

HP PERMIT NUMBER: HP-0755-2026

PROPERTY ADDRESS: 1744 South Yorktown Avenue

DISTRICT: Yorktown

APPLICANT: Glen Rossi, Rossi Brothers, LLC

OWNER: Beji Malek, Trustee of The Beji Malek Trust

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of windows

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1927

ZONED HISTORIC PRESERVATION: 1995

NATIONAL REGISTER LISTING: Yorktown Historic District, 2002

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION:

Bungalow/Craftsman. This one-story, vinyl-sided residence has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are vertical, four-over-one, hung and the wood door is flush. The partial porch is uncovered and has wrought iron railings. There is a gablet over the entry supported by triangular knee braces. There is a brick, exterior, gable wall chimney on the south side. Decorative details include triangular knee braces and double and triple windows. There is a detached garage to the rear.

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

PREVIOUS ACTIONS:

COA – July 12, 2007 – TPC Approval

Construct new S-shaped flagstone walk from curb to front porch, approximately 4' wide, with three steps along length due to grade of lot

COA-15-40 – September 22, 2015 – TPC Approval

Replace non-original door with Rogue Valley Craftsman door with three jailhouse lights and two flat panels as submitted

C. ISSUES AND CONSIDERATIONS

1. Proposed is the replacement of all 29 original, double hung, wood windows with Andersen A Series double-hung, composite (fibrex) windows. The existing and proposed windows will have simulated divided lites with five vertical lites in the top sash and no muntins in the bottom sash.

The Historic Preservation Permit Subcommittee recommended denial of the application on April 9, 2026.

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.



2001



2001



August 2015



February 2016



Window 1, Exterior



Window 2, Exterior



Window 3, Exterior



Window 1-3, Interior



Window 1-3, Interior



Window 1-3, Interior



Window 1-3, Interior



Window 1-3, Interior



Window 4, Exterior



Window 5, Exterior



Window 4-5, Interior



Window 4-5, Interior



Window 4-5, Interior



Window 4-5, Interior



Window 6, Exterior



Window 7, Exterior



Window 8, Exterior



Window 6-8, Interior



Window 6-8, Interior



Window 6-8, Interior



Window 6-8, Interior



Window 6-8, Interior



Window 6-8, Interior



Window 6-8, Interior



Window 9, Exterior



Window 10, Exterior



Window 9-10, Interior



Window 9-10, Interior



Window 9-10, Interior



Window 11, Exterior



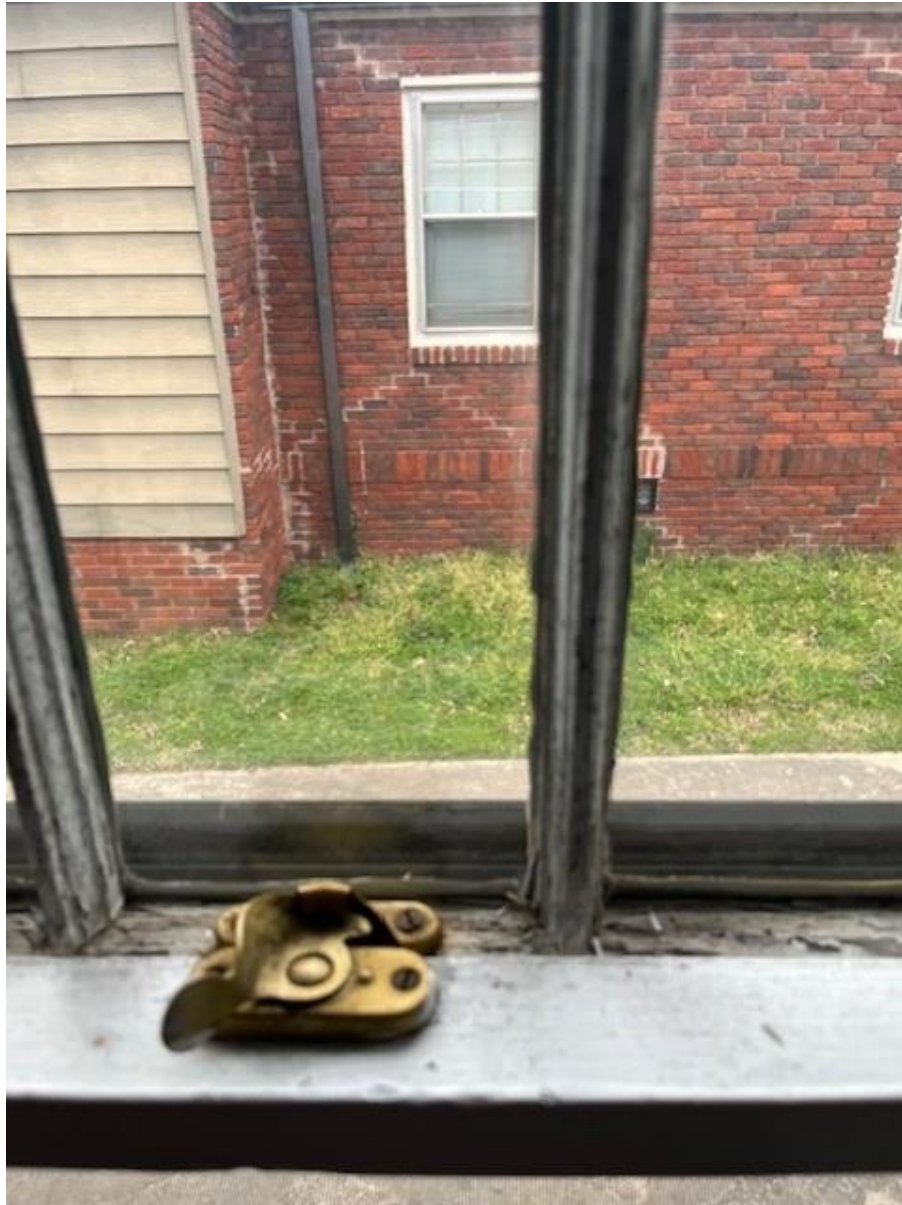
Window 11, Interior



Window 12, Exterior



Window 13, Exterior



Window 12-13, Interior



Window 12-13, Interior



Window 12-13, Interior



Window 12-13, Interior



Window 12-13, Interior



Window 14, Exterior



Window 15, Exterior



Window 16, Exterior



Window 14-16, Interior



Window 14-16, Interior



Window 14-16, Interior



Window 17, Exterior



Window 17, Interior



Window 18, Exterior



Window 19, Exterior



Window 18-19, Interior



Window 18-19, Interior



Window 18-19, Interior



Window 18-19, Interior



Window 18-19, Interior



Window 18-19, Interior



Window 20, Exterior



Window 21, Exterior



Window 22, Exterior



Window 20-22, Interior



Window 20-22, Interior



Window 20-22, Interior



Window 23, Exterior



Window 24, Exterior



Window 25, Exterior



Window 23-25, Interior



Window 23-25, Interior



Window 26, Exterior



Window 27, Exterior



Window 26-27, Interior



Window 26-27, Interior



Window 26-27, Interior



Window 26-27, Interior



Window 26-27, Interior



Window 26-27, Interior



Window 26-27, Interior



Window 28, Exterior



Window 29, Exterior



Window 28-29, Interior



Window 28-29, Interior



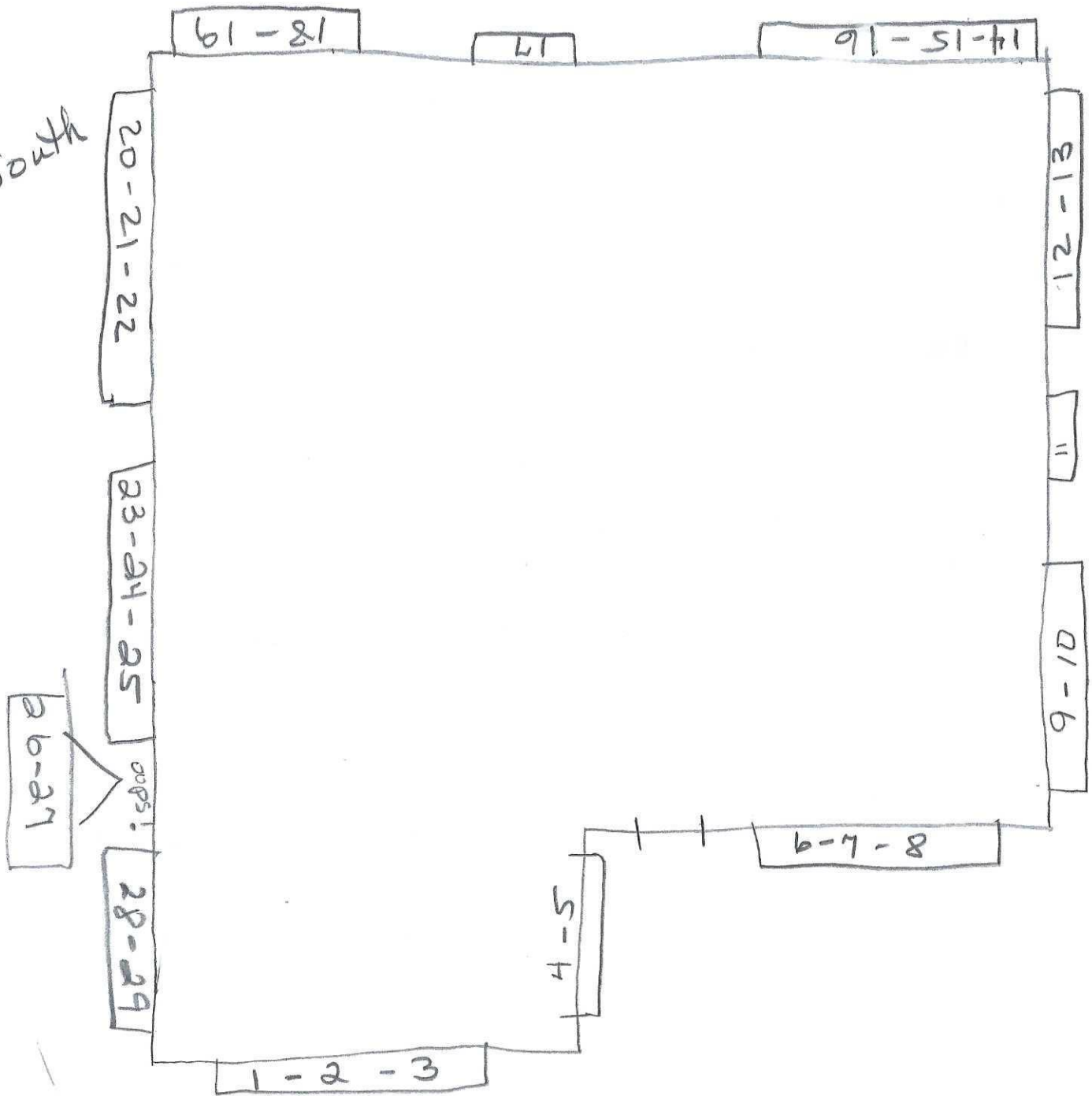
Window 28-29, Interior

West-Back

Garage

South

North



Front-East



ROSSI BROTHERS COMPANY L.L.C.

3509 E 11th St
Tulsa OK 74112
Ph: 834-2332 Fax: 834-2515
Web: www.rossibros.com
E-mail: glen@rossibros.com

Historic Preservation Permit Application Form

Mrs. Beji Malek
1744 S Yorktown Ave
Tulsa, OK 74104

Attachment A: Submittal Materials

PROJECT DESCRIPTION

Home currently has wood windows in extremely poor condition (water penetration, deterioration, rot) as well as storm windows which were added later and do not match the original design. In addition, neither the wood windows nor the storm windows are operational – cannot be opened, creating a fire and safety hazard for the homeowner.

Secondly, the current windows allow significant airflow, heat, cold, and sunlight to enter the home, causing discomfort, damage to furniture and unnecessarily increased energy costs.

Glen Rossi, owner of Rossi Brothers (a Tulsa business since 1972) has inspected and determined that none of the above can be adequately addressed by repairs.

After careful consideration and comparison, the homeowner wishes to have Rossi Brothers, LLC. remove the current windows and replace them with Andersen A series windows of the same size, type, pattern, configuration, etc. Andersen A series is consistently the choice of homeowners wishing to preserve/restore the architectural integrity of their homes, while increasing durability and energy efficiency.

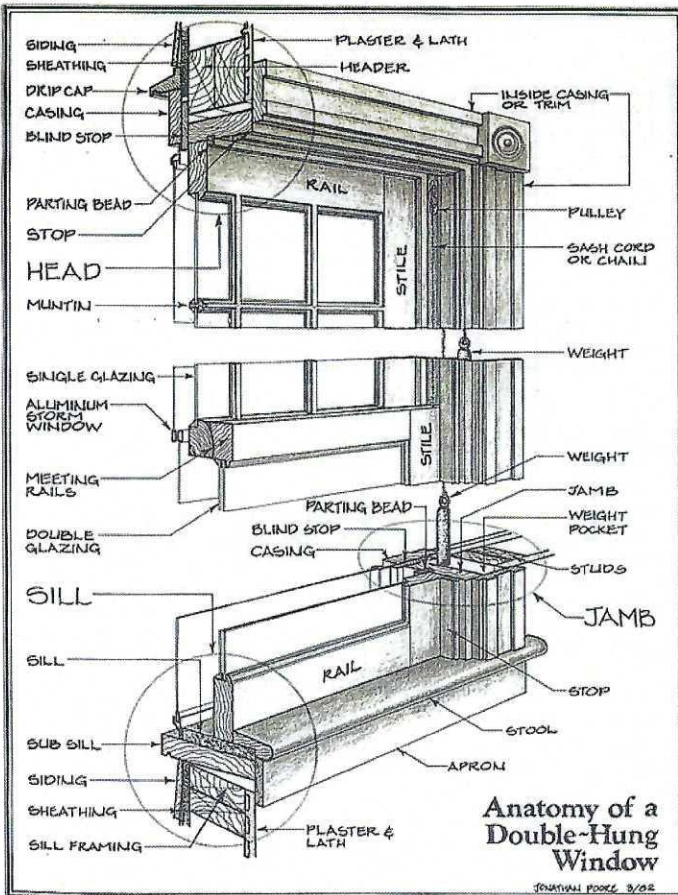


TULSA PRESERVATION COMMISSION WINDOW SURVEY FORM

COMPLETED BY: Rossi Bros for Mrs Beji Malek DATE: 03/24/2026

PROPERTY ADDRESS: _____

BASIC REQUIREMENTS	
1.	Photographs or drawings of each elevation of the structure
2.	Site plan of the structure with each window opening numbered
3.	Exterior photographs of each window opening numbered corresponding to the site plan
4.	Interior photographs of each window opening numbered corresponding to the site plan
5.	Detail photographs of problem areas of each window as necessary (numbered corresponding to site plan)
6.	Condition Evaluation of each window
7.	Original window design (double-hung, casement, etc...), pattern (3/1, 6/6, etc...), materials (wood, clad, etc...). Specify if different for certain openings.
8.	Proposed window design (double-hung, casement, etc...), pattern (3/1, 6/6, etc...), materials (wood, clad, etc...). Specify if different for certain openings.
9.	Product brochure and a picture or drawing of proposed window(s)
10.	Other



The Window Survey Form should be completed when requesting a Certification of Appropriateness (COA) for window replacement. The basic requirements are needed for each window replacement; however, Planning Department Staff may require further information for an application on a case-by-case basis. This form should be completed and submitted with COA Application.

Only windows proposed for replacement should be assigned a number and described under the same number for the rest of this form. TPC does not review windows on the rear of the property if not visible from an abutting street. Windows in pairs or groupings should be assigned separate numbers. Do not include sidelights or transoms associated with a door.

Describe the issues and condition of each window proposed for replacement in detail, referring to specific parts of the windows (see diagram). Photographs of the interior and exterior are required. Additional close-up photographs, showing evidence of the window condition, must be provided to better document problem areas. Note: painted shut, broken glass, and broken sash cords are not necessary grounds for approving replacement.



