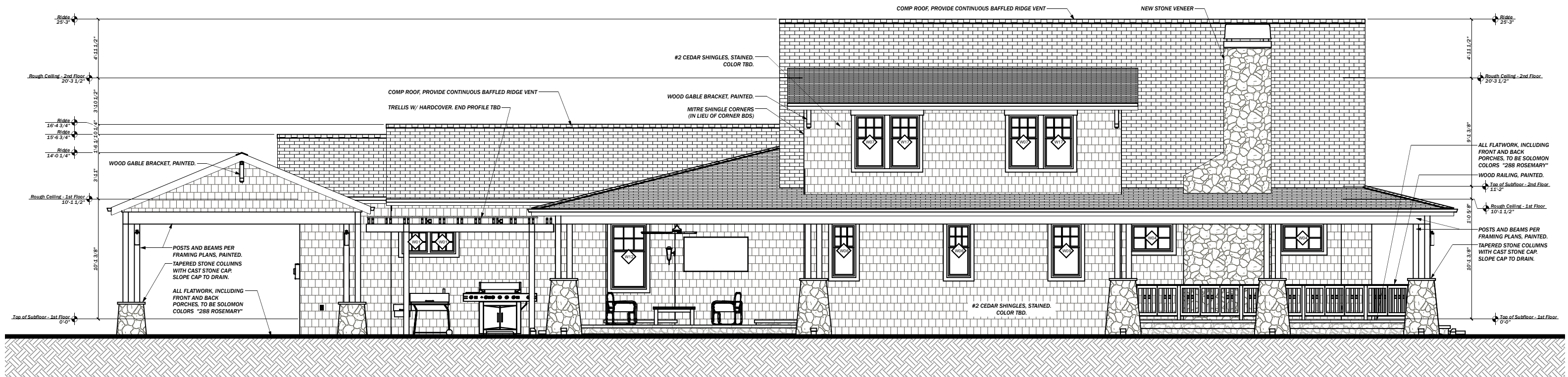
NO SOLAR PANELS THIS AREA

PROPOSED ROOF AREAS FOR SOLAR PANELS @ SOUTH ELEVATION

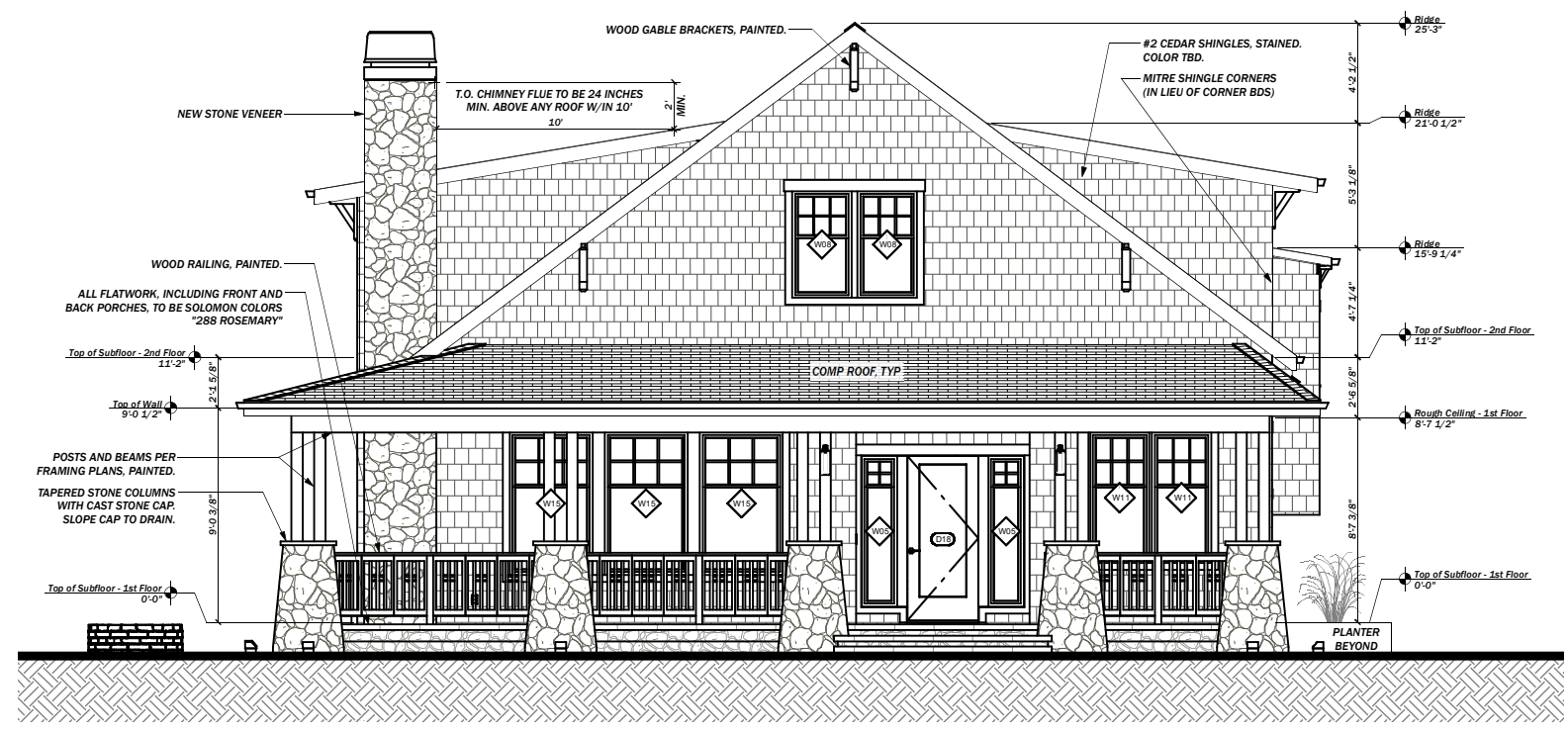


STREET VIEW FOR REFERENCE TO SHOW PROPOSED SOLAR PANEL ROOF AREAS ARE NOT VISIBLE FROM SOUTH YORKTOWN AVENUE DUE TO ELEVATION AND CONFIGURATION OF PROPOSED ROOFS AND STRUCTURE.

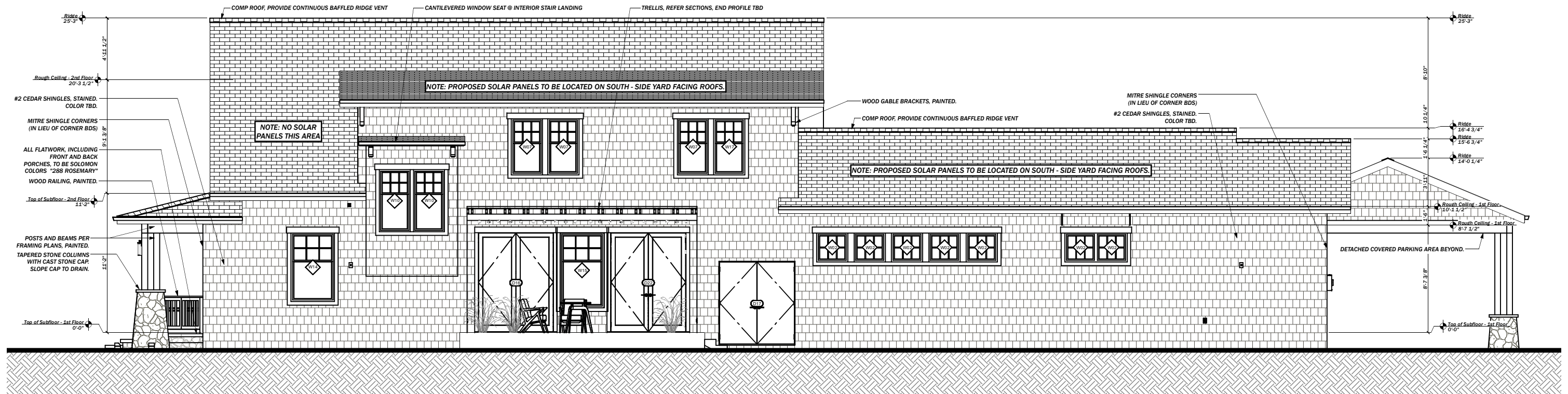
SIDE ELEVATION FACING EMPTY ADJACENT LOT



