HP PERMIT NUMBER: HP-0776-2026

PROPERTY ADDRESS: 1746 South St. Louis Avenue

DISTRICT: Swan Lake

APPLICANT: Nik Hooper

OWNER: Nikolas G. Hooper and Michelle Hooper

A. CASE ITEMS FOR CONSIDERATION

1. Construction of fence in street yard

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1975
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009
CONTRIBUTING STRUCTURE: No
STYLE/CONSTRUCTION:

This two-story Neoeclectic residence has weatherboard siding and a side-gabled roof with composition shingles. There are two gabled dormers with 6/6 double hung windows on the front and a wood-sheathed chimney on the side. The panel door is set beneath a small shed-roofed entry. There are 6/6 double hung windows with shutters on the first floor. On the right is a flat roofed carport. This building is noncontributing due to age.

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

PREVIOUS ACTIONS:

COA-13-018 – July 11, 2013 – TPC Approval

Demolish carport and replace with a 2- story garage/bedroom to front of house

C. ISSUES AND CONSIDERATIONS

1. Proposed is the construction of a 4-foot-tall, metal fence manufactured by Ameristar. The fence is intended to provide an enclosure for the applicant's dog. The fence would enclose a portion of the front and side yard at the northeast corner of the property and would terminate on the north side at the neighbor's privacy fence. 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 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.

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

G.1 Landscape Features

G.1.1 Retain and preserve original historic walls, fencing, lighting, planters, and other landscape features through repair.

G.1.2 Removal of historic landscape features will be considered on a case-by-case basis. Removal of non-historic landscape features can be staff-approved.

G.1.3 Ensure that new landscape features are appropriate to the style of your home and consistent with the historic elements found along the same street and within the district.

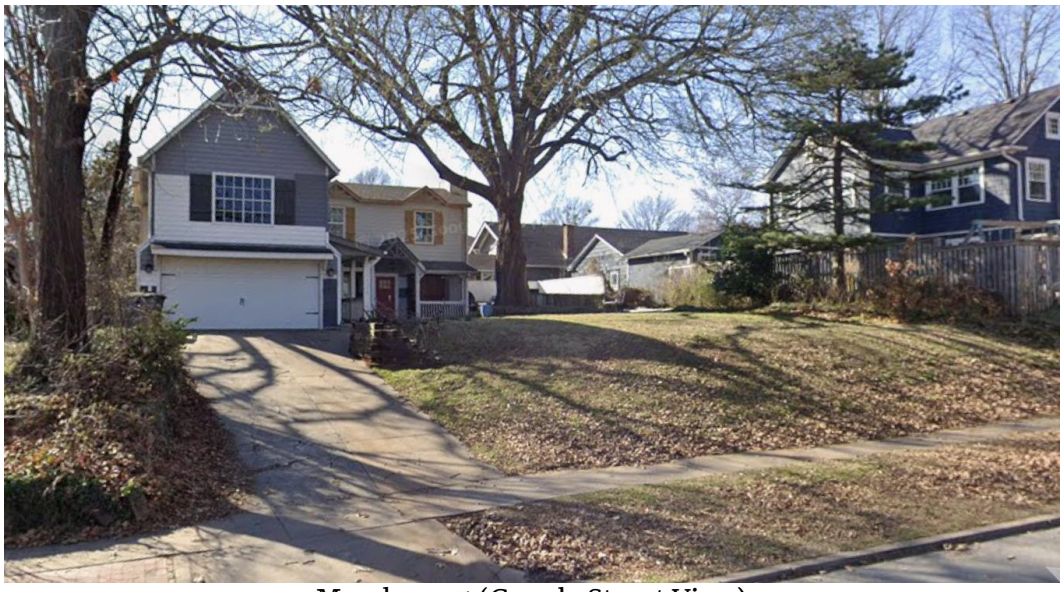
G.1.4 Use fencing materials that are consistent with the historic fencing found along the same street and within the district. Chain-link fencing, wire fencing (12 gauge or less), vinyl fencing, or any fencing that blocks the view of structures is not allowed.