ROSSI BROTHERS COMPANY L.L.C.

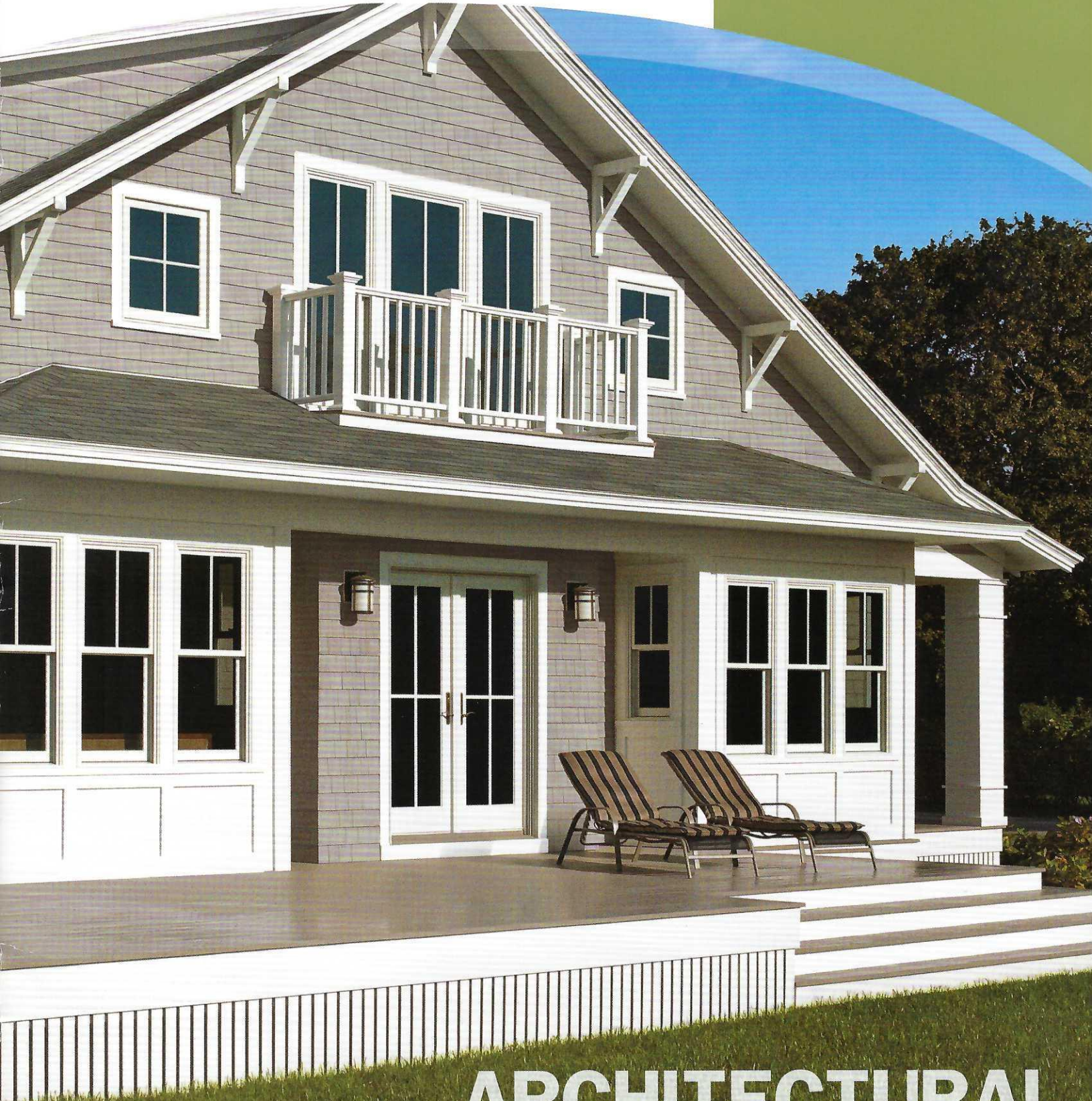
3509 E 11th St
Tulsa OK 74112
Ph: 834-2332 Fax: 834-2515
Web: www.rossibros.com
E-mail: glen@rossibros.com

Historic Preservation Window Survey

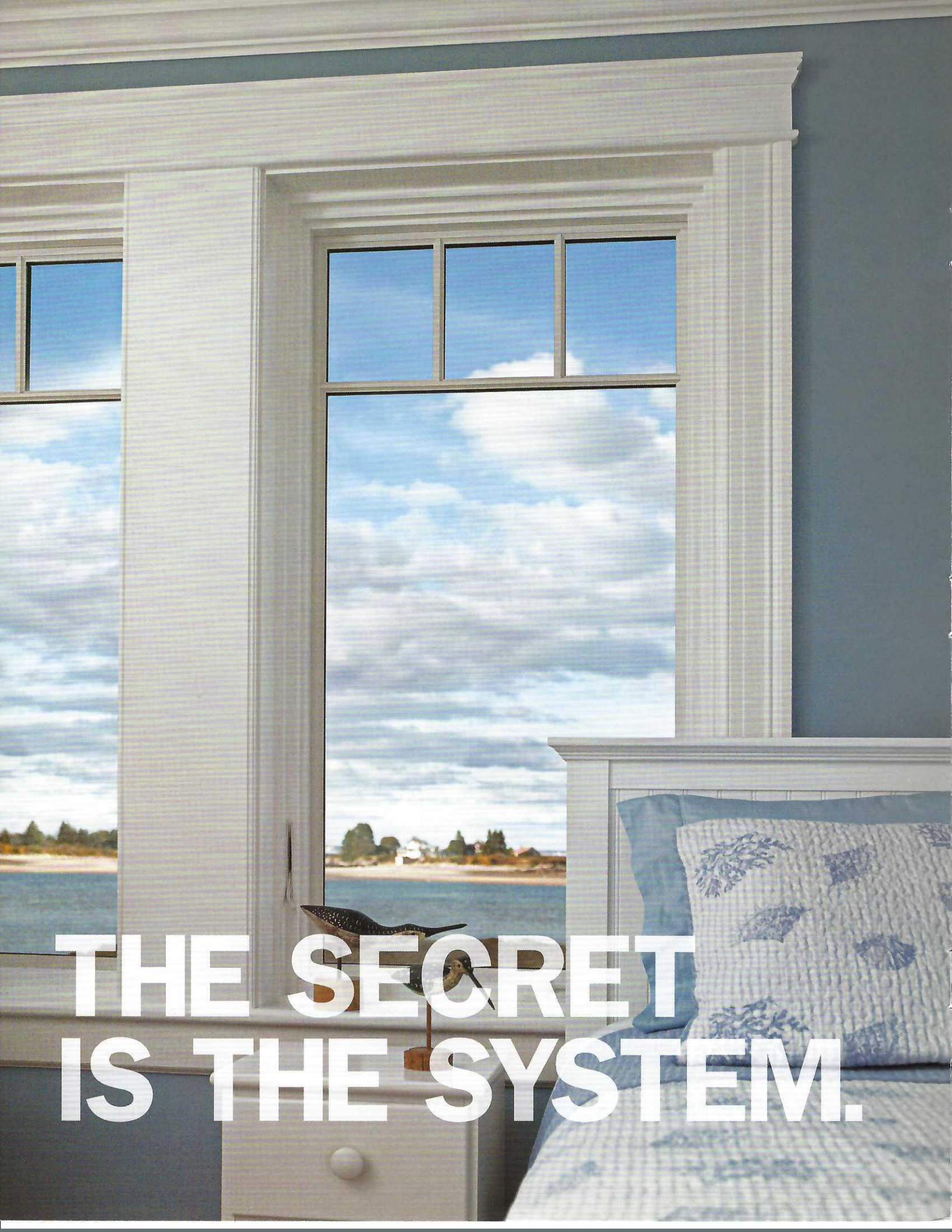
Mrs. Beji Malek
1744 S Yorktown Ave
Tulsa, OK 74104

To match original design, Whole House window replacement with Andersen Brand A Series Double Hung windows. Low-E-4 SmartSun Standard Argon fill glass with 5-vertical lite SDL External Grids on Upper Sash (no grids on lower sash). Bottom half insect screen. In the following sizes:

Measurement	Quantity
31" x 52.5"	2
32" x 32.5"	1
30.5" x 53.5"	18
30.5" x 38.5"	1
28.5" x 53.5"	4
24.5" x 53.5"	4
30" x 53.5"	1



**ARCHITECTURAL
STYLE MADE EASY.**



**THE SECRET
IS THE SYSTEM.**

INTRODUCING THE

A-SERIES

WINDOW & DOOR SYSTEM

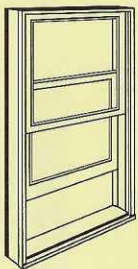
YOU CAN DREAM AND DESIGN WITH COMPLETE PEACE OF MIND.

Leave it to a leader like Andersen to innovate a window and door system that makes it easier than ever to achieve practically any style you want. The secret is an exclusive system of integrated options, all designed and selected to work together seamlessly while letting you customize your windows literally thousands of ways. The system gives you complete flexibility to choose your options with confidence and achieve window and door styles that will look and perform perfectly.*

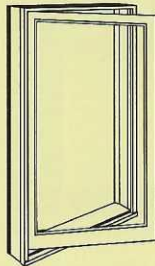
Whether you're replacing old windows and want to match your home's design, remodeling with a custom look in mind, or building to a specific architectural style, one system does it all. Get complete design flexibility, superior performance and comfort with **A-Series — the window and door system from Andersen that makes architectural style easy to achieve.**

CHOOSE YOUR WINDOW AND DOOR TYPE. THEN START DESIGNING.

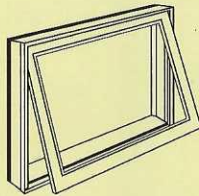
WINDOW TYPES



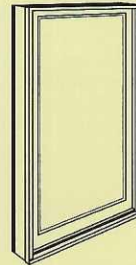
Double-hung windows bring in fresh air from any direction. Because they lift open, remaining flush with the wall, they're often used in walls adjacent to patios, decks and walkways.



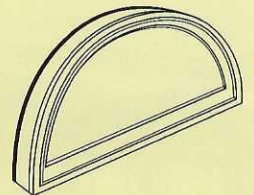
Casement windows have an entire sash that hinges open, channeling breezes from left or right into the home.



Awning windows are often used above or next to stationary windows to provide ventilation. They can also be placed high on a wall to let light and fresh air into the room while still providing privacy.



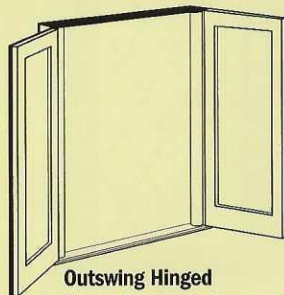
Stationary rectangle windows are referred to as **picture windows**. They are typically combined with venting windows to create large walls of light.



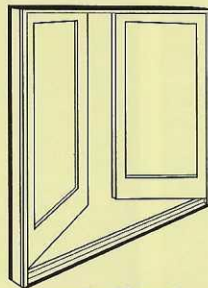
Specialty windows are designed to go beyond conventional window boundaries with graceful curves and dramatic angles. They can make a signature statement or provide a delicate lighting accent.

PATIO DOOR TYPES

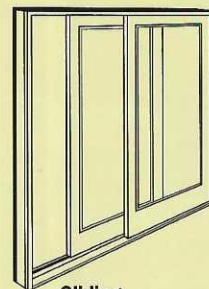
Patio doors open up your home to a world of light and beauty.



Outswing Hinged
These doors swing outward, saving you up to 26 square feet of living space.



Inswing Hinged
With panels that swing into your living space, these doors save room on balconies, decks and patios.



Gliding
Gliding patio doors have two or more panels, with at least one panel that glides past the other.



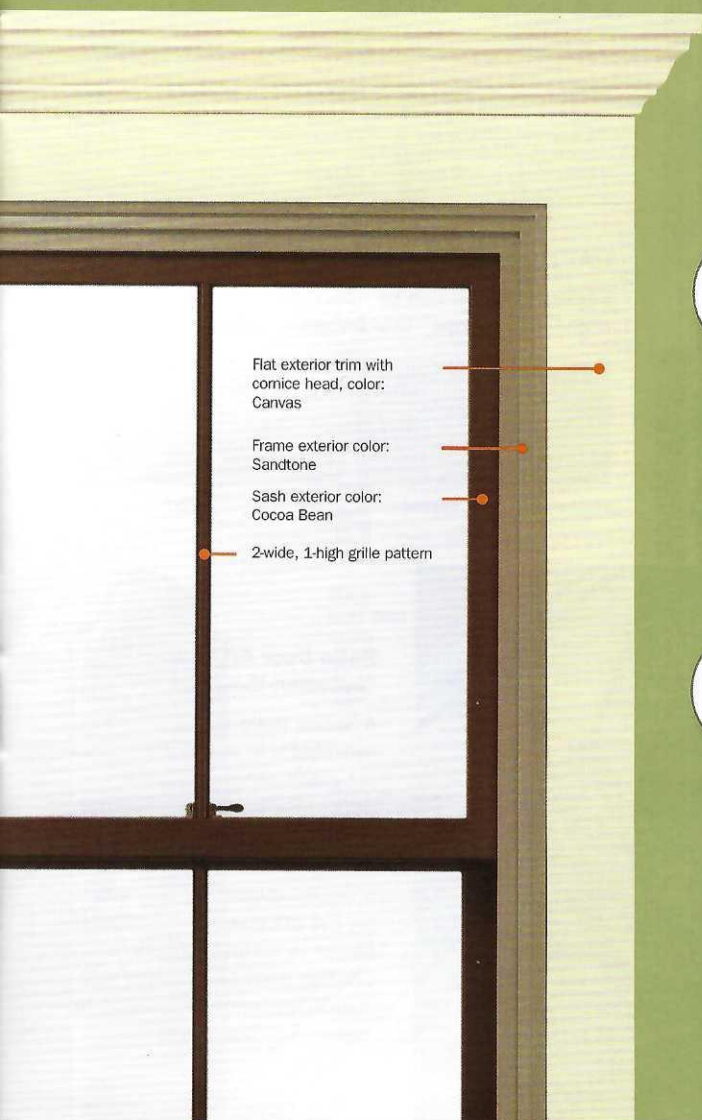
Sidelights and transoms placed next to and above patio doors can transform a doorway into an elegant wall of light.

CHOOSE YOUR EXTERIOR COLORS

Select any combination of the colors shown here for your exterior frame, sash and trim.

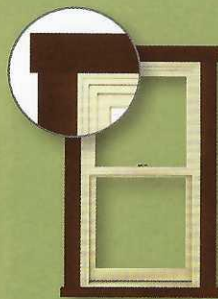


Printing limitations prevent exact color duplication. See your Andersen dealer for actual color samples.

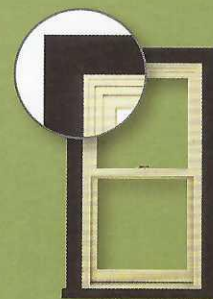


ENHANCE WITH EXTERIOR TRIM

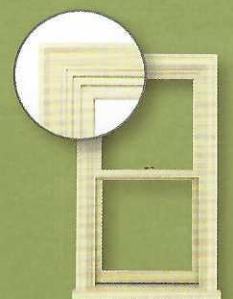
Exterior trim can add a special design touch to your windows and a unique character to your home. A-Series window and door trim is long lasting* and it's low maintenance — it never needs painting.