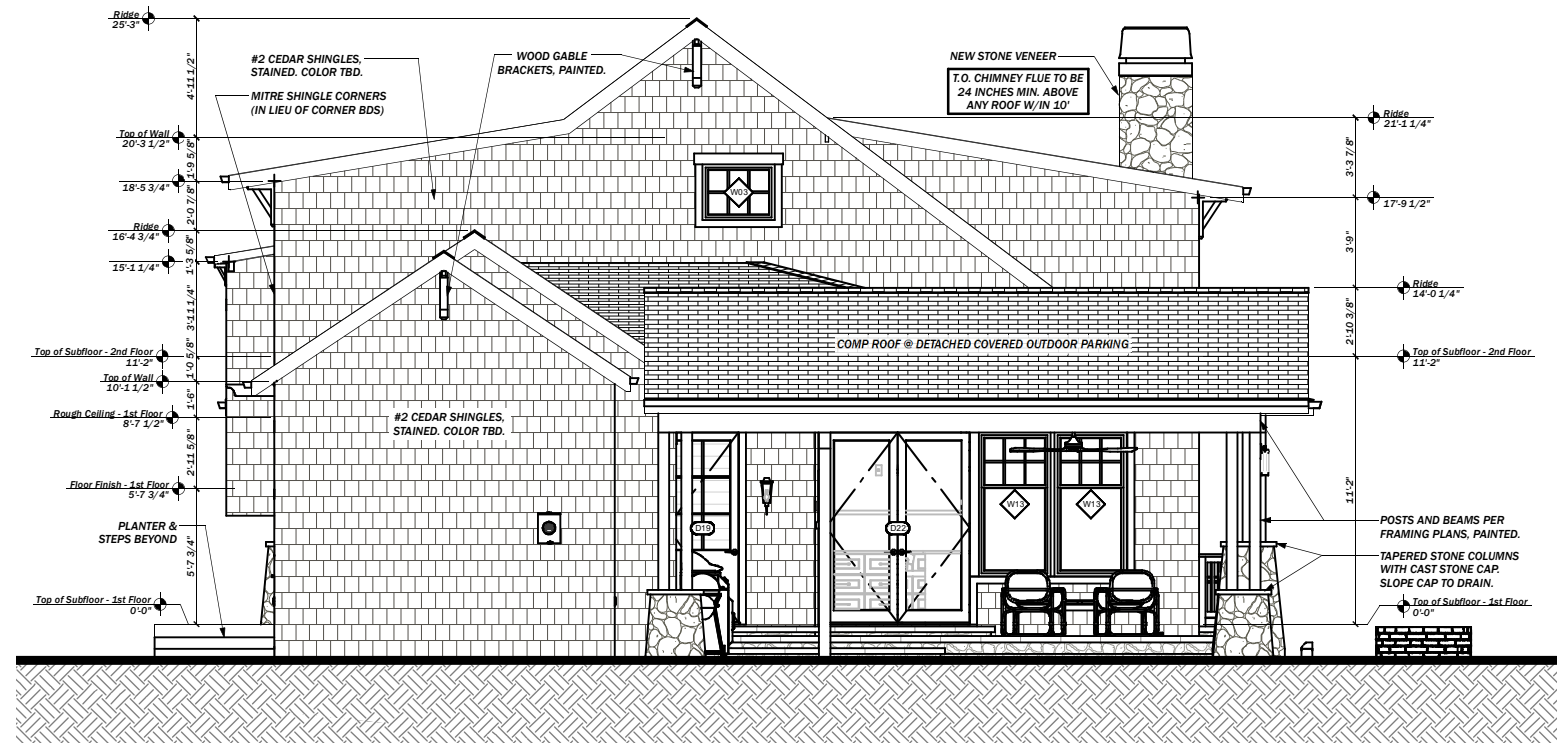
2 SIDE @ NORTH ELEVATION



1 FRONT @ WEST ELEVATION



2 SIDE @ SOUTH ELEVATION



1 REAR @ EAST ELEVATION

Clad Standard Casement



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

Standard Construction:

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



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

Performance Data:

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

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

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

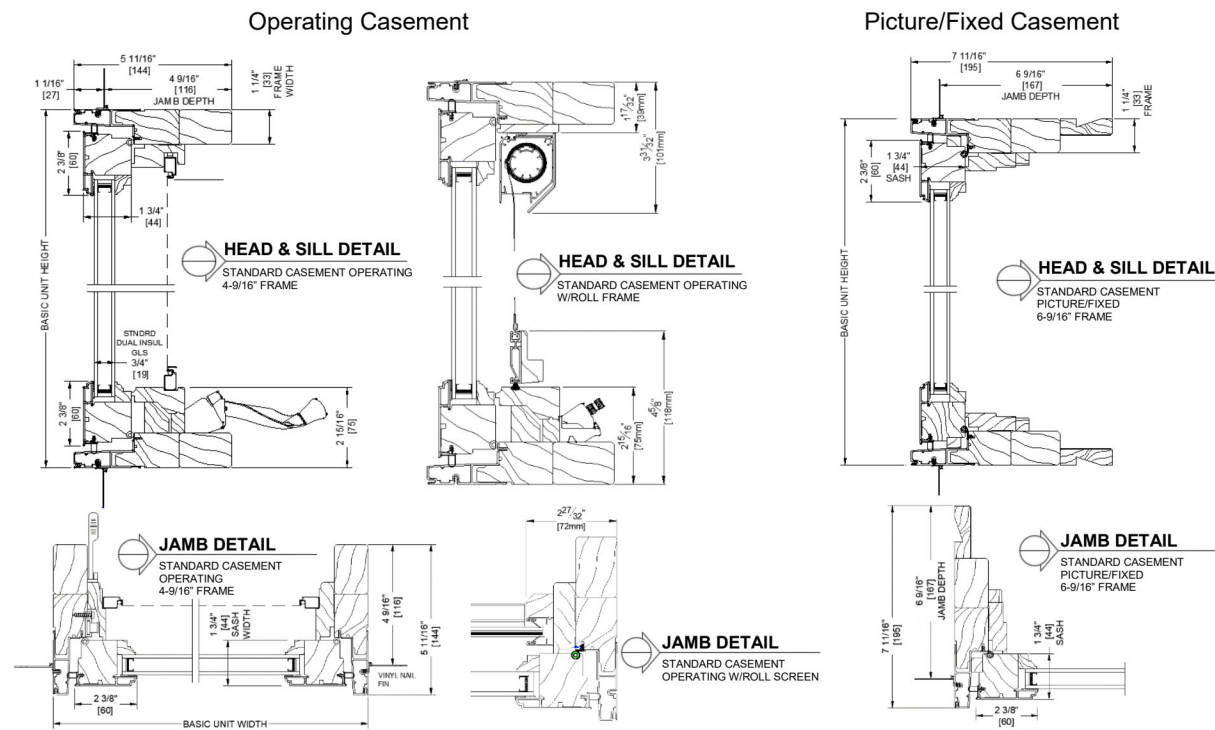
For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad Standard Casement Product Performance Guide (Structural) located in the Technical Resources Library on our website.