G.1.5 Use wall materials that are consistent with the historic walls found along the same street and within the district. Cinder block, segmental retaining wall systems, corrugated metal, and railroad ties are not allowed. Historically styled cast concrete block will be considered on a case-by-case basis.

.1 Elmwood – dry-stack retaining walls are not allowed

1995

1995



March 2025 (Google Street View)

March 2025 (Google Street View)

View west from street

View northwest from street

Note: Fence will connect with neighbor's fence, shown here

View southeast toward street

View northeast toward street, from front yard

Note: Front of fence will connect with corner of neighbor's fence, shown here

View east toward street, from near front entry

Similar fence across the street

Proposed fence

Proposed fence

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.

I want to add a black 4ft tall rod iron fence to my front yard for my puppy. It will have to side gates. One for the mowers and a second near the house in easy entry.

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.

NA Elevation sketches or renderings to scale with dimensions showing location of work required for changes on exterior walls, additions, and new construction

NA 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:

NA Site Plan, Floor Plans, and Elevations should be at a scale of 1 inch = 20 feet, or greater

NA Architectural rendering (optional)

NA Legal description of the property as recorded on the deed

NA Location of all existing and proposed structure(s), with front and side setback distances indicated

NA Percentage of slope on lot

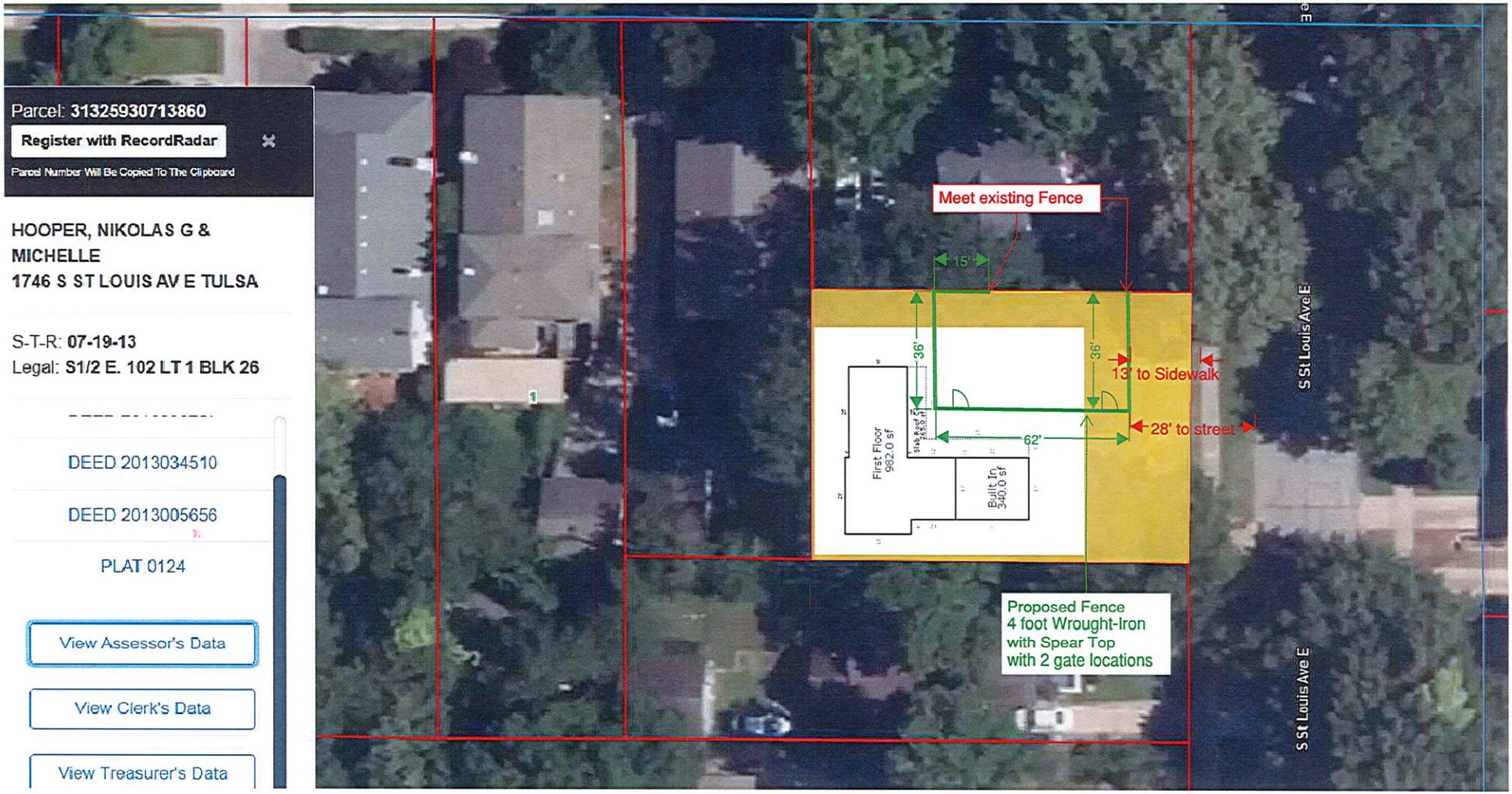
NA Location of existing and proposed retaining walls, sidewalks, and driveways with front and side setbacks indicated