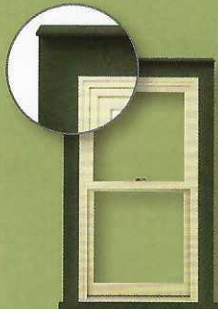
Flat trim with extended head and extended sill



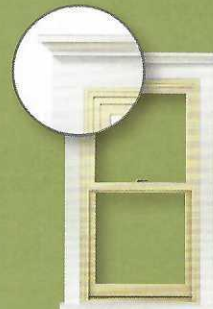
Flat trim with flush head and extended sill



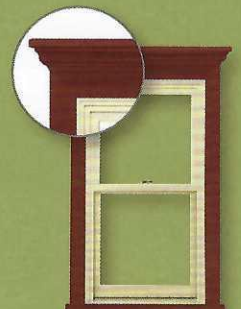
Brick mould with extended sill



Flat trim with decorative drip cap and extended sill



Flat trim with 2" cornice and extended sill



Flat trim with 3 5/8" cornice and extended sill

*See the Andersen Owner-To-Owner® limited warranty for details.

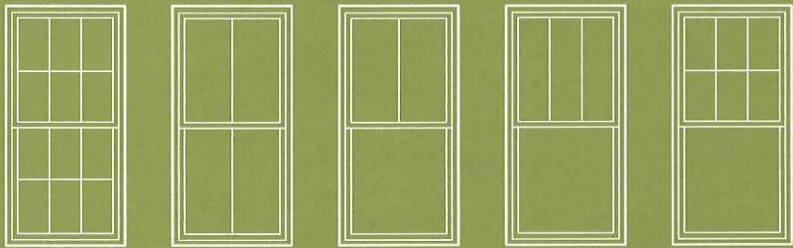


**SO MANY OPTIONS,
YOU COULD CALL IT
THE A-TO-Z SERIES.**

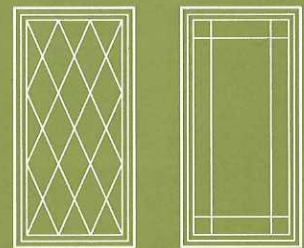
GRILLE PATTERNS

These illustrations show you just a few of the more popular designs you can achieve with the Andersen® A-Series window and door system. **To see additional patterns, visit www.andersenwindows.com/A-Series**

STANDARD PATTERNS

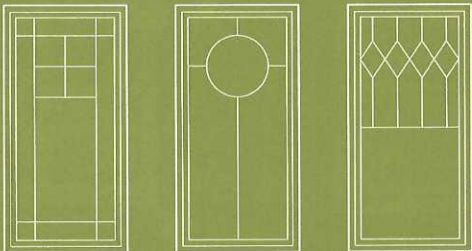


Colonial 2-wide 1-high both sash 2-wide 1-high upper sash only 3-wide 1-high upper sash only 3-wide 2-high upper sash only



Diamond Prairie

CUSTOM PATTERNS

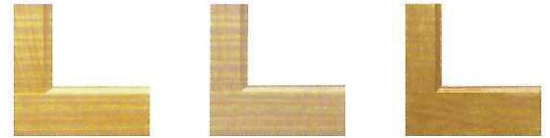


Custom Grille Patterns

For a truly signature look, Andersen will work with you to create custom grille patterns. These examples are on casement windows, but you can create custom grilles for any type of window.

INTERIOR OPTIONS

Wood Species



Pine Maple Oak

FACTORY-FINISHED INTERIORS

Stained (Shown on Maple)



Clear Coat Honey Cinnamon



Russet Mocha Espresso

Painted

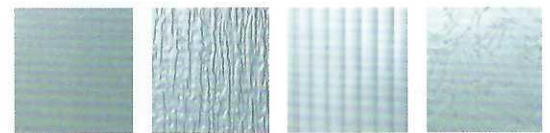


White Birch Bark Primed

These printed replications of wood are for reference only. Actual wood products from Andersen are subject to variation in grain and color. Printing limitations may prevent exact color duplication of pre-painted interiors.

PATTERNED GLASS OPTIONS

Patterned glass can be specified in all High-Performance™ Low-E4® glass options.

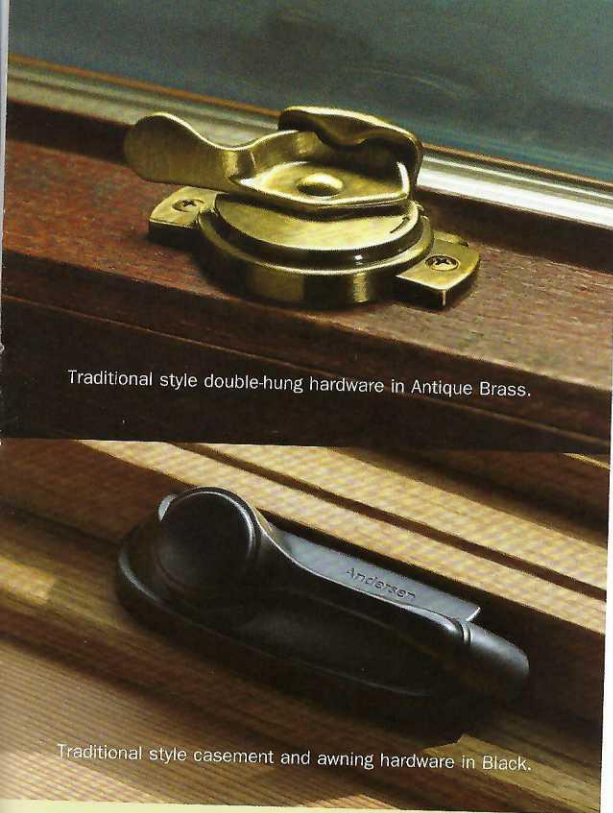


Obscure Cascade Reed Fern

Patio Door Art Glass “between-the-glass”

A-Series patio doors are available with between-the-glass art glass, which places a decorative panel between the insulating glass panes on doors, sidelights and transoms. This provides superior protection for the art glass and makes it easier to clean and maintain. Choose from 13 designs and customize them with colors to match your home and style.





Traditional style double-hung hardware in Antique Brass.

Traditional style casement and awning hardware in Black.

WINDOW HARDWARE

Double-Hung Hardware

Lock and Keeper



Bright Brass
Antique Brass

Bar Lift



Polished Chrome
Brushed Chrome

Satin Nickel

Oil Rubbed Bronze

Hand Lift



White
Stone

Gold Dust
Black

Finger Lifts



Casement & Awning Hardware

Traditional Folding



Bright Brass

Antique Brass

Satin Nickel

Polished Chrome

Brushed Chrome

Oil Rubbed Bronze

White

Stone

Gold Dust

Black

Contemporary Folding



Bright Brass

Satin Nickel

Oil Rubbed Bronze

White

Stone

Gold Dust
Black

Operation:
Casement hardware
folds in to avoid
interfering with
window treatments.

Bold names denote finish shown.

PATIO DOOR HARDWARE

Gliding

Andersen® A-Series patio doors feature **multi-point locks** that seal the door shut in multiple places, giving your doors exceptional weather sealing and enhanced security.

Albany



Tribeca®



Newbury®



Covington™



Whitmore®



Yuma®



Encino®



Anvers®



Hinged



Black
Gold Dust
Stone
White



White
Stone



Antique Brass
Bright Brass
Brushed Chrome
Oil Rubbed Bronze
Polished Chrome
Satin Nickel



Antique Brass
Bright Brass
Bright Brass
Oil Rubbed Bronze



Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel



Distressed
Bronze
Distressed
Nickel



Distressed
Bronze
Distressed
Nickel



Bright Brass
Oil Rubbed Bronze
Satin Nickel

Bold names denote finish shown.

Finishes



Bright Brass



Antique Brass



Polished Chrome



Brushed Chrome



Satin Nickel



Oil Rubbed Bronze



Distressed Nickel



Distressed Bronze



White



Stone



Gold Dust



Black

Printing limitations prevent exact finish replication. See your Andersen dealer for actual finish samples and visit www.andersenwindows.com/patiodoorhardware for more details.



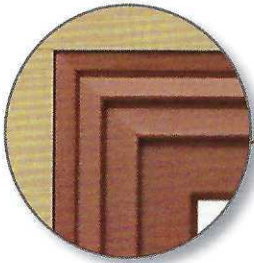
TAKE COMFORT IN A-SERIES, OUR HIGHEST-PERFORMING WINDOWS AND DOORS.

From energy efficiency and ease of maintenance to long-term* durability, Andersen® A-Series windows and doors are the highest-performing products Andersen makes. So when you choose A-Series products for their beauty, styling and customization, rest assured you're not sacrificing performance — just the opposite. You're getting our very best.

ENGINEERED WITH
FIBREX®

Enjoy your windows
for years to come.*

At Andersen, we use the right materials in the right places, including solid wood and fibrex material in our frames to provide **strength, insulation, stability and long-term* beauty**. Fibrex composite material contains 40% preconsumer reclaimed wood fiber by weight.



Low maintenance
saves you time.

Your A-Series windows and doors **will not flake, rot, blister, peel, pit or corrode**, thanks to our long-lasting* exterior materials and finishes. So you'll never need to paint.



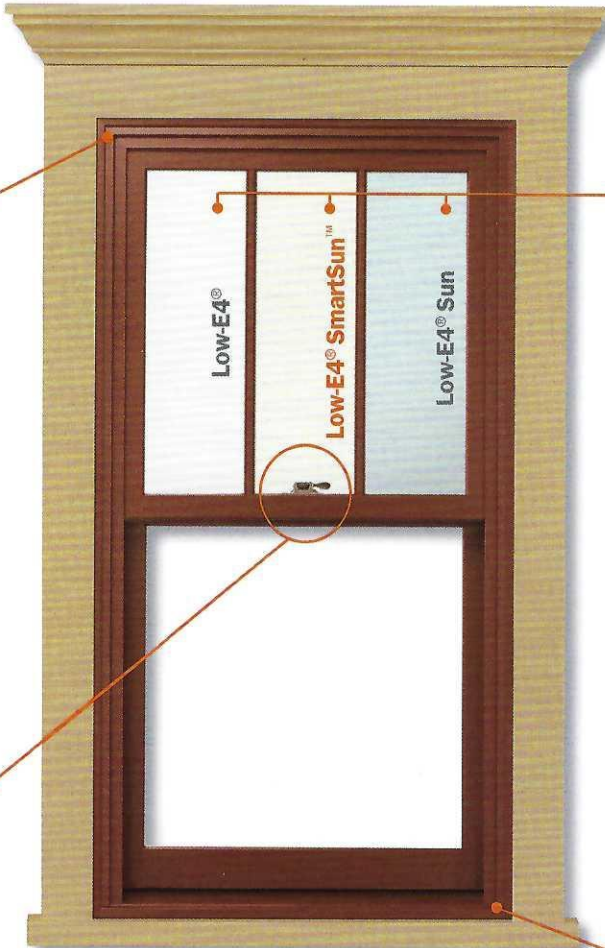
Make cleaning a breeze.

A-Series double-hung windows **tilt in for easy cleaning** with one-hand operation.



We take saving
energy seriously.

Saving energy is important to us. That goes for the energy efficiency of the windows we make and also for our manufacturing processes that produce them.



Save on heating and cooling.

A-Series windows and doors feature Low-E4® glass, which can **cut heating and cooling bills by up to 25%.**** Choose from three options, including Low-E4® SmartSun™ glass, which rejects unwanted solar heat while allowing the sunlight to stream through; and Sun glass, which neutralizes glare.

TruScene®
Insect Screen

Appreciate your view.

Our TruScene® insect screens give you **50% more clarity** than our aluminum ones so you can really enjoy your view. Plus they're made with stainless steel for extra strength and durability.



Take comfort in superior
weather resistance.

Our weather-resistant construction **seals out drafts and water** so well, it withstands up to eight inches of rain per hour and hurricane-level wind speeds.†

owner2owner™
LIMITED WARRANTY

Get peace of mind.

Our renowned Owner-2-Owner® limited warranty is **fully transferrable** and not prorated.* And it's supported by one of **the largest service networks** in the industry.

*See the Andersen Owner-To-Owner® limited warranty for details.

**A study of identical homes comparing Low-E to ordinary dual-pane glass showed 25% savings on cooling bills, 10% on heating bills. Saving may vary geographically.

†AAMA/WDMA/CSA 101/1S2/A440-08 and E1996.

THE ENVIRONMENT HAS A BUSINESS PARTNER.

Respect for the environment is nothing new at Andersen.

For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting, energy-efficient windows and doors.



Andersen makes windows and doors that meet **ENERGY STAR**[®] performance requirements in all 50 states. Andersen Corporation has earned the 2011 ENERGY STAR[®] Partner of the Year award.



Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED[®] (Leadership in Energy and Environmental Design) Green Building Rating System.



Andersen was the first window and door manufacturer with **Green Seal**[™] certified products.

Rossi Brothers Co., LLC
3509 E. 11th Street
Tulsa, OK 74112

918.834.2332

WINDOWS • DOORS
Andersen[®] 

Come home to Andersen.[®]

www.andersenwindows.com/A-Series

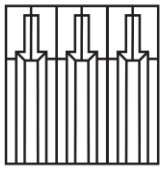


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V 3 0 1 3 6 8



HP PERMIT NUMBER: HP-0761-2026

PROPERTY ADDRESS: 312 East 19th Street

DISTRICT: North Maple Ridge

APPLICANT: Justin Parks

OWNER: Mark Justin Parks and Dennis Ray Mask, III

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of roof on residence

B. BACKGROUND

DATE OF CONSTRUCTION: 1920

ZONED HISTORIC PRESERVATION: 1993; Ordinance amendment 2005

NATIONAL REGISTER LISTING: Maple Ridge Historic Residential District, 1983

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION: Designed by Bruce Goff. Described in the 2024 Phase IV Survey of the Maple Ridge Historic Residential District as Italian Renaissance; Noted in the Maple Ridge Historic Residential District National Register nomination as a “duplicate Frank Lloyd Wright home”

PREVIOUS ACTIONS: None found

C. ISSUES AND CONSIDERATIONS

1. Proposed is the replacement of the existing asphalt shingle roof with a composite slate shingle roof manufactured by Da Vinci Roofscapes. The proposed roof is the single-width slate tile in the color Evergreen. According to the applicant, the Palladian dormer on the front façade is covered in a silicone material, which conceals a copper roof underneath. The applicant intends to remove the silicone and replace the copper in-kind, which would be exempt from the HP Permit requirement.

During the review on April 9, 2026, the Historic Preservation Permit Subcommittee and applicant discussed the original blueprints for the house, which noted asbestos shingles as an original material for the roof. Otherwise, no indication of the original roof's appearance is known. The subcommittee recommended approval of the application, citing Guidelines A.5.4 and A.5.6.

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.5 Roofs

- A.5.1 Retain and preserve the original historic roof form (hipped, gabled, etc.) and pitch.
- A.5.2 Do not remove character-defining architectural features of your roof, including, but not limited to, dormers, chimneys, cupolas, eaves, soffits, fascia boards, and decorative details, such as eave brackets, exposed rafter tails, or corbels.
- A.5.3 If replacement of deteriorated architectural roof features 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 roof features.
 - .1 Elmwood – Match the original historic roof material
- A.5.4 To return the home to its original historic appearance, use physical or pictorial evidence. If no evidence exists, select architectural roof features which are consistent with the architectural style of your home.
- A.5.5 Replacement of existing roof covering—wood shingles, asphalt shingles, clay tile, etc.—with the same material does not require HP Permit review (for example, replacing an asphalt-shingled roof with asphalt shingles). Architectural shingles are encouraged.
- A.5.6 When proposing to change the materials of your roof covering, replacement materials that maintain the character of the structure and the size, shape, pattern, texture, and directional orientation of the original historic roof covering will be considered on a case-by-case basis.
 - .1 Yorktown – Metal roofing is not allowed.
- A.5.7 When replacing your roof covering, replace an entire roof section if it is visible from the street.



2000



2000



February 2022, Google Street View



Roof with DaVinci samples



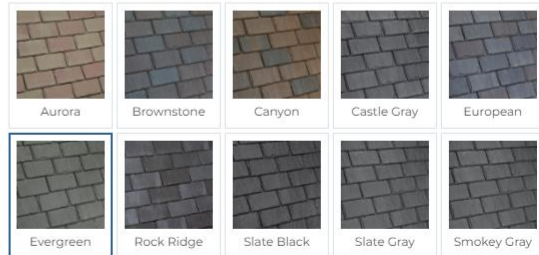
SINGLE-WIDTH SLATE

Single-Width Slate Roofing tiles add a touch of tradition to your home in either a straight or staggered pattern.