Thermal Performance (NFRC):

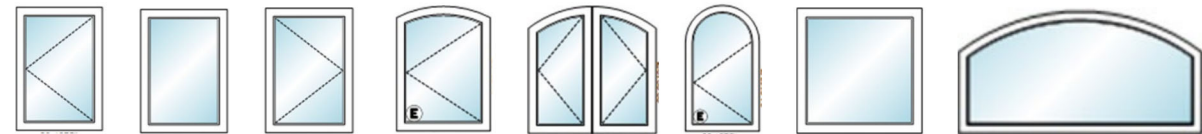
Air Filled			Argon Filled		
Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LE189)	Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LE189)
U-FACTOR.....0.33	U-FACTOR.....0.32	U-FACTOR.....0.25	U-FACTOR.....0.30	U-FACTOR.....0.30	U-FACTOR.....0.23
SHGC.....0.28	SHGC.....0.19	SHGC.....0.24	SHGC.....0.28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

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

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



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



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

Clad Standard Casement Additional Features

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

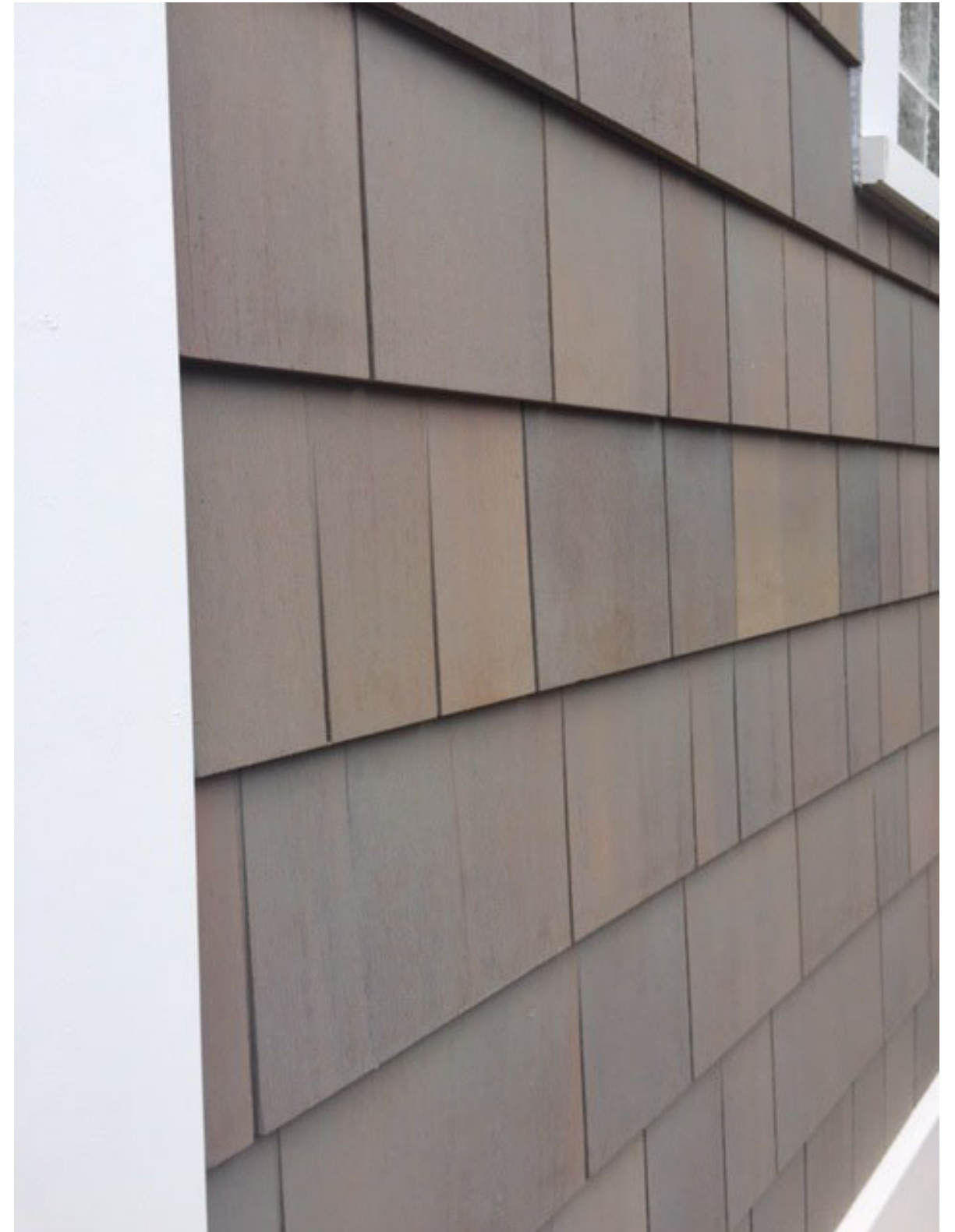


Please visit our website www.sierrapacificwindows.com for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

Place Business Card or Company Information Here



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



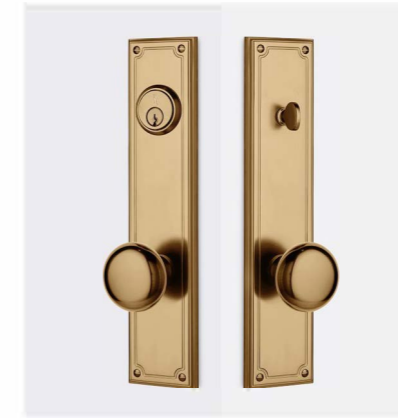
**CHIMNEY CAP MATERIAL:
COPPER**



**ROOF SHINGLES:
TAMKO ASPHALT COMP SHINGLE**



**DOOR HARDWARE:
REJUVENATION, VINCENT EXTERIOR DOOR SET**



**STONE FACADE EXTERIOR:
LOCALLY SOUCED LIMESTONE**



**MAILBOX:
OLD CENTURY FORGE, WALL MOUNTED**



**FRONT DOOR:
ANDERSON WINDOWS, CRAFTSMAN DOOR
STYLE 805. SIDEWINDOWS TO MATCH WINDOW
PACKAGE**



805

**PAVEMENT:
CONCRETE, COLOR: ROSEMARY**



**EXTERIOR LIGHTING:
AIRE LIBRE OUTDOOR, SCONCE - 2 LIGHT**



MAILBOX:


Trade | Free Design Services Free, fast delivery* by 2way4air

PERIGOLD

DESIGNER SHOPS INSPIRATION DESIGN SERVICES REGISTRY TRADE

NEW FURNITURE DECOR OUTDOOR LIGHTING RUGS BEDDING BATH KITCHEN DINING & ENTERTAINING BRANDS SALE

Home / SKUs: P110128142



Old Century Forge
Wall Mounted Mailbox

\$112 As low as \$20/mo. or 0% APR with Affirm
6443-66 [Design today. Pay over time.](#)

Mailbox Color: Black

Free Delivery
Get it Fri, Apr 3 - Mon, Apr 6 to **24102**

1 **ADD TO CART**

5 Year Protection Plan - \$18.00 (\$3.60/year) [See Details](#)

Shop With Confidence
[Discover complimentary design advice.](#)
[Enroll in Perigold Trade.](#)
[Customer Reviews \(220\)](#)

Overview Dimensions Details Returns

<p>Features</p> <ul style="list-style-type: none"> Product Type Wall Mounted Mailbox Mailing Center Type Horizontal Load Access Front Load Orientation Horizontal Number of Mail Compartments 1 Number of Doors 1 Provides Rain Cover Yes Material Aluminum Hand Painted Yes Powder Coated Finish Yes Size/Capacity Medium Imported Yes Durability Weather Resistant Product Care Hand wash recommended 	<p>Specifications</p> <ul style="list-style-type: none"> USPS Approved No Assembly Assembly Required Yes Mounting / Installation Type Surface Mounting / Installation Required Yes Suggested Number of People for Assembly / Installation 1 Additional Tools Required (Not Included) Drill Warranty Product Warranty Yes Commercial Warranty No
--	--

About Old Century Forge

DOOR HARDWARE: REJUVENATION, VINCENT EXTERIOR DOOR SET


BESTSELLER

Vincent Exterior Door Set
\$719

Due to the unique finishing process of Heritage Brass, each product is one-of-a-kind and may vary slightly in appearance.