NA An additional site plan showing approximate height, width and front setback of proposed project and all adjacent structures to show relationship to neighborhood

NA 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)

N1


Parcel: 31325930713860
Register with RecordRadar
Parcel Number Will Be Copied To The Clipboard
HOOPER, NIKOLAS G & MICHELLE
1746 S ST LOUIS AV E TULSA
S-T-R: 07-19-13
Legal: S1/2 E. 102 LT 1 BLK 26
DEED 2013034510
DEED 2013005656
PLAT 0124
View Assessor's Data
View Clerk's Data
View Treasurer's Data
Meet existing Fence
15'
36'
36'
13' to Sidewalk
28' to street
62'
First Floor
982.0 sf
Built In
340.0 sf
Proposed Fence
4 foot Wrought-Iron
with Spear Top
with 2 gate locations
S St Louis Ave E
S St Louis Ave E

HP PERMIT NUMBER: HP-0777-2026

PROPERTY ADDRESS: 1865 East 17th Street

DISTRICT: Yorktown

APPLICANT: Josh Shriner

OWNER: Wilde Holdings, LLC

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of windows
   Completed without an historic preservation permit

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1923
ZONED HISTORIC PRESERVATION: 1995
NATIONAL REGISTER LISTING: Yorktown Historic District, 2002
CONTRIBUTING STRUCTURE: Yes
STYLE/CONSTRUCTION:

Bungalow/Craftsman. This one-story, vinyl-clad resource has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are one-over-one hung and the wood door is glazed flush. The partial porch is screened with almost solid wood railings with painted brick wing walls and a wrought iron rail along the stairs. The porch is under the principal front gable and has short, tapered, wood columns on painted brick columns. There is a brick chimney on the side. Decorative details include double and triple windows and triangular knee braces. There is a rear detached garage.
(National Register of Historic Places, Yorktown Historic District, NRIS #02000657)

PREVIOUS ACTIONS:

HP-0751-2026 – April 9, 2026 – TPC Approval
Removal of porch enclosure
Construction of rails on porch
Installation of mailbox
Installation of light fixture

HP-0751-2026 – April 9, 2026 – TPC Denial
Replacement of windows

C. ISSUES AND CONSIDERATIONS

1. The original, double-hung wood windows throughout the house have been replaced with Model 3500 single-hung, vinyl windows in the 2000 series by MI Windows and Doors. The previous and new windows were one-over-one windows with no muntins. Storm windows were present prior to the window replacement but have been removed. On April 9, 2026, the preservation commission denied an application for the newly installed, single-hung vinyl windows (HP-0751-2026).

   Now proposed is the replacement of the two (2) windows on the front (south) façade and the two (2) southernmost windows on each side of the house with double-hung windows—a total of six (6) windows. As proposed, the other windows on the house

would remain. The applicant's preferred windows are the Model 1555 double-hung, vinyl windows in the 2000 series by MI Windows and Doors. As an alternative, the applicant has also included product information for double-hung, vinyl-clad wood windows in the 400 series by Andersen.