** Colors are as accurate as technology allows. Please make final selection from actual shingles.*

COLOR

Evergreen



Product Information: Single-width slate in color Evergreen



PRODUCT DETAILS

- 12" tile width
- 1/2" tile thickness
- Can be installed at 6", 7", 7-1/2", and 8" exposure
- Coursing can be straight or staggered



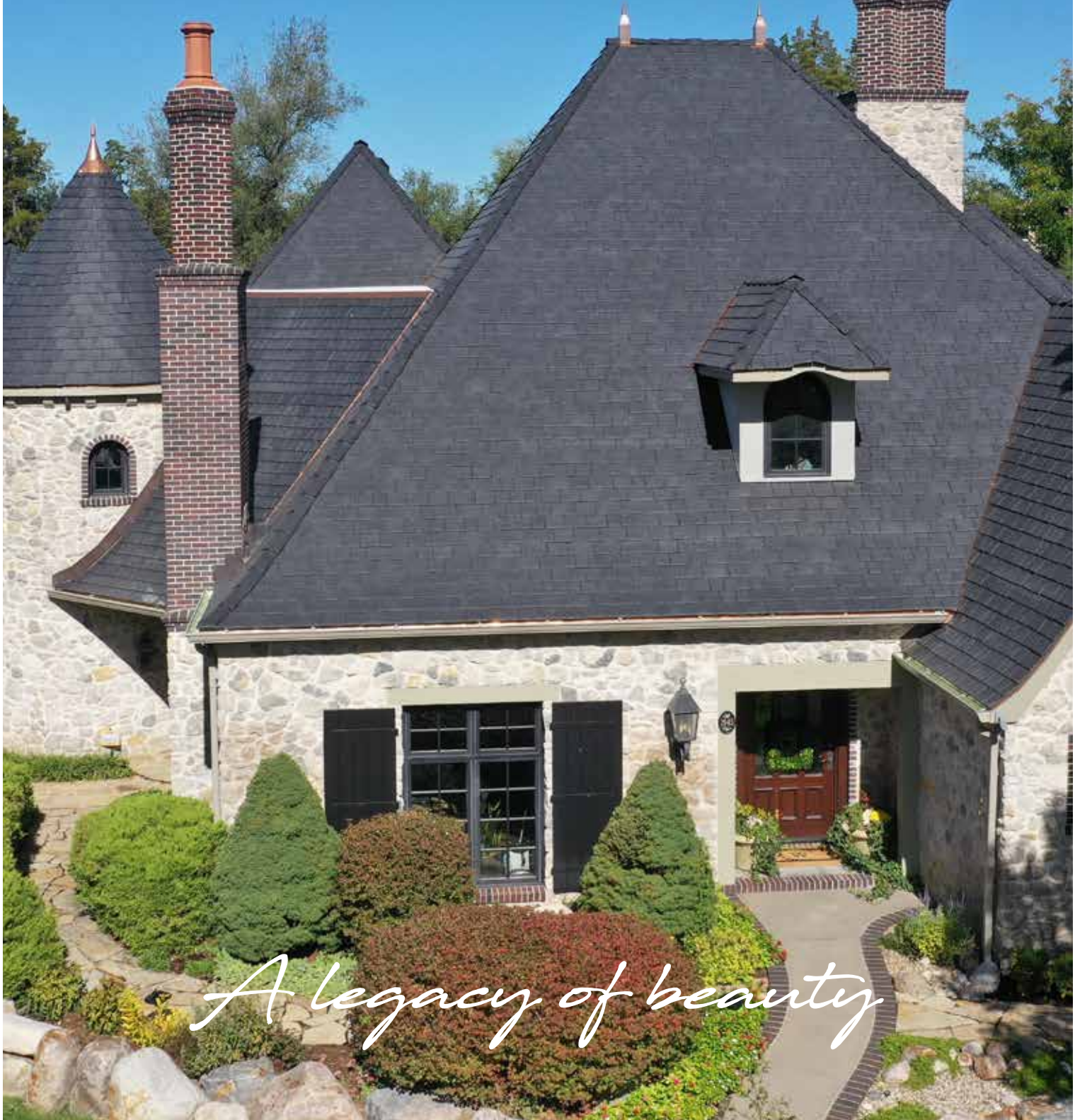
12"

COOL ROOF COLORS

Additional Product Information



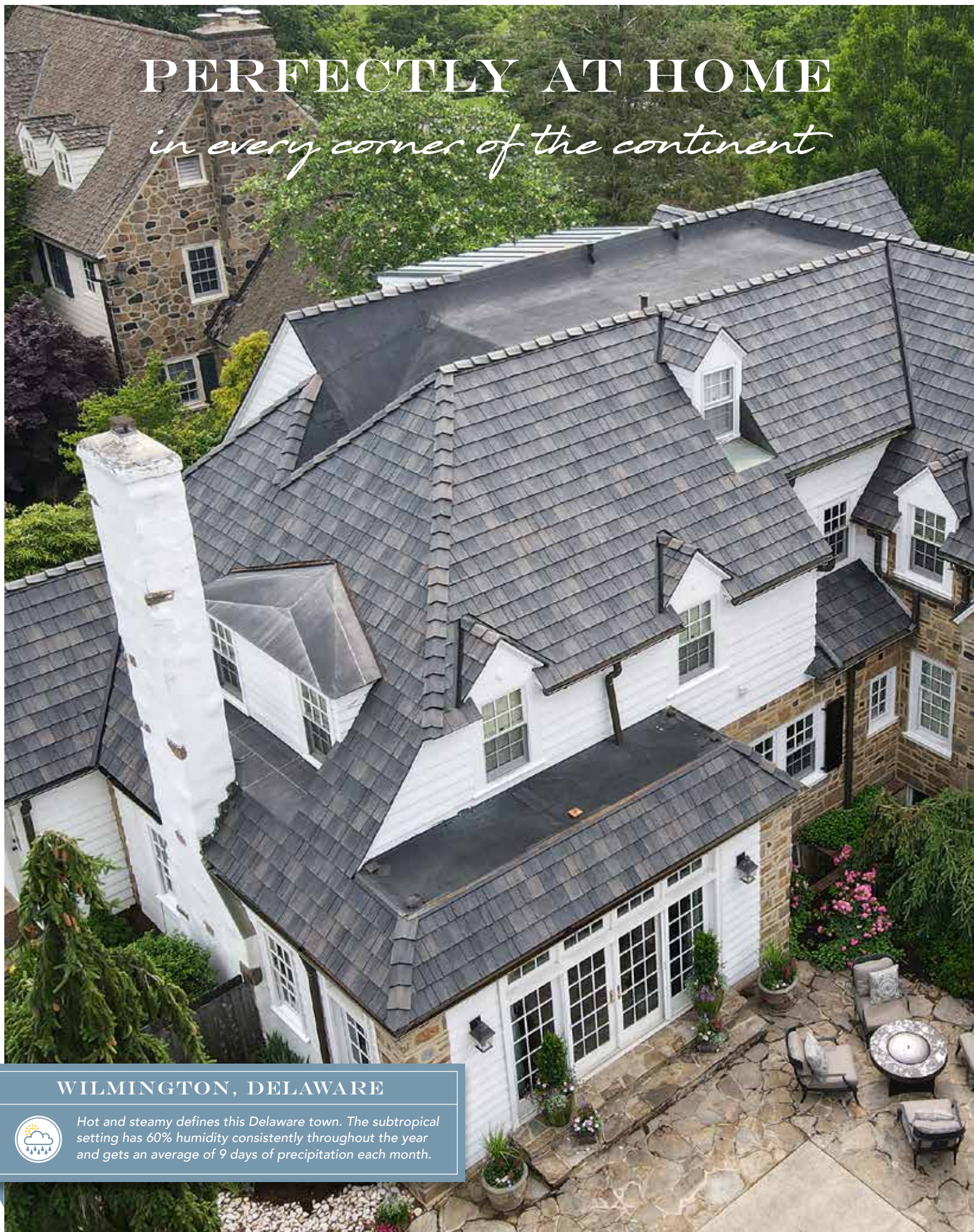
Sample Image



A legacy of beauty

PERFECTLY AT HOME

in every corner of the continent



WILMINGTON, DELAWARE



Hot and steamy defines this Delaware town. The subtropical setting has 60% humidity consistently throughout the year and gets an average of 9 days of precipitation each month.



WE FIT YOUR STYLE

WE STAND UP TO YOUR WEATHER

*From the mountains to the coasts...
Wherever you call home, a DaVinci roof
lives up to your vision of beauty and stands
up to the challenges of your weather.*

DaVinci has been the leader in composite roofing for nearly two decades. Our commitment to creating durable, beautiful roofing tiles is unparalleled. You won't find a more realistic or better-performing roofing product anywhere.

With DaVinci, you can retain all the character your home was intended to have without worrying about time-consuming and costly maintenance. Whether you're replacing an existing roof or looking for the crowning touch on a new construction project...

just leave it to DaVinci.





Engineered to look better, longer.

Thick construction, deep grooves and realistic grain patterns combine to create dramatic shadows and visual richness.

Due to DaVinci's performance features, many insurance companies now offer reduced rates when switching from cedar or slate, especially in high wind-, fire- or hail-prone areas.



Realistic chisel marks add a hand-crafted finishing touch.

VS. NATURAL SHAKE

Unfortunately, the long-hailed performance attributes of cedar shake have disappeared along with old-growth trees. Rotting, cracking and curling is inevitable. In most climates, cedar shake has a lifespan comparable to (or even less than) asphalt. DaVinci composite tiles give you the look you love with superior durability for a lifetime.



DaVinci roofing tiles are proudly manufactured in Lenexa, Kansas.

WHAT'S BEHIND THE BEAUTY IS *Genius*

DaVinci tiles are made of pure virgin resins fortified with state-of-the-art UV stabilizers. The color you pick is the color you keep.

DaVinci products are modeled from actual slate and hand-split shake for natural, non-repeating beauty.

Every region of North America presents challenges to the exterior of your home. Mother Nature's fury is universal.



With the damaging effects of sun, hail, gale-force winds and freeze and thaw cycles, roofing materials are at odds with the weather year-round.



DaVinci's unique composite construction outperforms both natural slate and cedar shake with a Class A Fire Rating, Class 4 Impact Rating and a 110 MPH

Wind Rating. But the real genius of a DaVinci roof lies in its ability to provide lasting beauty and a constant source of pride.



DaVinci roof tiles are constructed of a composite material made of pure virgin resins, UV and thermal stabilizers as well as a highly-specialized fire retardant. The result is a state-of-the-art tile that gives us the greatest degree of color control and consistency in the manufacturing process and an end product that endures beautifully in any climate.

VS. NATURAL SLATE

Like a rock? Slate tiles are not immune to the ravages of time...or hail. Its tiny fissures make natural slate susceptible to damage caused by freeze and thaw cycles. DaVinci slate products defy the elements for decades of enduring and worry-free beauty.

Our commitment **TO COLOR**

Nobody offers you more color options than DaVinci—your only limitation is your imagination.

Our industry-leading standard color palette is just the beginning. As our name implies, our ability to blend colors and create drama is unparalleled. So whether you're selecting a single color or opting for one of our expertly-crafted VariBlends,[™] we've got you covered.

When it comes to bringing out the best in your home...leave it to DaVinci.

JUST LIKE NATURE

DaVinci's proprietary VariBlend[™] manufacturing process creates subtle color variations from one tile to the next. The nuanced shifts result in the most natural-looking composite roof you can buy.

Our color blend options consist of as few as one to as many as eight individual colors to create a dynamic range of results.

THE DAVINCI NATURE CRAFTED COLLECTION®

The DaVinci Nature Crafted Collection is our most ambitious foray into color development to date.

Our advanced technology has simulated the warmth and softness of a patina previously only created by time and exposure to the elements. Our Nature Crafted Collection captures the look of a moment and retains it for decades.

Look for the Nature Crafted Collection symbol and experience the industry's most advanced color technology yet.



Cool roofs

BUILT TO BE COOL AND STAY THAT WAY

DaVinci Cool Roof tiles reflect sunlight and heat away from the home. Higher emissivity and reflectivity rates lead to greater reductions in the cooling load and in return increase energy efficiency.



Look for the Cool Roof symbol for options that can increase energy efficiency in your home.



COLORMYROOF.COM

THE TOP DOWN COLOR™ VISUALIZER

See for yourself how your color options enhance your home's curb appeal. This powerful tool lets you upload an image and experiment with color combinations of roofing, trim and more.



TALK TO A COLOR EXPERT

We want to help you be absolutely sure that your DaVinci roof is exactly what you envisioned.

Our color consultant will answer your color questions and offer advice to guide you through the process of choosing a color blend to complement your home beautifully.



Email our color expert at
coloradvice@davinciroofscapes.com



YOUR HOME WAS MADE
FOR CEDAR OR SLATE

DaVinci was made for your home

THIS IS FOR KEEPS

It's easy to fall in love with the look of natural slate or cedar shake. Their beauty is at the heart of many architectural styles, old and new. DaVinci gives you the look you want and so much more: resistance to impact, splitting and cracking as well as a Class A fire rating and the peace of mind that comes with a Lifetime Warranty.

Visual VERSATILITY

DaVinci offers the beauty of natural slate and cedar shake in different tile options, giving you the ability to meet your aesthetic vision as well as respect your budget.



MULTI-WIDTH

Our most authentic-looking and versatile option, DaVinci's Multi-Width tiles set the high mark for luxury. Laying tiles of multiple widths in a straight or staggered pattern creates the most natural, non-repeating appearance possible.

MULTI-WIDTH SLATE Page 12
 MULTI-WIDTH SHAKE..... Page 22



SELECT SHAKE

Created from real cedar profiles, Select Shake gives your home the beauty of authentic wood while remaining maintenance-free. The versatile design provides a worry-free, best-in-class roof that speeds up installation with the look of multi-width shake.

SELECT SHAKE Page 24



SINGLE-WIDTH

Single-width tiles add a budget-friendly touch of tradition to your home in either a straight or staggered pattern. The uniform tile size and impact-resistant composite construction work to reduce waste and speed up installation.

SINGLE-WIDTH SLATE Page 14
 SINGLE-WIDTH SHAKE..... Page 26



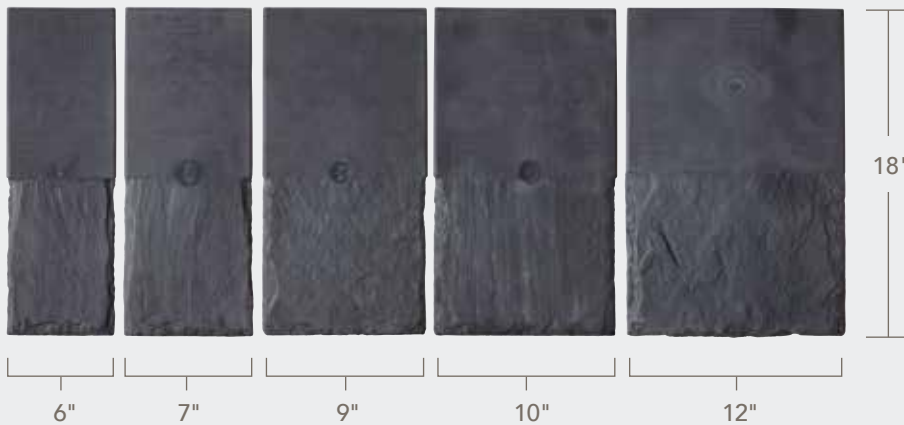
PROVINCE

The inspired engineering of Province makes uncommon beauty considerably more attainable. Its innovative design requires less overlap (reducing waste and cost), making it a stylish upgrade that won't bust the budget.