▼ All In Stock

Finish: Heritage Brass



Lock Type: Traditional Lock
Traditional Lock Level Bolt Smart Lock

Handle Type: Knob
Knob Oval Knob Lever

Your Total:
\$719

Delivery Options:
 Ship This Item Arrives Apr. 29 - May 1
to **24102**

OVERVIEW

Inspired by antique door parts, Vincent is a timeless, versatile door set for your home. A weighty backplate features fine line detailing, making a subtle design impact while adding essential function to any door.

The Vincent Exterior Door Set is available with a traditional lock or Level Bolt Smart Lock. The Level Bolt features a concealed Bluetooth mechanism that allows you to lock and unlock your door using the Level mobile app. Discreet, secure, and powerful, Level adds extra security to your front door—with an easy-to-change battery, a wide range of smart functions, and manual accessibility. Compatible with Apple HomeKit, Ring, and other smart devices.

DETAILS YOU'LL APPRECIATE

- Exclusive in-house design
- Fine line detailing
- Crafted from solid brass in your choice of finish

PRODUCT SPECIFICATIONS

- Solid brass
- Compatible with doors 1-3/8" to 1-3/4" thick and 2-3/8" standard backset.
- Backset Thickness Adjustment Kit allows compatibility with non-standard 1-7/8 - 2-1/4" door thickness and 2-3/4" non-standard backset (sold separately)
- Level Bolt is a concealed smart deadbolt available with select Rejuvenation door hardware collections
- Includes Level Connect Wi-Fi bridge for real-time remote access, activity history, and integration with Apple Home, Google Home, and Alexa
- The Level app provides keyless access, user permissions, activity tracking, and more
- Compatible with both iOS and Android devices
- Built with a 6-stage stainless steel gearbox that exceeds industry standards for strength and security
- Battery powered—no hardwiring required for easy installation

WARNING:

- This product can expose you to chemicals including lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to www.P65warnings.ca.gov

YORKTOWN RESIDENCE - 2003 S YORKTOWN AVE

1/7/2026

PAGE A-16

EXTERIOR MATERIALS

ALIGN

DESIGN GROUP
918.499.0454

JASON GIBSON, RA, NCARB

ROOF SHINGLES:

HERITAGE®

ARCHITECTURAL ASPHALT SHINGLES

MANUFACTURED IN JOPLIN, MO

PRODUCT DATA

DESCRIPTION

Information included in this product data sheet was current at time of printing.

To obtain a copy of the most current version of this product data sheet, visit us online at tamko.com or call us at 800-641-4691.

HERITAGE® shingles have a fiberglass mat construction with a random-cut sawtooth design. Two layers of mat are coated with asphalt, surfaced with mineral granules and then laminated together. Also includes a self-sealing strip of asphalt.

- Wood-shake look and beauty
- Shadowtone feature adds dimension, depth of appearance and curb appeal
- Limited Lifetime Warranty*
- 10-year Full Start® non-prorated warranty period
- 10-year Algae Cleaning Limited Warranty

USES: For application to roof decks with inclines of 2 inches per foot or greater.

- For slopes between 2" and up to but less than 4" per foot—see "Low Slope Application" section of the Application Instructions.
- For slopes equal to or greater than 21" per foot—see "Mansard Roof or Steep Slope Roof" section of the Application Instructions.

SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE. BUILDINGS EXPERIENCE AGING FACTORS DIFFERENTLY, SO IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST. TAMKO PROVIDES A LIMITED WARRANTY FOR MANY PRODUCTS, THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE. YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.

*Limited Lifetime only applies to single-family structures. See TAMKO's Limited Warranty for complete details.

COLORS

CLASSIC COLORS

- Antique Slate
- Rustic Black
- Weathered Wood

TECHNICAL INFORMATION

UL Listed for Class A Fire Rating:	UL 790/ASTM E108, Class A
UL Classified for Wind Resistance:	ASTM D7158, Class H and ASTM D3161, Class F
UL Classified in accordance with:	ASTM D3462 and ICC-ES Acceptance Criteria AC438
UL Evaluation Reports:	UL ER2919-01 and UL ER2919-02
Florida Building Code Approved:	FL18355 and FL35321
Miami-Dade County Product Control Approved	

(CONTINUED ON NEXT PAGE)

WARNING: Use of this product in an assembly that includes polyurethane foam insulation (including without limitation an application directly to the underside of a roof deck or within a wall assembly) may cause premature degradation or failure of this product. Chemical incompatibility, off-gassing after application and excess heat during and after application of polyurethane foams may affect the performance of asphalt and modified asphalt building products and metal fasteners used with those products.

IMPORTANT SAFETY INFORMATION: Do not install until all appropriate safety precautions have been read and understood. The TAMKO Safety Data Sheet (SDS) is available at tamko.com/sds. Always use appropriate fall protection equipment and wear appropriate personal protective equipment (PPE) when working with this product. Moisture, frost, debris or other material will decrease the traction and can cause slippery conditions when walking on the product. **Applicator safety is of utmost importance.**

WARNING: This product contains crystalline silica and formaldehyde. Crystalline silica and formaldehyde have been classified as "known human carcinogens" by the International Agency for Research on Cancer (IARC) and the National Toxicology Program. This product also contains oxidized asphalt. Occupational exposure to oxidized asphalt and its emissions during roofing have been classified by IARC as a "probable human carcinogen". Oxidized asphalt also contains Polycyclic Aromatic Hydrocarbons some of which have been classified by IARC as "known" or "probable human carcinogen". The physical nature of this product may help limit any inhalation or dermal hazard during application and/or removal. However, physical forces such as sawing, grinding or drilling during demolition work and heating or burning may increase the inhalation or dermal exposure hazard of this product. Take precautions to prevent breathing and contact with skin.



P.O. Box 97
Galena, KS 66739-0097
800-641-4691
tamko.com

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Rev. 01/19/2026

SCONCES:



SHADES OF LIGHT



Aire Libre Outdoor Sconce - 2 Light

SKU: OL22013 BZ
\$178.00
Finish: Bronze Glass

Notes:

Description

Bold lines and clear glass panels best describe our Aire Libre collection. The lighting cluster holds two candelabra bulbs. Use Edison-style light bulbs to add further interest to your exterior space.