On April 30, 2026, the Historic Preservation Permit Subcommittee recommended approval of the application as proposed, with the Model 1555 double-hung windows by MI Windows and Doors to be used on the front six (6) windows. The subcommittee cited Tulsa Zoning Code Section 70.070-F in their recommendation.

2. Reference: Tulsa *Zoning Code*
   SECTION 70.070-F Standards and Review Criteria
   In its review of HP permit applications, the preservation commission must use the adopted design guidelines to evaluate the proposed work and must, to the greatest extent possible, strive to affect a fair balance between the purposes and intent of HP district regulations and the desires and need of the property owner. In addition, the preservation commission must consider the following specific factors:
   1. The degree to which the proposed work is consistent with the applicable design guidelines;
   2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
   3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
   4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
   5. The purposes and intent of the HP district regulations and this zoning code.

3. Reference: *Unified Design Guidelines – Residential Structures*
   SECTION 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

March 2025, Google Street View

Present

Present

Present

Present

Present, image provided by applicant

Previous and new windows; image provided by applicant

West side of residence

West side of residence

West side of residence

East side of residence

Close-up views of windows

Close-up views of windows

Windows on front facade

Front façade

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.

Replacing six (6) windows, the two front windows, the two front on the east side and the two front on the west side. They currently have vinyl windows but will be replacing with wood windows matching original historic look and feel as closely as possible.

I have a couple options, the preferred is to use vinyl double hung from the original supplier, MI as they're the most cost effective, but I also can use Andersen 400 Series wood clad double hung 1/1 windows.

_____

_____

PROJECT CHECKLIST

X_____ 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.**

X_____ 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)

Estimate

Acme Glass
5947 E 7th St.
Tulsa, OK 74112
918-270-2575
Acmeglass@sbcglobal.net

Estimate 7555
DATE 4/22/2026
CUSTOMER ID JS

TO
Josh Shriner
1865 E 17th St
Tulsa, OK

SHIP TO
Same

JOB	PAYMENT TERMS
Residential Glass Replacement/Repair	Estimate

DESCRIPTION	QUANTITY	AMOUNT	TOTAL
43 1/8 x 53 3/4 New Wood Double Hung Window Installation	2.00	$1,100.00	**$2,200.00**
33 1/8 x 53 3/4 New Wood Double Hung Window Installation	2.00	$1,050.00	**$2,100.00**
27 1/8 x 53 3/4 New Wood Double Hung Window Installation	2.00	$960.00	**$1,920.00**
Service Charge	1.00	$60.00	**$60.00**
			$0.00
			$0.00
			$0.00
			$0.00
		TOTAL DUE	**$6,280.00**

Make all checks payable to Acme Glass.

THANK YOU FOR YOUR BUSINESS!

MI WINDOWS and DOORS

V2000 SERIES WINDOWS

Model 3500 Single-hung

4.5 (231)