PROVINCE SLATE Page 16

DAVINCI SLATE

Historically, attaining the luxurious look of natural slate hasn't been easy. The cost, the weight and the required army of skilled tradesmen made the installation process complicated and costly. Thanks to the genius of DaVinci, the look of slate is more viable than ever.



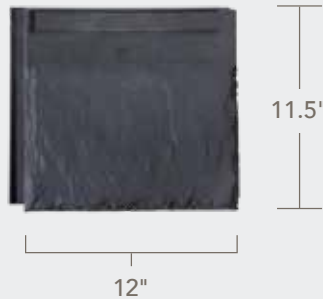
MULTI-WIDTH

Multi-width tiles provide the greatest degree of authenticity and flexibility.



SINGLE-WIDTH

Single-width tiles reduce material and speed up installation time without compromising style.



PROVINCE

The look of slate at a fraction of the cost and weight.



Way BEYOND CURB APPEAL

SLATTE



CHARLESTON, SOUTH CAROLINA



Picturesque Charleston is no stranger to hurricanes and heat. In addition to some nasty storms and high winds, its hot muggy summers can produce thick rafts of moss.

MULTI-WIDTH SLATE

MULTI-WIDTH SLATE
EUROPEAN

A perfect match.

The picture of elegance. DaVinci's Multi-Width Slate delivers the highest levels of beauty without the typical challenges of a natural slate roof. Our tiles are engineered to be lighter, to resist impact and to maintain their color longer. It's hard to beat Mother Nature, but DaVinci has done it.



ABERDEEN



BROWNSTONE



CANYON

MULTI-WIDTH
SLATTE



CASTLE GRAY



EUROPEAN



EVERGREEN



SLATE BLACK



SLATE GRAY



SONORA



VINEYARD



WEATHERED GREEN



SMOKEY GRAY

 ALSO AVAILABLE
IN COOL ROOF COLOR

SINGLE-WIDTH SLATE

It feels right.

Some homes were created with the promise of a slate roof in mind. DaVinci's Single-Width Slate delivers on that promise with its astonishing versatility. Our single-width tile construction streamlines installation but still enables the flexibility of straight or staggered appearances.

OKLAHOMA CITY, OKLAHOMA



Welcome to Tornado Alley! In addition to being in one of the most tornado-prone regions in the world, OKC endures frequent hail, snow and periods of strong sunlight.

SINGLE-WIDTH SLATE
SMOKEY GRAY

New FOR 2025



ROCK RIDGE



AURORA



BROWNSTONE

SINGLE-WIDTH
SLATTE



SONORA



EUROPEAN



CANYON



SLATE BLACK



SLATE GRAY



EVERGREEN



CASTLE GRAY



SMOKEY GRAY

 ALSO AVAILABLE
IN COOL ROOF COLOR

 NATURE CRAFTED
COLLECTION®

PROVINCE SLATE



MELBOURNE, FLORIDA



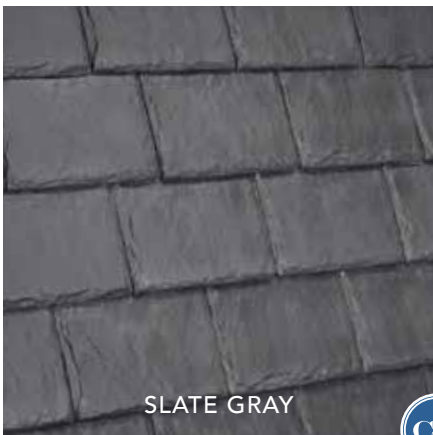
Particularly vulnerable to hurricanes, coastal Melbourne also faces the challenges of high winds leading to potential inland wildfire spread.

PROVINCE SLATE
SLATE BLACK

We've gone back to the past to ensure a beautiful future for your home.

Province Slate tiles add the classic look of authentic slate to any residence. Just as important, low maintenance makes life easier for homeowners and fade-resistant color stability assures long-lasting beauty.

PROVINCE
SLATE



SLATE GRAY



SLATE BLACK



SMOKEY GRAY

“

THIS COMPOSITE PRODUCT COMES IN AT A VERY COMPETITIVE PRICE POINT WITHOUT ANY SACRIFICE IN QUALITY OR PERFORMANCE. HOMEOWNERS LIKE THAT IT MATCHES THE LOOK OF A SINGLE-WIDTH SLATE OPTION WHILE ADDING VALUE TO THEIR HOME.

RYAN, ROOFING CONTRACTOR



CASTLE GRAY



EUROPEAN



BROWNSTONE



 ALSO AVAILABLE
IN COOL ROOF COLOR

SLATE GALLERY



PROVINCE SLATE
SLATE GRAY

“

DAVINCI SLATE FITS WELL WITH MY TRADITIONALLY-BASED AND FRENCH PROVINCIAL DESIGNS. HOMEOWNERS REALLY LIKE THE DETAILED LOOK AND APPRECIATE THE LOW-MAINTENANCE APPEAL.

CHRISTOPHER, RESIDENTIAL ARCHITECT



SINGLE-WIDTH SLATE
CUSTOM COLOR BLEND



MULTI-WIDTH SLATE
SLATE GRAY



MULTI-WIDTH SLATE
EUROPEAN



SINGLE-WIDTH SLATE
SLATE BLACK

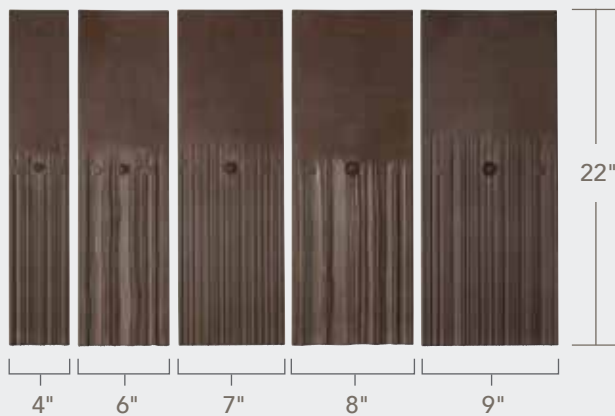
“

AFTER TERRIBLE HAIL STORMS
DEVASTATED HUNDREDS
OF HOMES IN OUR AREA, WE
BEGAN SEEING MANY IMPACT-
RESISTANT DAVINCI COMPOSITE
ROOFS INSTALLED. WE WANTED
A WORRY-FREE, BEAUTIFUL,
BEST-IN-CLASS ROOF THAT
COULD WITHSTAND FUTURE
STORMS, AND WE GOT IT WITH
OUR NEW DAVINCI ROOF.

JULIE, HOMEOWNER

DAVINCI SHAKE

If you love the look of cedar shake, there's no reason to shy away from it. Whether you're building a new home or replacing an existing shake roof, DaVinci eliminates the pesky concerns of ongoing maintenance and lets your heart get exactly what it wants.



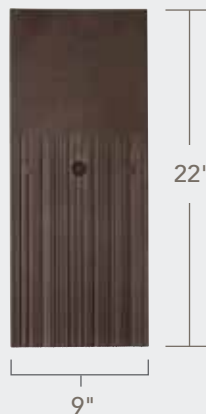
MULTI-WIDTH

Achieve the authentic look of rough-hewn, hand-split cedar shake with subtle color shifts and randomly-staggered overlaps.



SELECT SHAKE

Our versatile design replicates the look of authentic cedar on 8" and 10" tiles for a best-in-class roof.



SINGLE-WIDTH

The tidy and uniform appearance is a popular choice for a wide range of architectural styles.



SHAKE

THE FINISHING *touch*

ATLANTA, GEORGIA



Atlanta's hot and humid summers and frequent rainstorms set the stage for wood rot.

MULTI-WIDTH SHAKE

*Everything you love about shake...
without the headaches or the heartaches.*

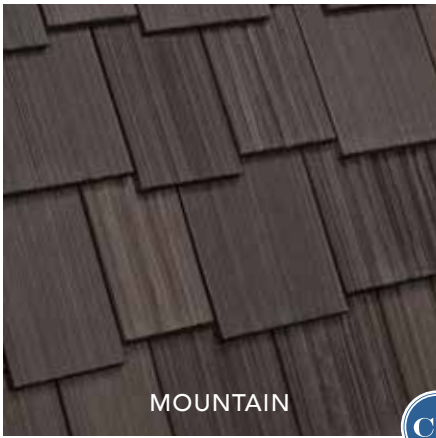
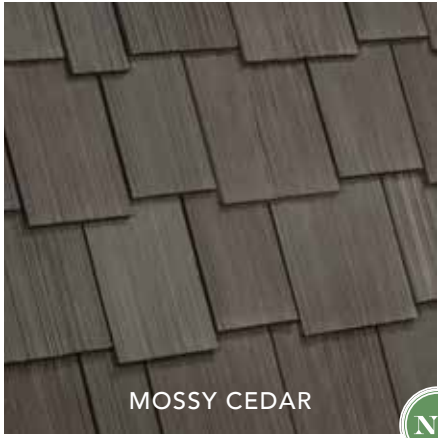
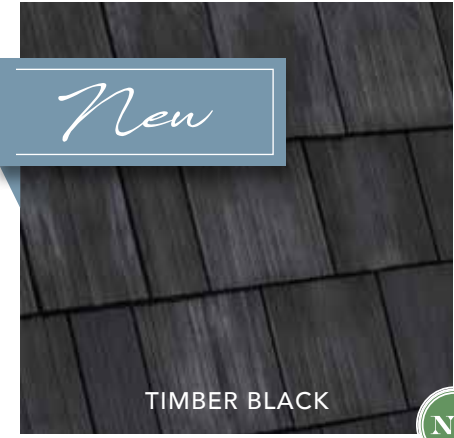
DaVinci Multi-Width Shake recalls the craftsmanship and authenticity of natural, hand-split cedar shake with the advantages of color stability and a lifetime warranty. These deep-grained, multiple-width tiles are available in nine standard color blends.

MULTI-WIDTH SHAKE
TAHOE

CHICAGO, ILLINOIS



The Windy City probably got its name from an abundance of political banter. Nevertheless, Chicago faces its share of winter weather and a violent freeze and thaw cycle.



CR ALSO AVAILABLE
IN COOL ROOF COLOR

NC NATURE CRAFTED
COLLECTION®

SELECT SHAKE

*The beauty of natural shake...
but ours is for keeps.*

DaVinci's Select Shake provides the craftsmanship and authenticity of natural, hand-split cedar shake with the advantages of color stability and a lifetime warranty. Meet your vision and make your dream home a reality with our versatile design.

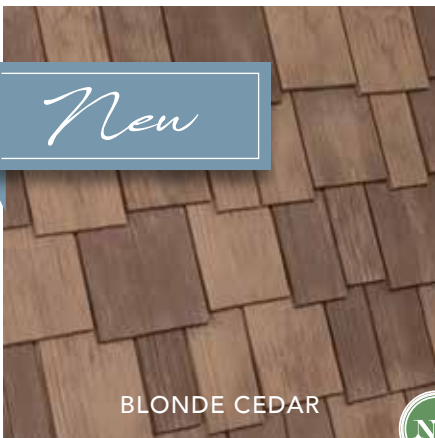
SELECT SHAKE
MOUNTAIN

DENVER, COLORADO



Colorado offers up a mixed bag: heavy snow, hail, and an aggressive freeze/thaw cycle to keep things interesting.

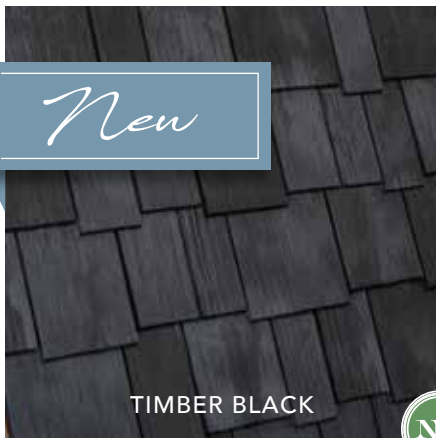
New



BLONDE CEDAR



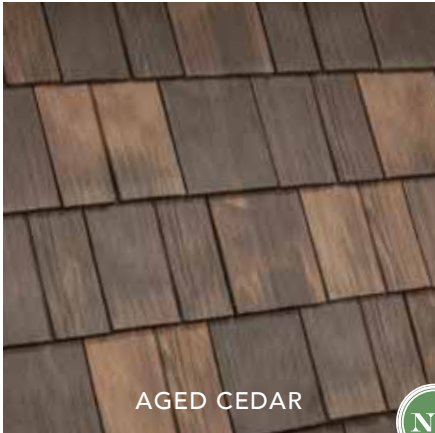
New



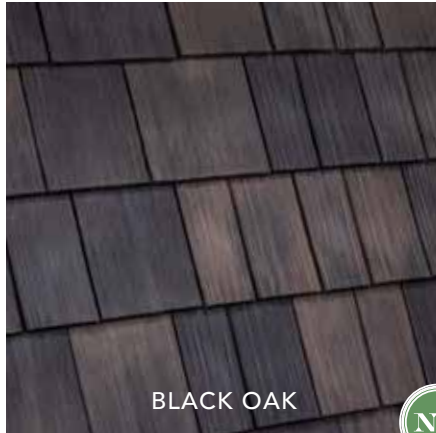
TIMBER BLACK



SELECT
SHAKE



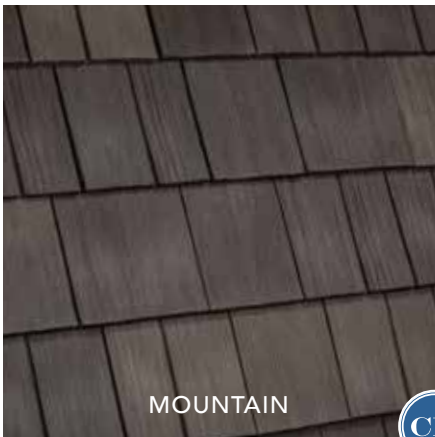
AGED CEDAR



BLACK OAK



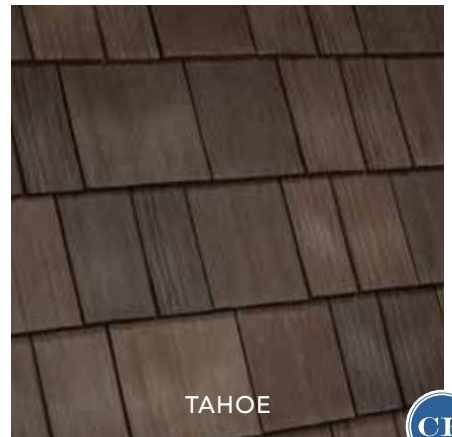
MOSSY CEDAR



MOUNTAIN



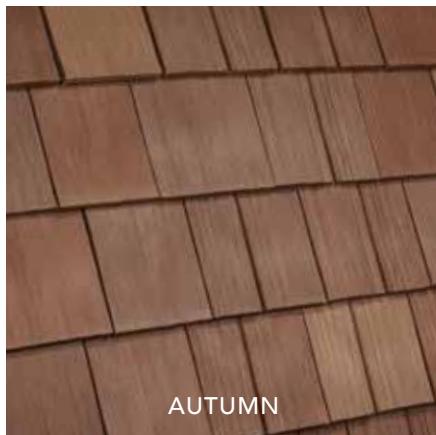
IF YOU'RE LOOKING
FOR A WORRY-FREE,
BEAUTIFUL,
BEST-IN-CLASS ROOF
THAT CAN
WITHSTAND STORMS,
LOOK TO DAVINCI.



TAHOE



CHESAPEAKE



AUTUMN



WEATHERED GRAY



 ALSO AVAILABLE
IN COOL ROOF COLOR

 NATURE CRAFTED
COLLECTION®

SINGLE-WIDTH SHAKE

*The look of cedar shake
has never been easier.*

Single-width shake delivers the varied textures and natural visual shifts
in color and shading that occur with real hand-split cedar.

SINGLE-WIDTH SHAKE
BLACK OAK

LOCH LLOYD, MO



From cool winters to long, hot summers,
Missouri's interior location causes
extremes in weather.