SCAN & VIEW

Specifications

Measurements

Actual Size: 20.75"Hx7"Wx8.5"D

Backplate/Canopy Size :
6.25"Hx4.75"Wx0.75"D Rectangular

Features

Color: Bronze / Clear Glass

Number of Lights: 2

Dimmable: Yes

Material: Glass, Metal

Bulb Base: US Candelabra-E12

Indoor-Outdoor: Yes

Specifications

Max Bulb Wattage: 60

Ratings & Certifications

Safety Rating: UL Wet

Created on: 3-27-2026 | ShadesofLight.com | 800-262-6612 | SKU: OL22013 BZ | Page: 1 / 3

YORKTOWN RESIDENCE - 2003 S YORKTOWN AVE

1/7/2026

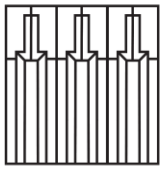
PAGE A-17

EXTERIOR MATERIALS

ALIGN

DESIGN GROUP
918.499.0454

JASON GIBSON, RA, NCARB



HP PERMIT NUMBER: HP-0756-2026

PROPERTY ADDRESS: 1323 East 20th Street

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: The Terrel and Deborah DoRemus Memorial Living Trust

A. CASE ITEMS FOR CONSIDERATION

1. Relocation of gas meter

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1926

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION:

This one-story brick Tudor Revival residence has stucco and wood trim in the gable ends. The cross-gabled roof has composition shingles. The primary elevation features a large brick chimney with double pots and a large front-facing gable on the right. Beneath the large gable is an arched 1/1 double hung window with a keystone, matching an arched window to the left of the chimney. Both windows have fabric awnings. The glazed wood door is recessed beneath a smaller front-facing brick gable. It is arched and has a keystone. At the rear is a detached noncontributing garage apartment.

(National Register of Historic Places, Swan Lake Historic District, NRIS # 98000140)

PREVIOUS ACTIONS: None Found

C. ISSUES AND CONSIDERATIONS

1. Proposed is the relocation of the gas meter from underground near the sidewalk to aboveground on the east side of the house. This has been forwarded directly to the preservation commission without a review by the HP Permit Subcommittee due to the limited scope of work.

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

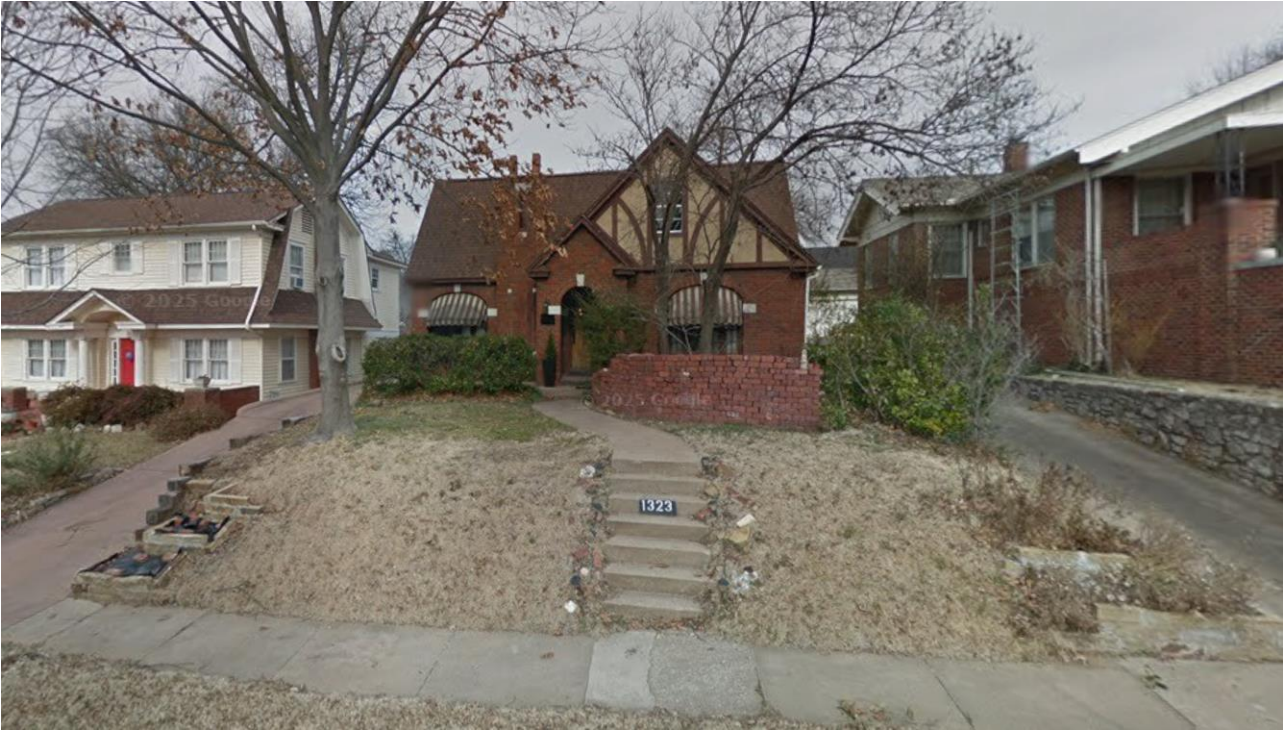
- the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
 5. The purposes and intent of the HP district regulations and this 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.7 Awnings, Shutters, Mailboxes, Mechanical Systems, Etc.**
- A.7.1 Select awnings that are consistent with the architectural style of your home.
 - A.7.2 Select window shutters that are consistent with the architectural style of your home. Plastic shutters and door shutters are not historically accurate and are not allowed.
 - A.7.3 Attach mailboxes to the front of the porch or house.
 - A.7.4 Install engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, package units, flues, conduits, cables, electrical boxes, ventilators, and louvers, on the side or rear façade of the structure.
 - A.7.5 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault.
 - A.7.6 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building's historic character and is reversible. These considerations will be made on a case-by-case basis.
 - A.7.7 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.



1995



1995



January 2016 (Google Street View)



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.

ONG is requesting a meter relocation. The meter is currently located underground at the front easement. The meter will be relocated to east side of house. We will access our gas main located on the north side of 20th St. & installing new yard line going north to the structure. ONG met with owner/customer, Terrell Doremus and gained their agreement.

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](#))

ONG is requesting a meter relocation. The meter is currently located underground, at the front easement.

The meter will be relocated to East side of the house.

We will be accessing the gas main located on the north side of the street and installing a new yard line going north to the structure.

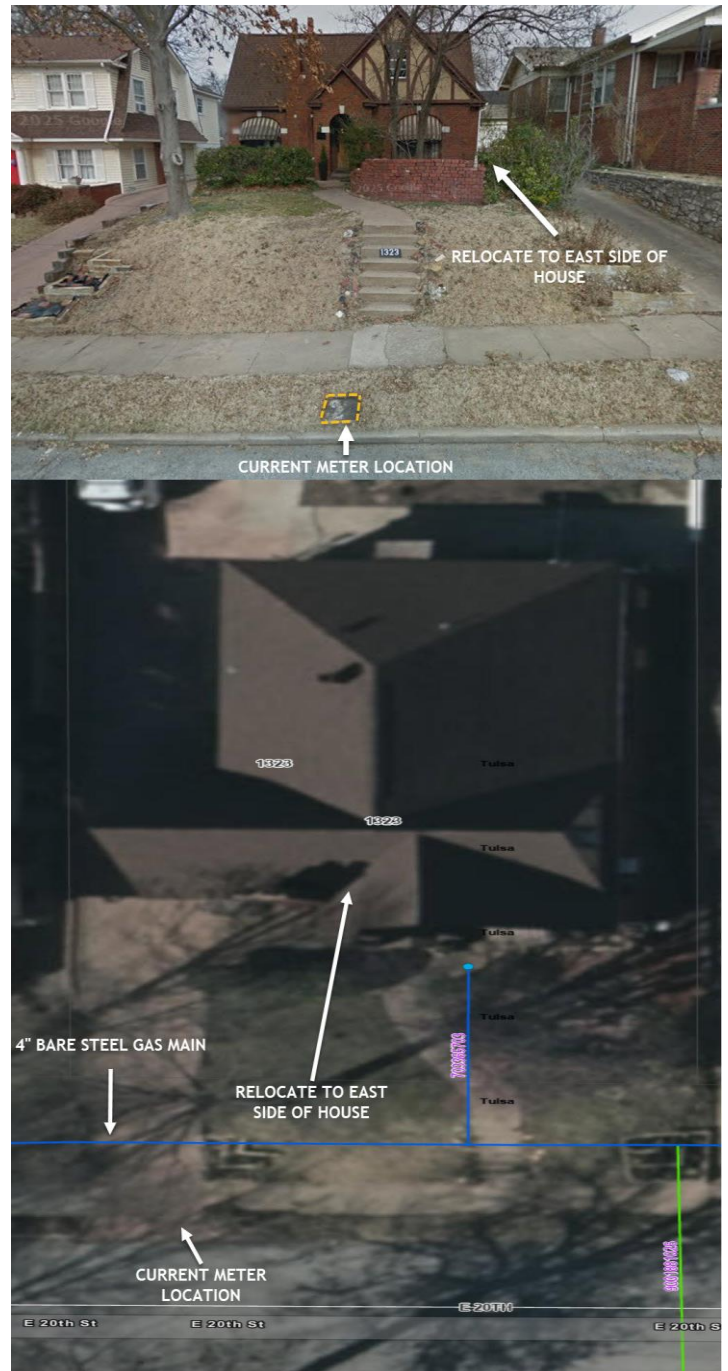
ONG has met with the customer & gained their agreement for the meter relocation.