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

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

REQUEST A QUOTE

Design Options

Technical Resources

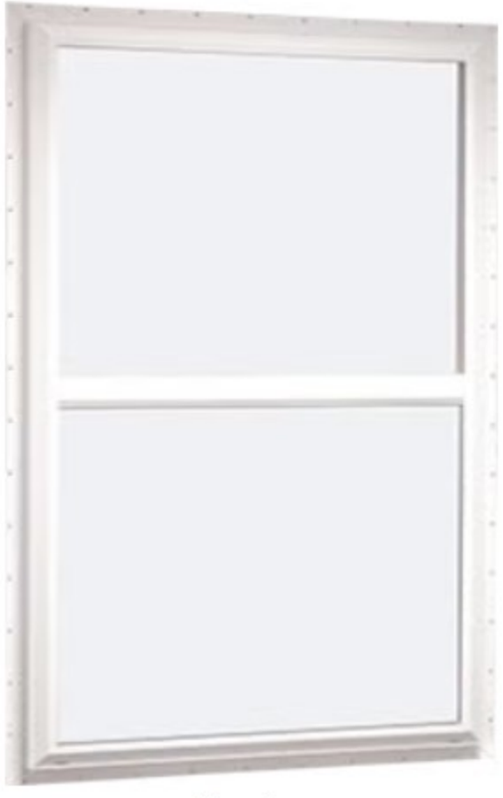
V2000 Series Windows & Doors

OTHE 2000 | SERIES WINDOWS & DOOR

Design Options

FRAME COLOR

Interior



Exterior

INTERIOR FRAME COLOR

White

Black Laminate

EXTERIOR FRAME COLOR

White

Black Laminate

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

GLASS OPTIONS

Standard

WHAT YOU CAN EXPECT

BUILDERS ADVANTAGE PACKAGE

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

ENERGY-EFFICIENCY

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

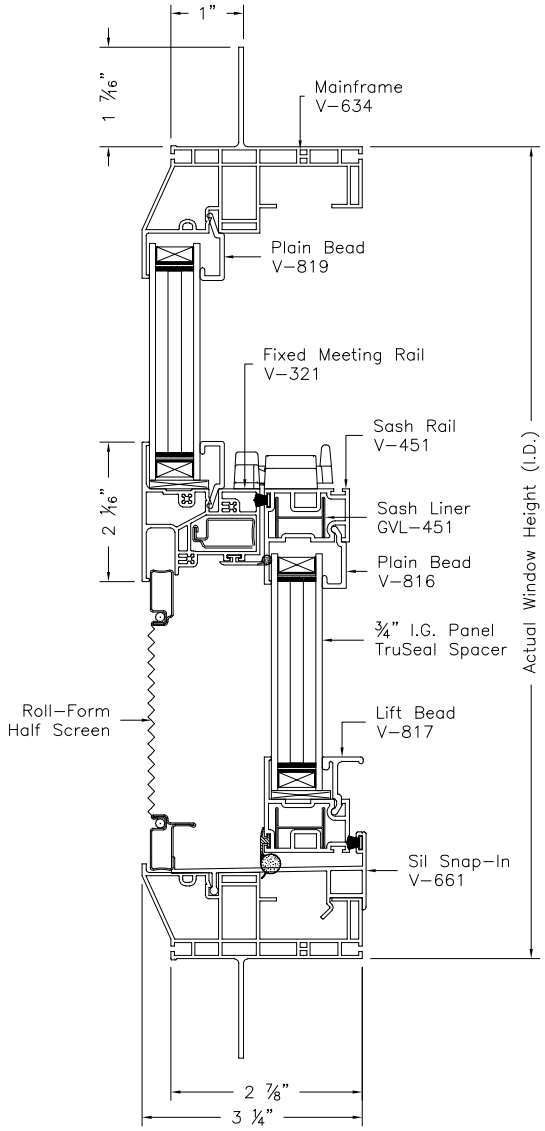
- In cool weather, it provides outstanding thermal performance to eliminate cold spots near windows
- In warm weather, insulated glass reduces solar heat gain and minimizes interior glare