New

BLONDE CEDAR



New

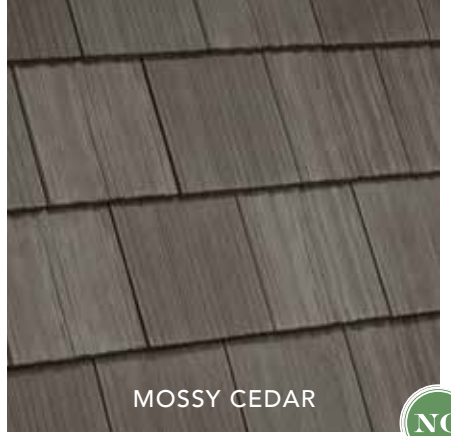
TIMBER BLACK



AGED CEDAR



BLACK OAK

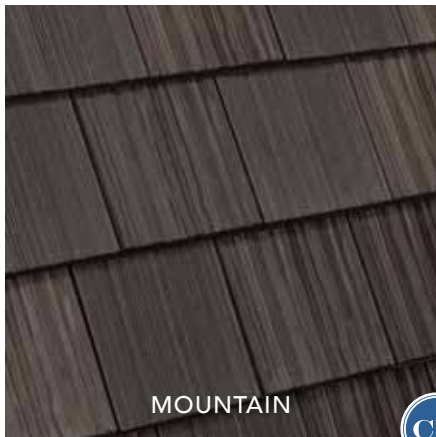


MOSSY CEDAR

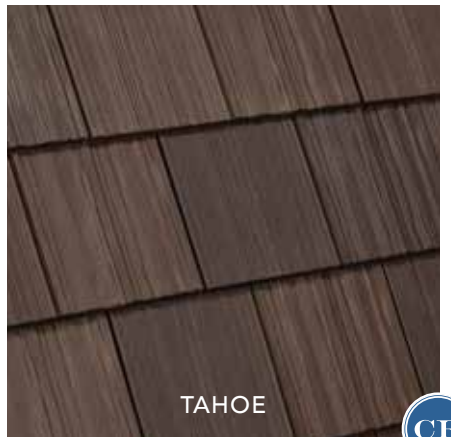


“
IT IS ONE OF THE
MOST FLAWLESSLY
REPLICATING
PRODUCTS OUT THERE,
AND WE’VE LOOKED
AT ALL OF THEM,
BELIEVE ME.

DANIEL, RESIDENTIAL ARCHITECT



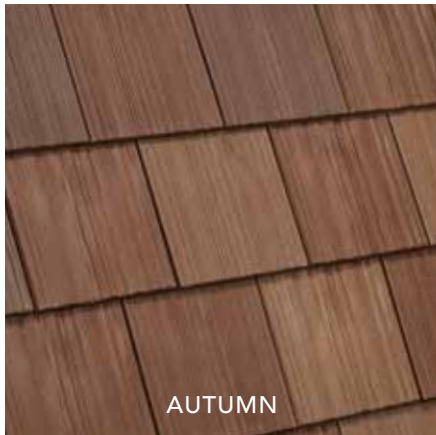
MOUNTAIN



TAHOE



CHESAPEAKE



AUTUMN



WEATHERED GRAY



ALSO AVAILABLE
IN COOL ROOF COLOR

NATURE CRAFTED
COLLECTION®

SHAKE GALLERY



SELECT SHAKE
TAHOE



THE ROOF IS LIKE A CANVAS. THE DESIGN, COLORS, PRODUCTS AND ACCESSORIES WE USE HELP US CREATE A CUSTOMIZED PIECE OF ART FOR EVERY HOMEOWNER.

JEFF, ROOFING CONTRACTOR



MULTI-WIDTH SHAKE
BLACK OAK



MULTI-WIDTH SHAKE
AUTUMN



SHAKE









MULTI-WIDTH SHAKE
MOUNTAIN

“
MY DAVINCI ROOF
WAS DEFINITELY THE
SMART CHOICE.
DAVID, HOMEOWNER



SELECT SHAKE
AGED CEDAR

A ROOF DOESN'T GET ANY BETTER THAN *DaVinci*

		ASPHALT	NATURAL SLATE	NATURAL SHAKE
 WIND RESISTANT	●	●	●	●
 FIRE RESISTANT	●	●	●	●
 IMPACT RESISTANT	●	●	●	●
 FREEZE/THAW RESISTANT	●	●	●	●
 MAINTENANCE-FREE	●	●	●	●
 COLOR-FADE RESISTANT	●	●	●	●
 LIGHTWEIGHT	●	●	●	●

When it comes to roofing materials, you've got plenty of options...and none better than a DaVinci composite roof. DaVinci composite roofing tiles blend state-of-the-art materials with an artist's touch. You won't find a better looking or better performing roof at any price.

- STRENGTH
- AVERAGE
- WEAKNESS

Building Code & Testing Approvals: ICC-ES ESR-2119; Miami-Dade County, FL; CA Title 24; Texas Dept. of Insurance; LEED contribution; Class A Fire; Class 4 Impact; WUI; and CCMC 14094-R

TECHNICAL SPECIFICATIONS

DaVinci Slate

	WIDTHS	THICKNESS AT BUTT	WEIGHT/SQUARE
MULTI-WIDTH	12", 10", 9", 7", 6"	1/2"	8" (266 lbs), 7.5" (283 lbs), 7" (304 lbs), 6" (354 lbs)
SINGLE-WIDTH	12"	1/2"	8" (275 lbs), 7.5" (294 lbs), 7" (315 lbs), 6" (367 lbs)
PROVINCE	12"	5/8"	8" (193 lbs)

DaVinci Shake

	WIDTHS	THICKNESS AT BUTT	WEIGHT/SQUARE
MULTI-WIDTH	9", 8", 7", 6", 4"	5/8"	10" (300 lbs), 9" (333 lbs)
SINGLE-WIDTH	9"	5/8"	10" (297 lbs), 9" (330 lbs)
SELECT SHAKE	8", 10"	5/8"	10" (284 lbs), 9" (316 lbs)

Testing Summary

See DaVinciRoofScapes.com for the most up-to-date testing and certifications.

	STANDARD	RESULTS
FIRE TEST	ASTM E 108	Class A
IMPACT TEST	UL 2218	Class 4
WIND TEST	ASTM D 3161	Certified to 110 mph
HIGH VELOCITY HURRICANE ZONE	TAS 125	Up to 180 mph

CREATING EXPOSURE

Straight or staggered tile coursing and exposure is dependent on look, pitch of your roof, and testing approvals.

- Single- and Multi-Width Slate: 6"-8"
- Inspire Slate: 6"-7.5"
- Province Slate: 8"
- All Shake: 9"-10"

THE *Complete* PACKAGE

For a finished look and a lifetime of enhanced performance, DaVinci makes a full offering of specialized accessory pieces in every standard color we offer.



HIP & RIDGE TILES
ONE-PIECE



HIP & RIDGE TILES
TWO-PIECE



RAKE TILES



TURRET KITS

QUALIFIED FOR USE IN FORTIFIED-ELIGIBLE ROOF SYSTEMS

WHY FORTIFIED?

Your roof provides the first line of defense against the elements and an IBHS FORTIFIED Roof™ provides better protection against severe weather.

- **STAY DRY:** A FORTIFIED Home helps protect your home and personal property from high winds and wind-driven rain.
- **GET BACK HOME QUICKER:** A FORTIFIED Home may reduce or eliminate time spent out of your home due to water intrusion if the roof is damaged.
- **SAVE MONEY:** A FORTIFIED designation may qualify you for annual wind mitigation credit that could lower your insurance premium. Check with your insurance agent for specific policy requirements and potential wind mitigation credits in your area



A PROGRAM OF IBHS



WE KEPT EVERYTHING YOU LOVE...
and made it better.

It's no wonder people are drawn to the timeless good looks of slate tile and cedar shake. The allure is unmistakable. A DaVinci composite roof lives up to the look of nature, but does so without the ongoing maintenance, repairs and replacement.

At DaVinci, we made a good thing better:

Resistant to fading, rotting, cracking and pests

Stands up to wind, hail and fire as well as or better than natural materials

Enjoy the peace of mind that comes with a Lifetime Limited Material Warranty

Every tile reflects the artistry and the genius of DaVinci himself



LOOKING FOR ASSISTANCE?

We're ready to help.

If you have questions, feel free to contact us directly.

A DaVinci Project Specialist will answer any questions you have concerning product differences, color selection, project timing and contractor selection.



800-328-4624



13890 West 101st Street | Lenexa, Kansas 66215 | 800-328-4624

DAVINCIROOFSCAPES.COM

Printing reproduction of colors shown in this brochure may vary from actual product. For product warranty details, please visit DVroof.com/warranty. The warranty found there is the sole warranty applicable to DaVinci products.

BE BOUNDLESS™

THE PRODUCTS TO DO EVERYTHING. THE POWER TO DO EVEN MORE.

There are no limits to how far we innovate, how deeply we express, how strongly we commit and how boldly we go. **Together let's Be Boundless™.**

SIDING & ACCESSORIES TRIM & MOULDINGS ROOFING STONE WINDOWS OUTDOOR LIVING

Westlake
Royal Building Products™

© 2025 Westlake Royal Building Products

DAV437100 8/25

HP PERMIT NUMBER: HP-0764-2026

PROPERTY ADDRESS: 1537 South Madison Avenue

DISTRICT: North Maple Ridge

APPLICANT: Hale VanKoughnett and Diane VanKoughnett

OWNER: Same

A. CASE ITEMS FOR CONSIDERATION

1. Installation of mailbox

B. BACKGROUND

DATE OF CONSTRUCTION: 1919

ZONED HISTORIC PRESERVATION: 1993; Ordinance amendment 2005

NATIONAL REGISTER LISTING: Maple Ridge Historic Residential District, 1983

CONTRIBUTING STRUCTURE: No, but identified as a contributing structure in the 2021 survey of Morningside Addition

STYLE/CONSTRUCTION: Colonial Revival

PREVIOUS ACTIONS:

COA-12-049 – November 8, 2012 – TPC Approval

Construct natural stone retaining wall along south side of front yard

COA – January 28, 2014 – Staff Approval

Replace/repair rotted wood fascia, soffit, brackets, siding and trim to match size, shape, design, pattern and detailing of original materials.

COA-14-007 – March 27, 2014 – TPC Approval

1. Replace existing deteriorated wood siding, soffit and trim with HardiPlank siding to match existing dimensions and details.
2. Replace existing deteriorated columns and capitals of porch and porte-cochere with new fiberglass columns and plaster capitals to match existing.

HP-0638-2024 – December 12, 2024 – TPC Approval

Replacement of fence

C. ISSUES AND CONSIDERATIONS

1. The applicant proposes the installation of a black, metal mailbox to the right of the front door. This application 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.





2000



Present



Location of mailbox



westelm.com



Proposed mailbox

LIMITED TIME OFFER
\$60 ~~\$75~~ 20% Off

Select Color: Black



Delivery & Pickup Options

Ship to Home

to 74120

Ship to Store

at West Elm | Ulica Square Mall



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.

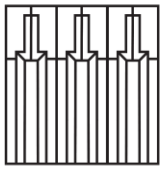
PROJECT CHECKLIST

- 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](#))



HP PERMIT NUMBER: HP-0765-2026

PROPERTY ADDRESS: 1143 South Owasso Avenue

DISTRICT: Tracy Park

APPLICANT: Jeff Lake

OWNER: Erin Green

A. CASE ITEMS FOR CONSIDERATION

1. Construction of curb on the north side of the driveway

B. BACKGROUND

DATE OF CONSTRUCTION: 1923

ZONED HISTORIC PRESERVATION: 2023

NATIONAL REGISTER LISTING: Tracy Park Historic District, 1982

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION:

1-story frame bungalow with screened front porch, built 1923 by Frank McCarthy, Supt., Okla. Natural Gas Co.

PREVIOUS ACTIONS:

HP-0723-2025-November 21, 2025-Staff Approval

1. In-kind replacement of sidewalk
2. In-kind replacement of stamped concrete porch and steps
3. In-kind repair and replacement of wood rot - siding & trim

HP-0724-2025-December 18, 2025

1. Expansion of driveway

C. ISSUES AND CONSIDERATIONS

1. Proposed is the construction of a six-inch (0'-6") tall curb on the north side of the driveway. The replacement and expansion of the driveway was approved by the preservation commission in December 2025. As part of that proposal, the applicant indicated a curb would be constructed along the south side of the driveway to help with the flow of water. The applicant has since decided that a curb is also needed on the north side of the driveway. The applicant has included several examples of similar features nearby. This application 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.

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.



June 2006, via Tulsa County Assessor



January 2013, via Tulsa County Assessor



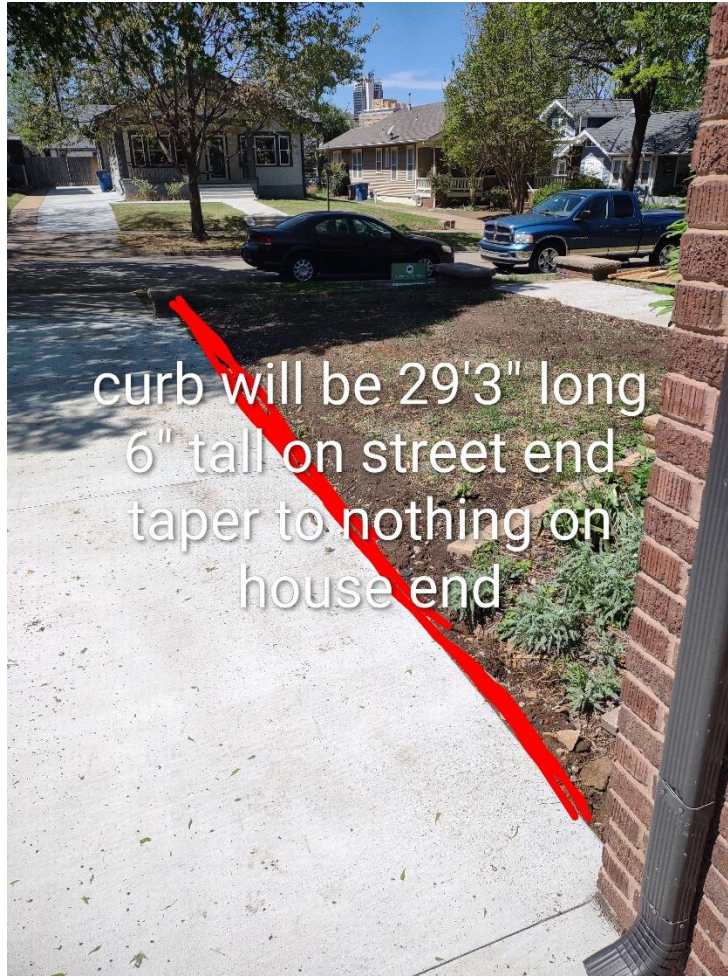
35300-92-12-13910 (03/2019)

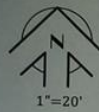
March 2019, via Tulsa County Assessor



35300-92-12-13910 (05/2023)

May 2023, via Tulsa County Assessor





WHITE SURVEYING COMPANY
 providing land surveying services since 1940

9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax

BOUNDARY SURVEY

INVOICE NO.: STK 22-108893
 CLIENT: JEFF LAKE

- LEGEND**
- FENCE
 - - - UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - M/P METERING POINT
 - W/P WIRE POINT
 - CB CHORD BEARING
 - B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)



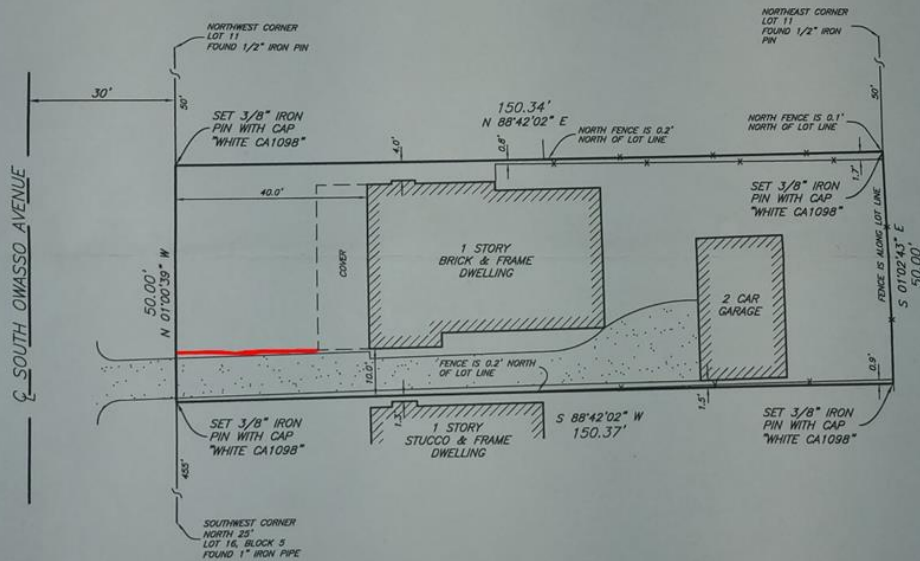
GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) AND THE WEST LINE OF BLOCK 4 BEING N 01°00'39" W.