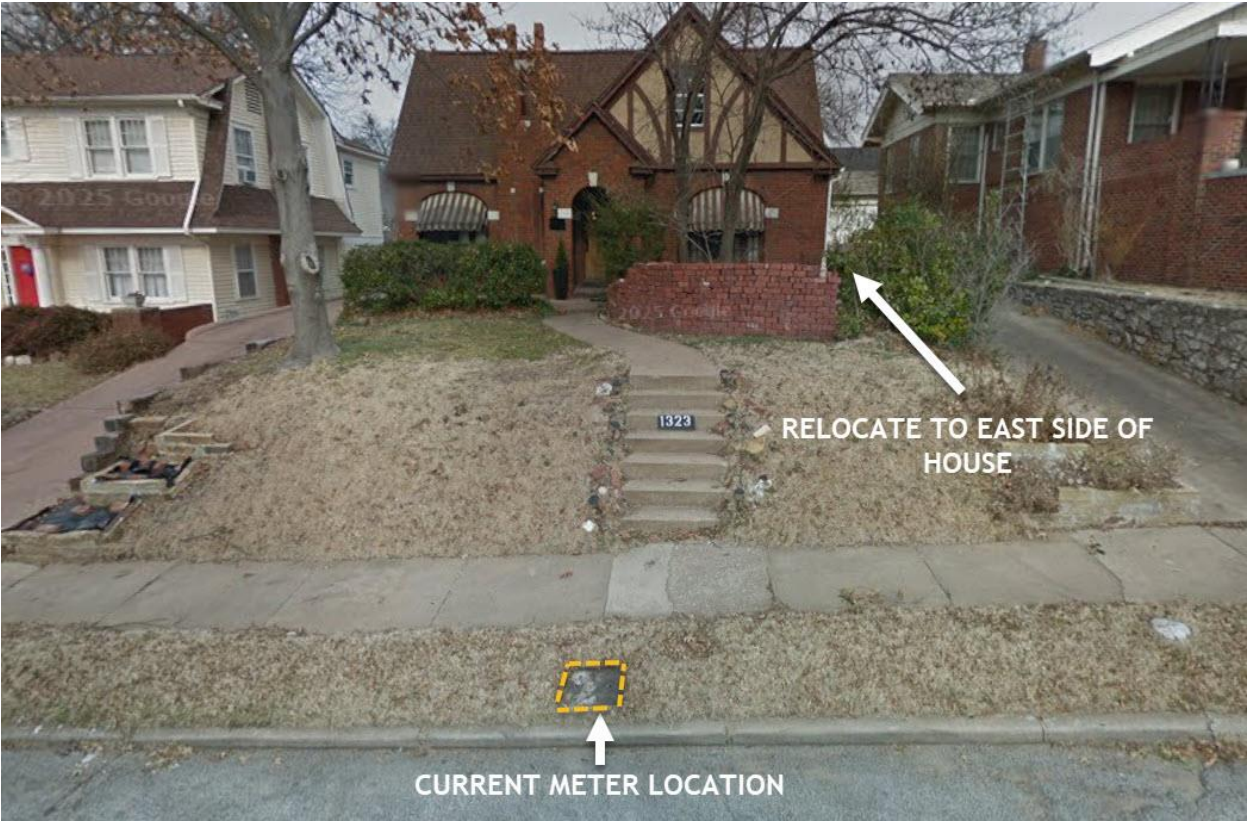
Customer Name: Terrell Doremus

Customer Phone Number: 918-408-4196

Address: 1323 E 20th St., Tulsa

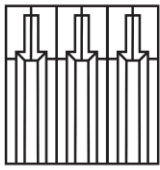
Name of Historical District: Swan Lake





CURRENT METER LOCATION

RELOCATE TO EAST SIDE OF HOUSE



HP PERMIT NUMBER: HP-0757-2026

PROPERTY ADDRESS: 1328 and 1332 East 19th Street

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Deborah L. Baker Revocable Trust

A. CASE ITEMS FOR CONSIDERATION

1. Relocation of gas meters

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1930

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION:

This two-storied Colonial Revival residence is brick on the lower floor and shingled on the upper floor. The generally L-shaped house has a composition shingle cross-gabled roof and a brick chimney on the east end. Windows on the upper floor are 6/6 double hung and shuttered. The glazed wood door is set to the left of a gabled extension. It has a balloon fabric awning and metal railings. At the rear is a detached garage.

(National Register of Historic Places, Swan Lake Historic District, NRIS # 98000140)

PREVIOUS ACTIONS: None found

C. ISSUES AND CONSIDERATIONS

1. Proposed is the relocation of two gas meters from underground near the sidewalk to aboveground on the west side of the building, which is a duplex. The meters will be seven feet (7'-0") behind the northwest corner of the house. This has been forwarded directly to the preservation commission without a review by the HP Permit Subcommittee due to the limited scope of work.

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

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



1995



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March 2025 (Google Street View)



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.

THIS IS A DUPLEX - ONG IS REQUESTING TO REMOVE TWO UNDERGROUND METERS
BOTH METERS WILL BE RELOCATED TO THE WEST SIDE OF STRUCTURE, 7FT SOUTH
FROM THE SOUTHWEST CORNER OF STRUCTURE. GAS MAIN IS LOCATED ON THE SOUTH
SIDE OF E 19TH ST AND NEW SERVICE WILL LINE WILL GO SOUTH TO PROPERTY. ONG
SPOKE WITH OWNER AND HAS GAINED HER AUTHORIZATION.