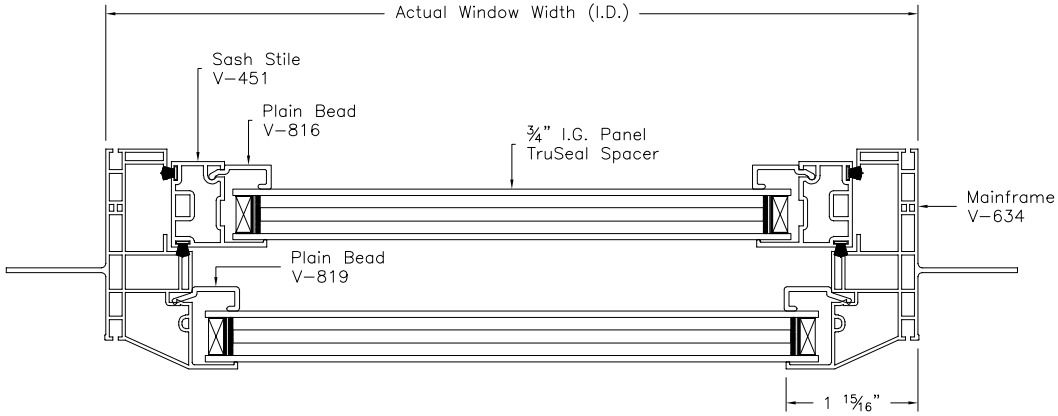
CONVENIENCE AND STYLE

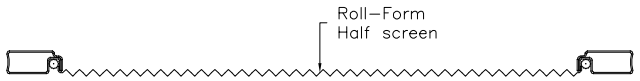
- Beveled exterior profile creates a clean, timeless aesthetic
- Surface-mounted, forced-entry-resistant locks provide a stronger, safer seal
- Full-length lift rail for easy opening and closing
- Tilt-in bottom sash for easy cleaning