NO BUILDING LINES OR EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF RIDGEWOOD ADDITION.

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS NOT ABSTRACTED THE SUBJECT TRACT. THERE MAY BE UNDERLYING ISSUES OF TITLE THAT ARE NOT SHOWN.

FIELD WORK COMPLETED JUNE 2, 2022.



LEGAL DESCRIPTION:

LOT NINE (9), BLOCK FOUR (4), RIDGEWOOD ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 338, AND KNOWN AS 1143 SOUTH OWASSO AVENUE.

SURVEYOR'S STATEMENT

RANDY K. SHOEFSTALL, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.



WHITE SURVEYING COMPANY
 CERTIFICATE OF
 AUTHORIZATION NO. CA1098

BY: *Randy K. Shoefstall* DATE: 6/13/2022
 REGISTERED PROFESSIONAL LAND
 SURVEYOR OKLAHOMA NO. 1676

S:\00338\0004\LO09\108893\Draw\108893P22.dwg 06/06/22

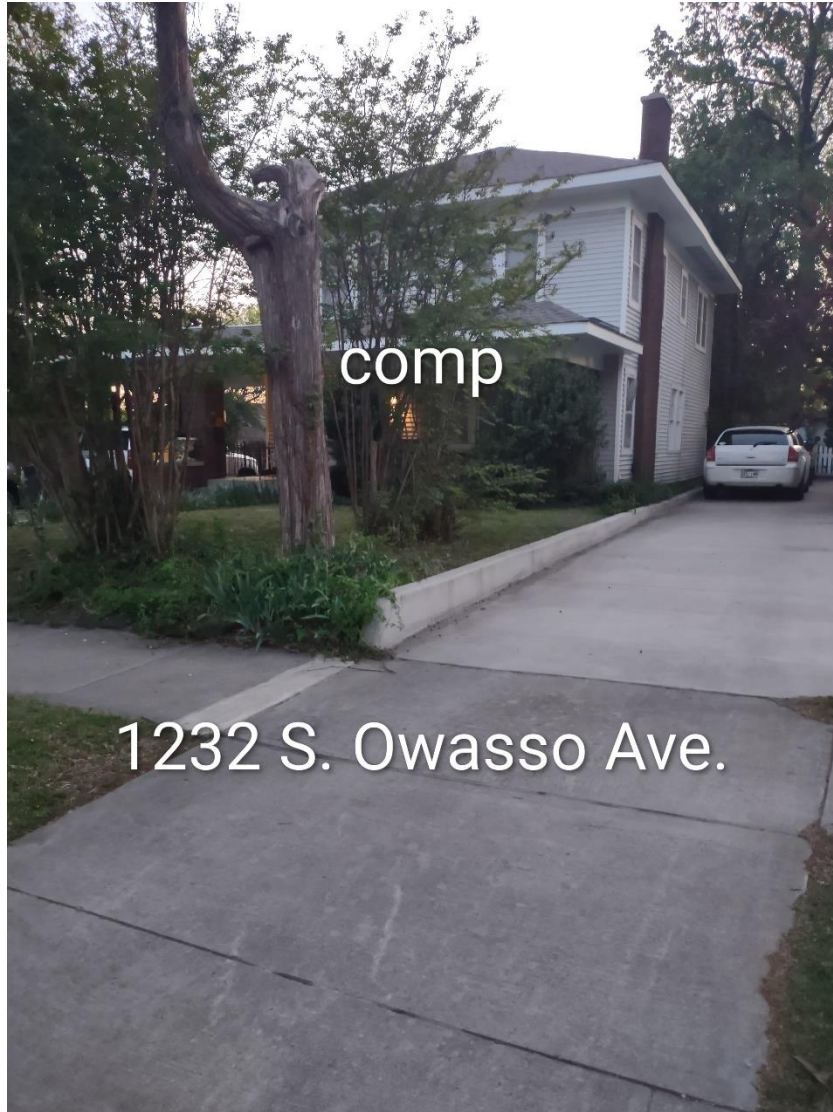




1205 S. Owasso Ave.



1215 S Owasso Ave



comp

1232 S. Owasso Ave.



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.

Need to amend HO 0724 2025. We realized after the fact we should have installed a curb on the north side of the driveway.

This will control erosion, allow us to level our yard and ensure continued beautification of the neighborhood. The curb will run west on the north side of the driveway. It will be 4" wide, 29'3" long and will 6" tall at the west end tapering to nothing on the east end

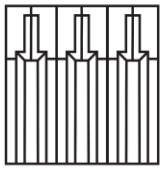
PROJECT CHECKLIST

- 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](#))



HP PERMIT NUMBER: HP-0766-2026

PROPERTY ADDRESS: 1510 East 19th Street

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Kory T. James and Sarah E. James, co-Trustees of the James Revocable Trust

A. CASE ITEMS FOR CONSIDERATION

1. Relocation of gas meter

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1930

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009

CONTRIBUTING STRUCTURE: No

STYLE/CONSTRUCTION:

A brick two-story Colonial Revival residence, this house has a new metal side-gabled roof. On the left is a porte-cochere with a balustrade around the flat roof. There are new wood balustrades around the flat roofs of the porte-cochere on the west elevation and the one-story extension on the east elevation. Windows are 6/6 double hung and symmetrically arranged. The panel door has a pediment-style porch with wood columns and side lights. This building is noncontributing due to alteration.

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

PREVIOUS ACTIONS:

COA – April 19, 1995 – TPC Approval

Remove existing wood railing installed in 1989 around decks on flat roof portions of house and replace with railings constructed of squared steel

COA – June 11, 1996 – TPC Approval

Replace rotted “Boxcar Siding” shutters

COA – September 10, 1998 – TPC Approval

Replace rotted existing wooden shutters with metal shutters

COA – March 11, 2004 – TPC Approval

Replace metal roof with composition shingle roof

COA – March 26, 2009 – TPC Approval

Replace existing 6/1 wood windows with Andersen “Renewal” FDL 6/1 wood windows

C. ISSUES AND CONSIDERATIONS

1. Proposed is the relocation of the gas meter from underground near the sidewalk to aboveground on the north (front) side of the house, near the northeast corner. This application 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.

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.



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. Meter is currently an underground meter which the manufacturing company no longer maintain parts. The upright meter will be relocated to the north side of the home at the northeast corner. ONG will access our gas main located on the north side of E 19th St and install new service line running south from main to property. ONG has met with customer and obtained there verbal agreement to proceed with 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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- 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 existing meter is currently located underground in the front yard. The proposed new meter location will be on the **north side of the home at the northeast corner**.

We will access the gas main located on the **north side of E 19th St** and install a new service line running south from the main to the property.

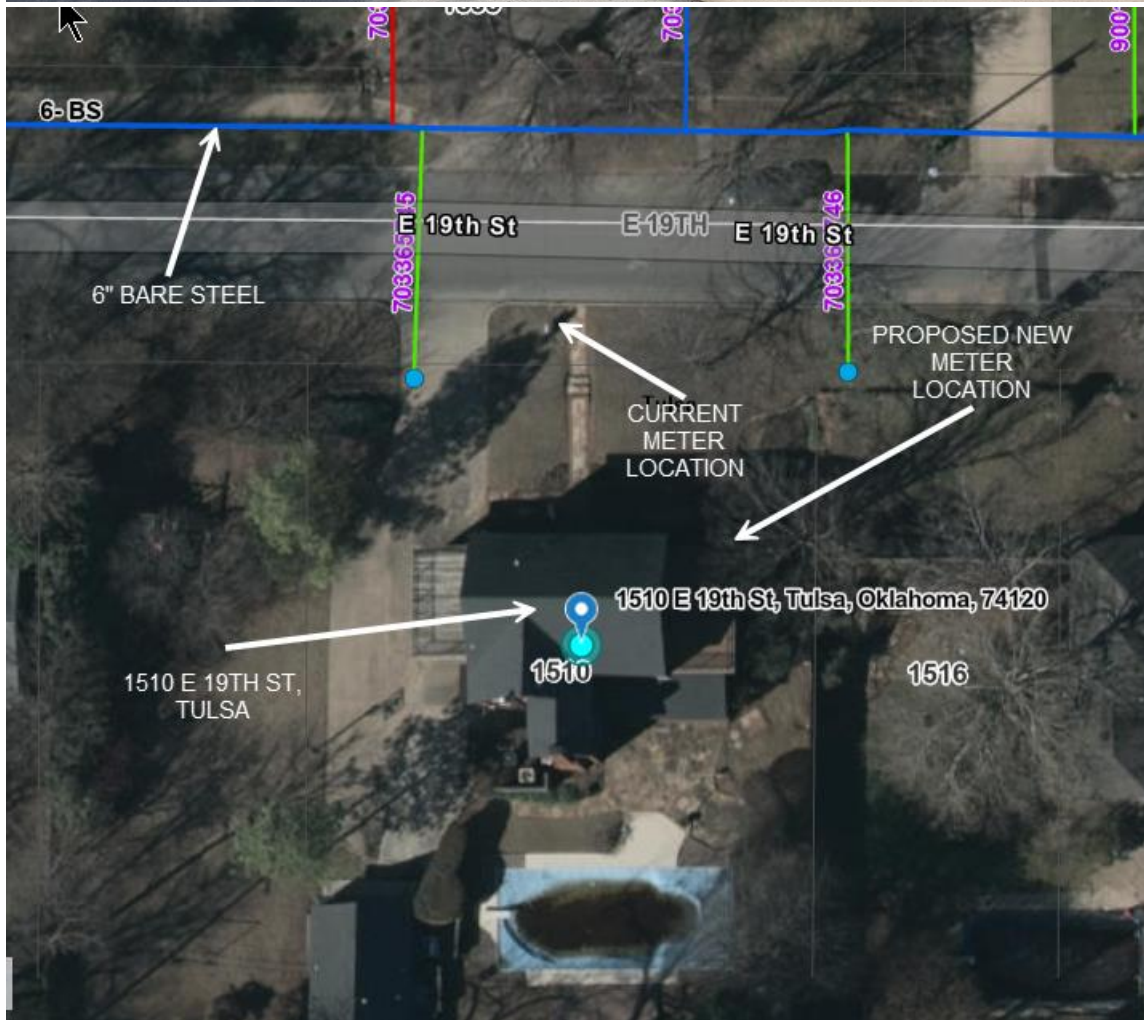
ONG has met with the customer and has received their agreement to proceed with the meter relocation.

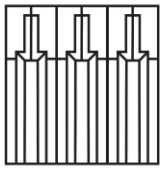
Customer Name: SARAH JAMES

Customer Contact Phone Number: 918-978-8564

Address: 1510 E 19TH ST, TULSA

Name of Historical District: Swan Lake





HP PERMIT NUMBER: HP-0767-2026

PROPERTY ADDRESS: 1520 East 19th Street

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Haley Elizabeth Rush

A. CASE ITEMS FOR CONSIDERATION

1. Relocation of gas meter

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1935

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009

CONTRIBUTING STRUCTURE: No

STYLE/CONSTRUCTION:

This one and one-half-story Tudor Revival residence has brick walls and vinyl siding over the gable ends. The composition shingle roof is cross-gabled and has a gabled dormer. A prominent chimney with ornate chimney pots is centered on the primary elevation. There is a pair of 1/1 double hung windows to the right of the chimney. To the left of the chimney is an arched entry and arched glazed door beneath a gable. To the left of the entry is a porch with segmental arches that has been enclosed with fixed windows and wood infill. At the rear is a detached garage. This building is noncontributing due to alteration.

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

PREVIOUS ACTIONS:

COA – November 20, 1998 – TPC Approval

Replace sun room plywood transom covers with stucco to match gable ends on house

HP-18-029 – May 10, 2018 – Staff Approval

Removal of vinyl siding

HP-18-029 – May 10, 2018 – TPC Approval

Removal of windows and replacement with masonry

Removal of windows on side porch

Installation of French door

C. ISSUES AND CONSIDERATIONS

1. Proposed is the relocation of the gas meter from underground near the sidewalk to aboveground on the west side of the house, two feet (2'-0") south of the front facade. This application 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.

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.



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.

ONG is requesting a meter relocation. Meter is currently an underground meter which the manufacturing company no longer maintain parts. The meter will be relocated to structure to the west side of house, 2' south of the north face of structure. ONG will access our gas main on the north side of the street. ONG met with customer and obtained their verbal 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.
- 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 for: 1520 E 19TH ST, Tulsa

The meter is currently an underground meter.

The meter will be relocated to the west side of the house, 2' south of the north face of the structure.

ONG will access the gas main located on the north side of the street, for the service kill.

ONG will access the gas main located on the north side of the street, to install a new yard line running south to the property.

ONG has met with the customer and obtained agreement for meter relocation.