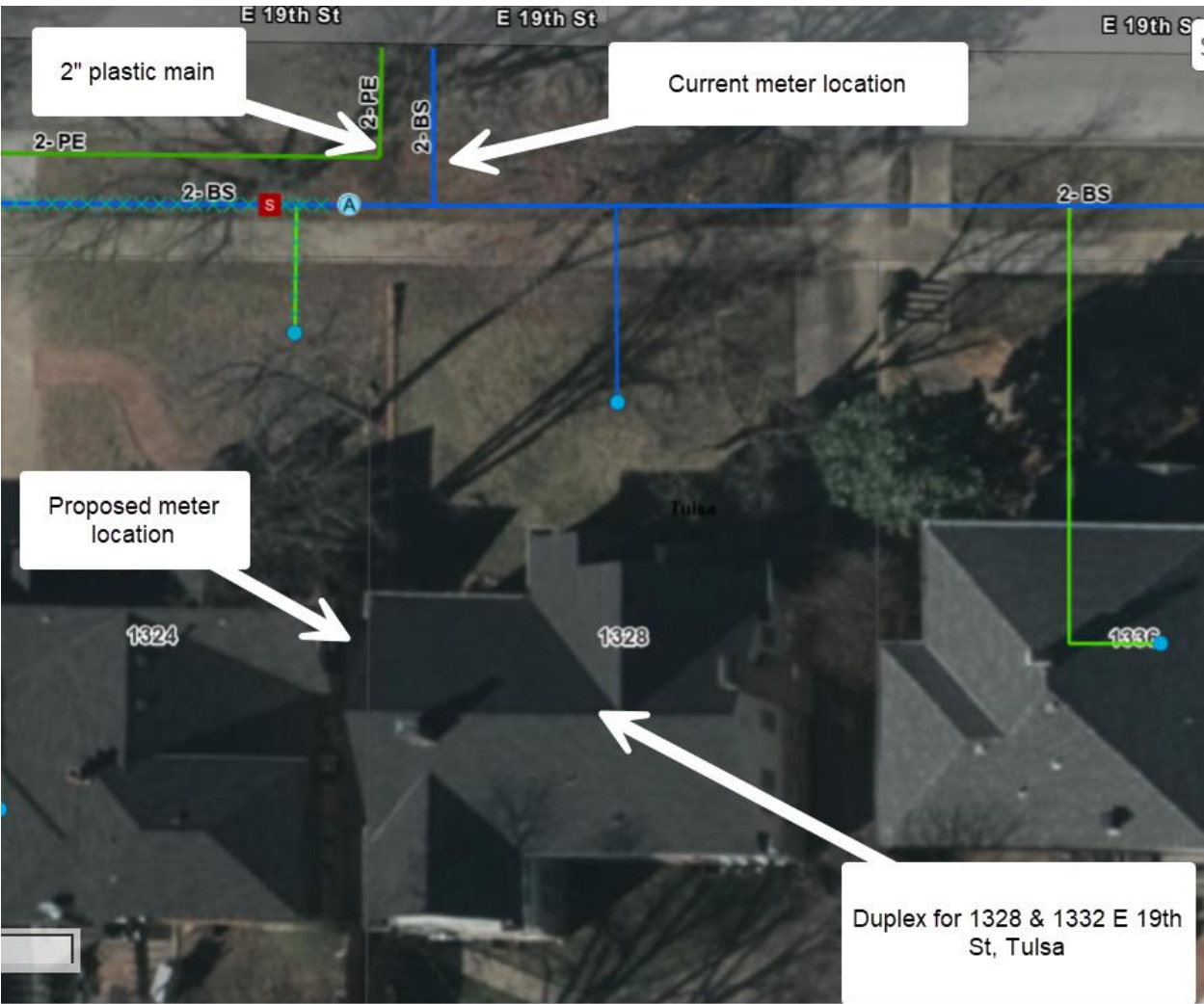
PROJECT CHECKLIST

- 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](#))





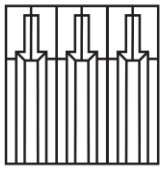
ONG is requesting 2-meter relocations for a duplex. The meters are currently located underground. Both meters will be relocated to the west side of house 7ft south from the southwest corner of house. We will be accessing the gas main located on the south side of E 19th St and installing a new service line going south to property. ONG has met with the customer and gained their agreement for meter relocation.

Customer name: DEBBIE BAKER

Customer Contact Phone Number: 918*-638-1914

Address: 1328 & 1332 E 19TH ST, TULSA

Name of Historical District: Swan Lake



HP PERMIT NUMBER: HP-0758-2026

PROPERTY ADDRESS: 1532 East 20th Street

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Jane S. Bowerfind and Mark Brewin

A. CASE ITEMS FOR CONSIDERATION

1. Relocation of gas meter

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1926

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION:

This one and one-half story Tudor Revival residence has new metal shingles covering original features. The cross-gabled roof has composition shingles and a chimney on the east elevation. There are two front-facing gables with exposed rafter tails on the south elevation. The right gable end has half-timbering. It is set above triple hinged windows on the first and second floors. On the left the gabled porch and glazed wood door have been enclosed with lattices. At the rear is a detached contributing garage apartment.

(National Register of Historic Places, Swan Lake Historic District, NRIS # 98000140)

Note: The National Register nomination refers to later documentation showing that the metal shingles were actually asbestos shingles and did not cover original features.

PREVIOUS ACTIONS:

COA – November 10, 1994 – TPC Approval

Installation of storm windows and removal of lattice on front porch

COA – August 8, 2002 – TPC Approval

Replacement of asbestos siding with shiplap wood

C. ISSUES AND CONSIDERATIONS

1. Proposed is the relocation of the gas meter from aboveground near the sidewalk to aboveground on the west side of the house. This has been forwarded directly to the preservation commission without a review by the HP Permit Subcommittee due to the limited scope of work.
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.7 Awnings, Shutters, Mailboxes, Mechanical Systems, Etc.**
- A.7.1 Select awnings that are consistent with the architectural style of your home.
- A.7.2 Select window shutters that are consistent with the architectural style of your home. Plastic shutters and door shutters are not historically accurate and are not allowed.
- A.7.3 Attach mailboxes to the front of the porch or house.
- A.7.4 Install engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, package units, flues, conduits, cables, electrical boxes, ventilators, and louvers, on the side or rear façade of the structure.
- A.7.5 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault.
- A.7.6 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building's historic character and is reversible. These considerations will be made on a case-by-case basis.
- A.7.7 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.



1995



March 2025 (Google Street View)



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.

METER IS CURRENTLY UNDERGROUND. ONG IS REQUEST TO RELOCATE METER TO THE EAST SIDE OF STRUCTURE. WE WILL ACCESS OUR GAS MAIN LOCATED ON THE NORTH SIDE OF THE STREET TO INSTALL NEW YARD LINE GOING NORTH TO THE STRUCTURE. METER WILL SIT AT STRUCTURE.
ONG HAS MET WITH CUSTOMER, MR. BREW (AUTHORIZED ON ACCOUNT) AND GAINED AUTHORIZATION.

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](#))

ONG is requesting a meter relocation.

The meter is currently located underground, at the front easement.

The meter will be relocated to East side of the house. We will be accessing the gas main located on the north side of the street and installing a new yard line going north to the structure. ONG has met with the customer & gained their agreement for the meter relocation.

Customer Name: MARK BREWIN

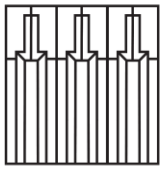
Customer Number:, 918-633-3870

Address: 1532 E 20TH ST., Tulsa

Name of Historical District: Swan Lake







HP PERMIT NUMBER: HP-0759-2026

PROPERTY ADDRESS: 1323 East 19th Street

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Thomas L. Baker and Sheila A. Baker

A. CASE ITEMS FOR CONSIDERATION

1. Relocation of gas meter

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1924

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION:

This ornate Tudor Revival residence is two-storied. It has a hipped and gabled composition shingle roof with wood and stucco trim in the gable ends. Walls are half-timbered with shingle below and stucco and wood trim above. The entry is set on the right side of a projecting gable on the left side of the south elevation. The glazed wood door is set beneath a barrel-shaped awning with metal trim. Windows are 6/6 double hung and paired or grouped. At the rear is a detached garage.