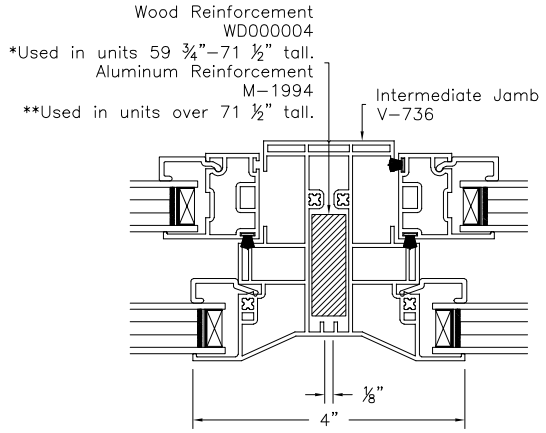
ENGINEERED TO PERFORM

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







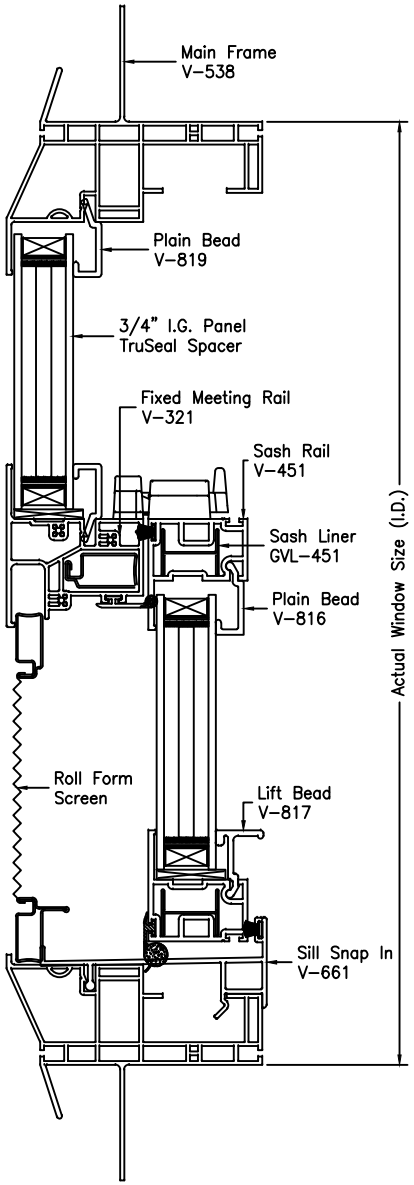


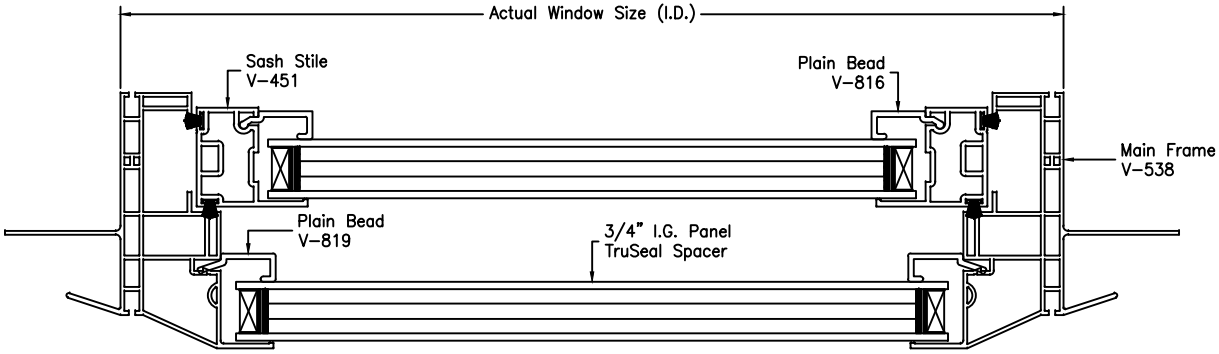
LTR	ECN #	REVISIONS	DATE	BY

MATERIAL:		
FINISH:	UNSPECIFIED WALL:	
AREA:		
WEIGHT:	BREAK ALL CORNERS R.015, UNLESS OTHERWISE SPECIFIED	
PERIMETER:		

MI WINDOWS AND DOORS
650 WEST MARKET STREET GRATZ, PA 17030–0370

DESCRIPTION:	3500 Series Single Hung with Mounting Fin Mainframe	
PRODUCT: 3500SH		DATE: 12/28/15
SCALE: 1:2	PART NUMBER:	
DFTM: BRS	DRAWING NUMBER: CS–000259	





3500SH-AS1 | –

LTR.	DESCRIPTION	BY	DATE
–	–	–	–
–	–	–	–
–	–	–	–
–	–	–	–
	REVISIONS		

MI WINDOWS AND DOORS
650 WEST MARKET STREET • GRATZ, PA • 17030-0370

TITLE: 3500 Series Product Drawing
Single Hung w/J-Channel Frame

DFTM.	DATE	SCALE	DWG/PART NO.	REV.
BRS	8/6/2010	~~~~	3500SH-AS1	–

V2000 SERIES WINDOWS

1555 double-hung windows

4.0 (2)

MATERIAL	PRICE POINT	PROJECT TYPE
Vinyl	$$	Replacement

REQUEST A QUOTE

+ Design Options

Product Specifications

1555 VINYL DOUBLE-HUNG WINDOW

Mainframe - Head, jamb, and sill shall be made from rigid, multi-hollow, polyvinylchloride (PVC) extrusions, which are .070" thick. Main frame to be of welded corner construction. Overall frame depth is 3-1/4". Integral mounting fin and J-channel standard and integral fin without J-channel frame is optional.

Sash - Shall be made from rigid PVC extrusions, which have a minimum wall thickness of .062". Sash to be of welded corner construction. The bottom sash to have a metal reinforcement in the top rail. The top sash to have a metal reinforcement in the bottom rail.

Glazing - Sash to be drop-in silicone glazed using 3/4" thick insulating glass with rigid, extruded, vinyl, exterior glazing bead. Low-E glass, argon gas and other glazing options available. Moveable sash glass panel shall consist of 3/4" thick insulated glass. Glass to be held securely in place with silicone and with rigid, extruded, vinyl, interior glazing beads. Note: 7/8" thick insulated glass used on select configurations.