Customer Name HAILEY RUSH

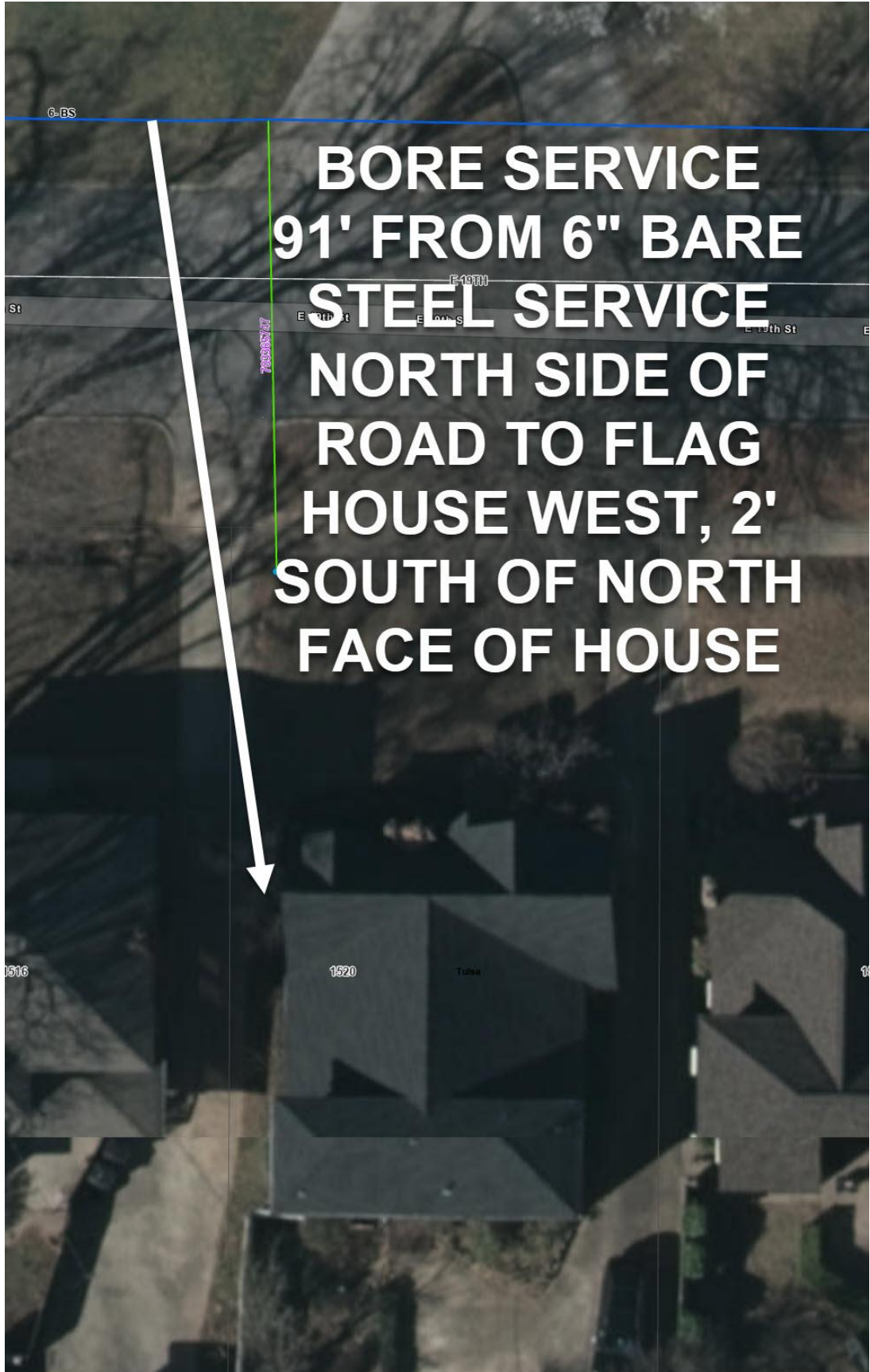
Service Address: 1520 E 19TH ST, Tulsa

Historical District Name: Swan Lake

Customer Contact Phone Number: 512-576-7196



**EXISTING
UNDERGROUND
METER AT FRONT
EASEMENT, SOUTH
SIDE OF STREET.
SERVICE GOES
NORTH ACROSS
ROAD TO 6" BARE
STEEL MAIN**



**BORE SERVICE
91' FROM 6" BARE
STEEL SERVICE
NORTH SIDE OF
ROAD TO FLAG
HOUSE WEST, 2'
SOUTH OF NORTH
FACE OF HOUSE**

6-BS

E-19TH

St

E 19th St

E 19th St

E 19th St

E

700057

1516

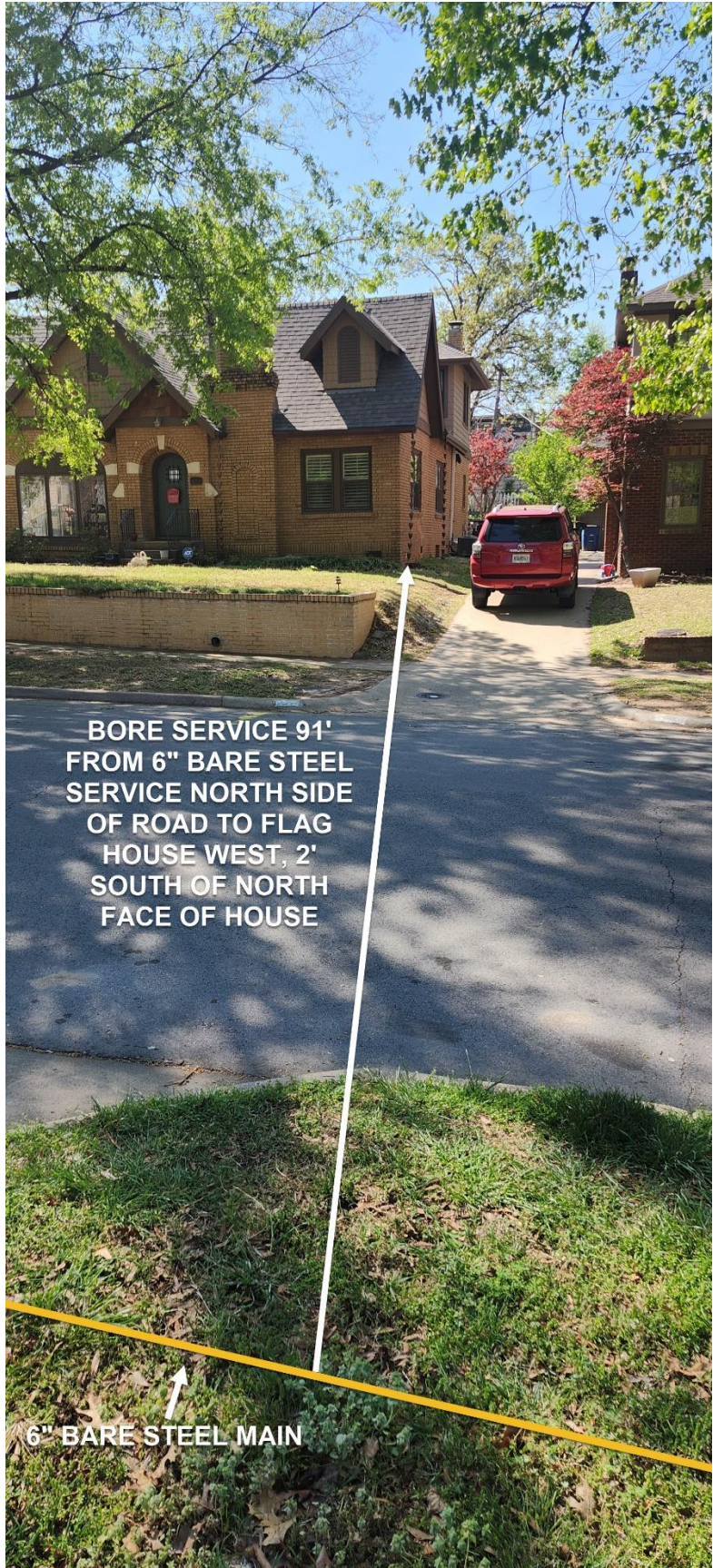
1520

Tubax

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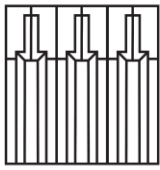
PROPOSED RELOCATION,
WEST SIDE OF HOUSE, 2'
SOUTH OF NORTH FACE





**BORE SERVICE 91'
FROM 6" BARE STEEL
SERVICE NORTH SIDE
OF ROAD TO FLAG
HOUSE WEST, 2'
SOUTH OF NORTH
FACE OF HOUSE**

6" BARE STEEL MAIN



HP PERMIT NUMBER: HP-0768-2026

PROPERTY ADDRESS: 1524 East 19th Street

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Ed Lodes and Deanna S. Lodes, trustees of The Lodes Family Trust

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 one and one-half-story brick residence, built by Hanna Biltby Construction, is Tudor Revival in style. It has a composition shingle cross-gabled roof and a large chimney on the west elevation. On the north elevation is a large, roughly centered gable end containing a group of multiple-paned windows beneath a segmental arch. To the right is a smaller gable over an arched entry with a glazed wood door. To the right of the entry is a group of multiple-paned windows. To the left of the entry is a pair of French doors. At the rear is a two-story half-timbered extension.

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

PREVIOUS ACTIONS:

COA – October 9, 2008 – TPC Approval

Install 30” tall wrought iron railing on front porch

C. ISSUES AND CONSIDERATIONS

1. Proposed is the relocation of the gas meter from underground near the sidewalk to aboveground on the west side of the house, six feet (6'-0”) south of the front facade. This application 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*

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1995



2008



March 2025, Google Street View



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Customer Name KAITLIN MCCAULEY

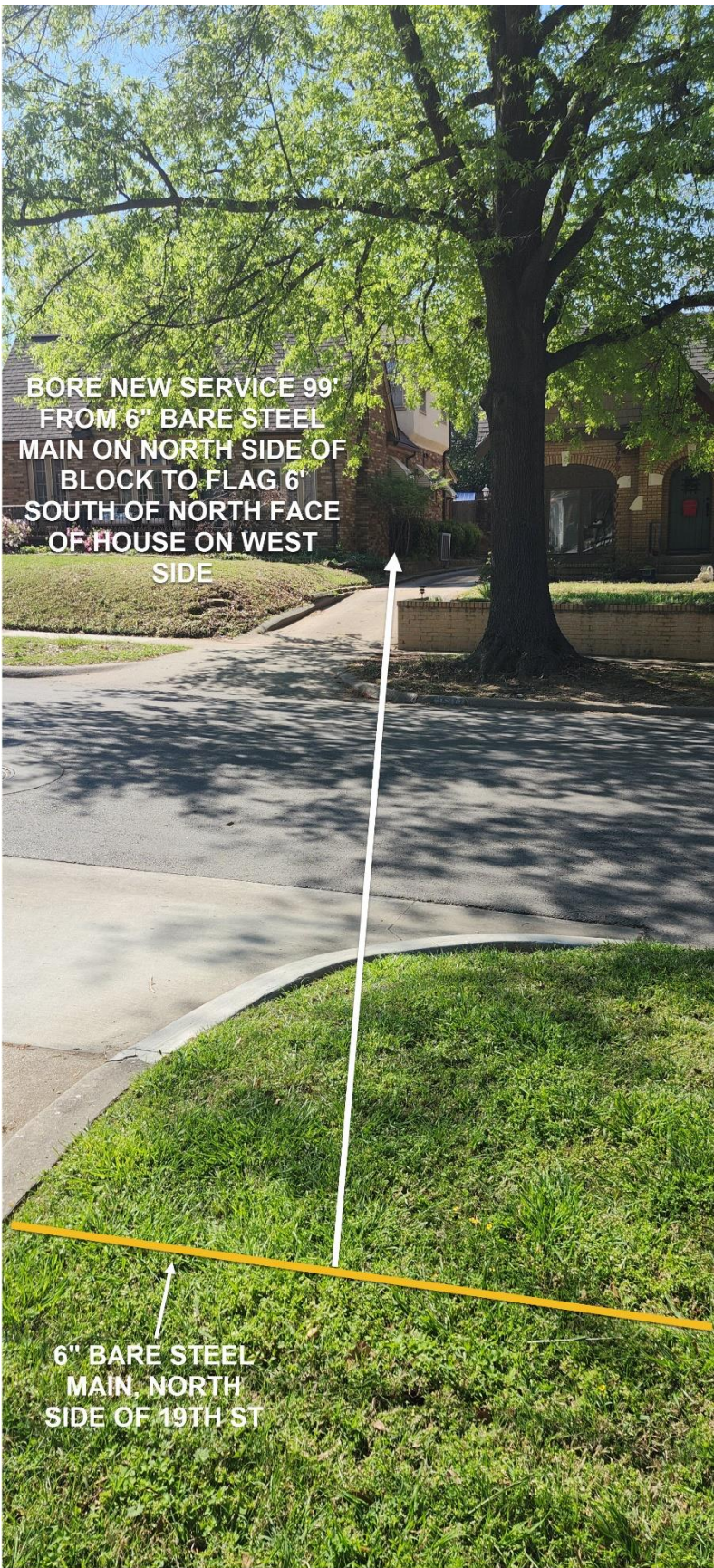
Service Address: 1524 E 19TH ST, Tulsa

Historical District Name: Swan Lake

Customer Contact Phone Number: 918-619-3547

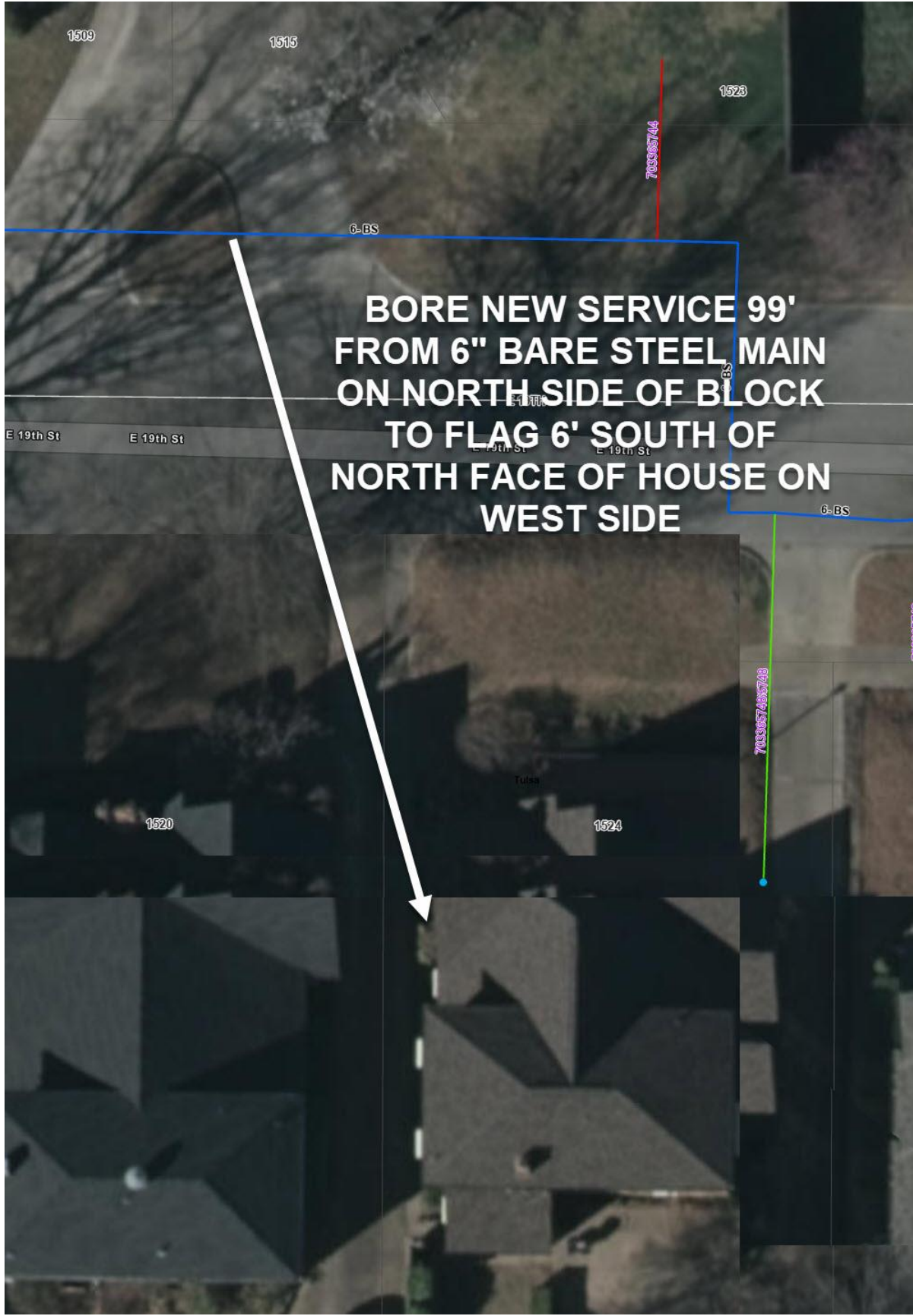


**existing underground
meter, front easement,
south side of street -
service crosses road north
to the 6" bare steel main**



**BORE NEW SERVICE 99'
FROM 6" BARE STEEL
MAIN ON NORTH SIDE OF
BLOCK TO FLAG 6"
SOUTH OF NORTH FACE
OF HOUSE ON WEST
SIDE**

**6" BARE STEEL
MAIN, NORTH
SIDE OF 19TH ST**



1509

1515

1523

6-BS

703065744

**BORE NEW SERVICE 99'
FROM 6" BARE STEEL MAIN
ON NORTH SIDE OF BLOCK
TO FLAG 6' SOUTH OF
NORTH FACE OF HOUSE ON
WEST SIDE**

E 19th St

E 19th St

E 19th St

E 19th St

E 19th St

6-BS

1520

Tulsa

1524

7030657465746