(National Register of Historic Places, Swan Lake Historic District, NRIS # 98000140)

PREVIOUS ACTIONS: None found

C. ISSUES AND CONSIDERATIONS

1. Proposed is the relocation of the gas meter from underground near the street on the south side of the property to aboveground on the south side of the house. This has been forwarded directly to the preservation commission without a review by the HP Permit Subcommittee due to the limited scope of work.

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.
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1995



March 2025 (Google Street View)



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.

Meter is currently underground. ONG is requesting to relocate meter to south side of structure.

We will access our gas main on the south side of the street and will install new yard line going north to structure. ONG has met with customer, Ms. Baker and gained her agreement for meter relocation.

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.
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ATTACHMENT B: [WINDOW SURVEY FORM](#) (if applicable- see [Window Repair and Replacement Guide](#))

ONG is requesting a meter relocation. The meter is currently located underground, at the front easement.

The meter will be relocated to the South side of house.

We will be accessing the gas main located on the south side of the street and installing a new service line going north to the structure.

ONG has met with the customer & gained their agreement for the meter relocation.

Customer Name: SHEILA BAKER

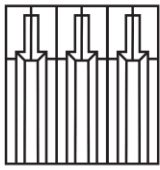
Customer Phone Number: 918-671-0564

Address: 1323 E 19TH ST, TULSA

Name of Historical District: Swan Lake







A. ITEM FOR CONSIDERATION

1. Application – Funds for Certified Local Government Program, Fiscal Year 2026-2027

B. BACKGROUND

As a Certified Local Government, the City of Tulsa receives funds from the Oklahoma State Historic Preservation Office (SHPO) to assist in implementation of the City's historic preservation program. The funds are drawn from the SHPO's share of the U.S. Department of the Interior's Historic Preservation Fund. For the period between July 1, 2026, and June 30, 2027, the City of Tulsa will receive \$18,750 to be used for activities related to historic preservation. The City will match the federal funds in-kind with personnel expenses of \$12,500, for a total project budget of \$31,250.

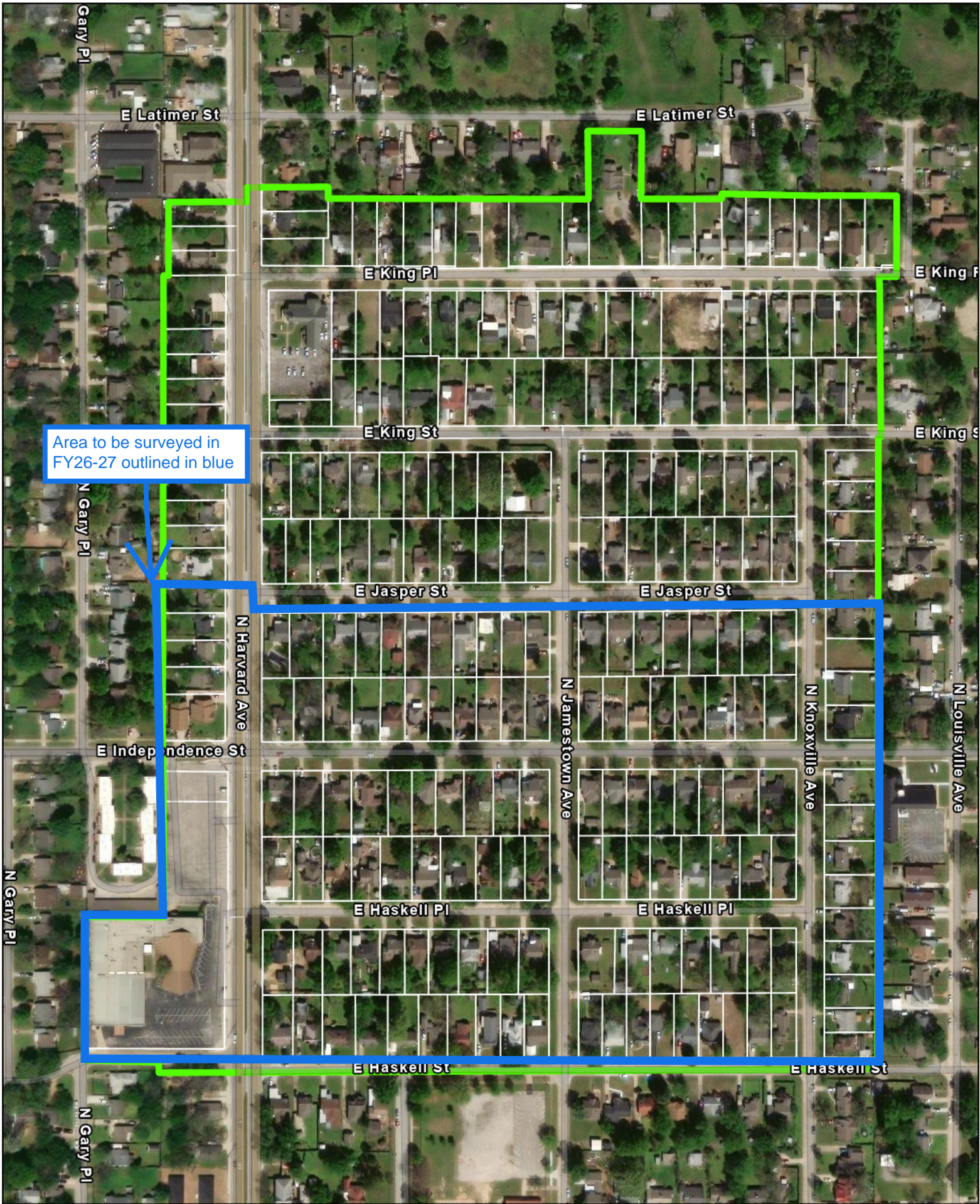
C. ISSUES AND CONSIDERATIONS

1. The City of Tulsa has been allocated \$18,750 for its Certified Local Government program in Fiscal Year 2026-2027. A notice was posted on the preservation commission website, but staff received no proposals from members of the public. The proposed budget, which is attached, will accomplish the following objectives:
 - Completion of Phase II of the Harvard Hills Intensive-Level Survey (there will be three phases in total, unless additional funds become available this year)
 - Printing of approximately 150 bound copies of updated Unified Design Guidelines
Note: This assumes 50 pages per booklet, color, two-sided, wire bound
 - Annual letter sent to property owners within HP Overlay districts
 - Annual fee for website hosting
 - One-year renewal of domain name for preservation commission website
 - Two 6-month subscriptions to Newspapers.com
 - Memberships to local and national preservation organizations

If the budget is approved by the Tulsa Preservation Commission, the annual CLG application will be forwarded to the Mayor for approval and submitted to the SHPO.

**Proposed Budget - City of Tulsa Certified Local Government Program Fiscal
Year 2026-27**

Purchases	Estimated Cost
Contractual	
Survey - Harvard Hills Phase II	\$ 14,700.00
Total	\$ 14,700.00
Printing	
Updated Design Guidelines	\$ 1,727.00
Annual Notification to Historic Property Owners	\$ 500.00
Total	\$ 2,227.00
Postage	
Annual Notification to Historic Property Owners	\$ 1,000.00
Total	\$ 1,000.00
Other Services	
Website Host - Spark Creative	\$ 100.00
Website Domain Name Renewal - GoDaddy	\$ 23.00
Membership - National Alliance of Preservation Commissions	\$ 200.00
Membership - National Trust for Historic Preservation	\$ 250.00
Membership - Oklahoma Historical Society	\$ 50.00
Membership - Tulsa Foundation for Architecture	\$ 50.00
Subscription - Newspapers.com (12 mo.)	\$ 150.00
Total	\$ 823.00
PROJECT TOTAL	\$ 18,750.00



Area to be surveyed in
FY26-27 outlined in blue