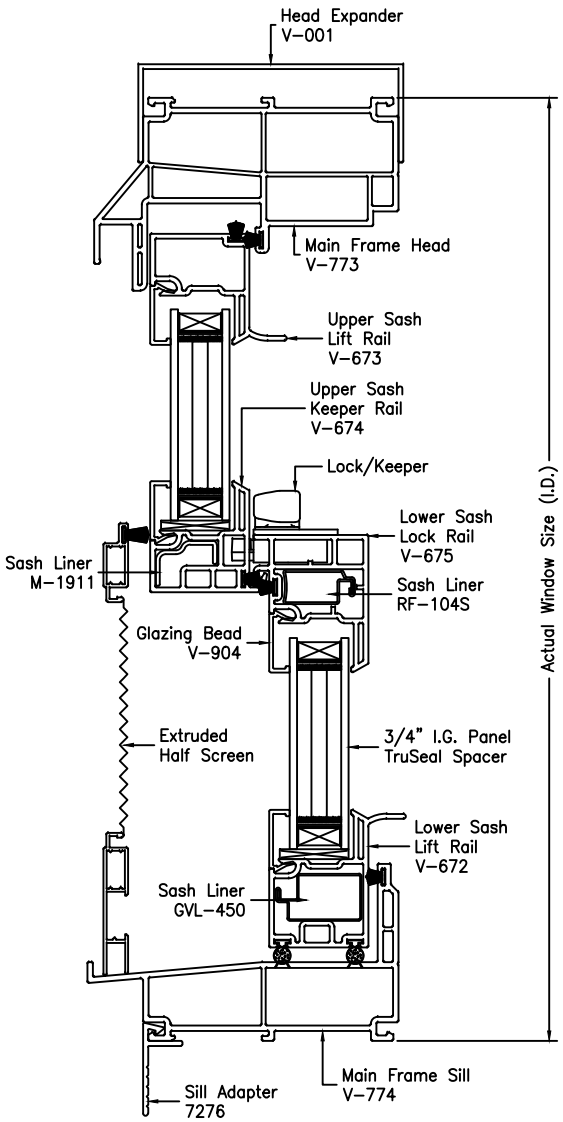
Weather-stripping - A fin-seal weather-strip to be located on both the main frame head and sill. Two strips of fin-seal weather-stripping to be located at each sash stile. The top rail of the top sash and each interlock rail are to receive fin-seal weather-stripping. The bottom rail of bottom sash is to receive two "bulb type" weather-strips. A poly-pile dust plug shall be located at the top of each interior sash stile.

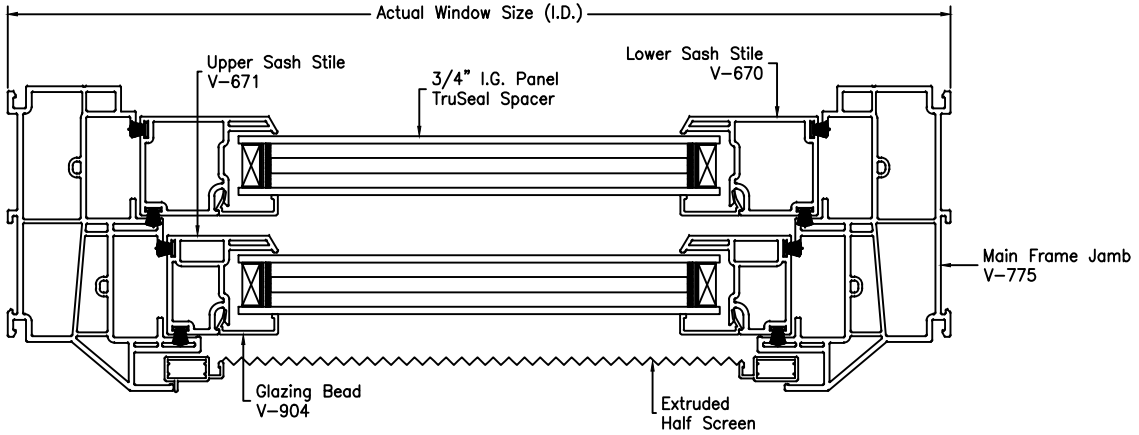
Hardware - Sash balancing mechanisms to consist of stainless steel constant force springs. Two hybrid, recessed mount, cam-type sweep locks are to be located equidistant from each end of the interlocking rail. Two metal, recessed sweep lock keepers to be fastened to the exterior interlocking rail. One injection molded thermo-plastic tilt latch shall be used at the ends of the top rail of each sash. A vinyl sash stop shall be used at the bottom of each exterior jamb track. All screws, clips and other fasteners to be made of non-corrosive materials compatible with reinforcemnts.

Screen - Half screen to be standard, full screen is optional. Screens to be made from extruded aluminum, 5/16" x 3/4", with a .040" thickness. Screen cloth shall be made from 18x16 fiberglass mesh and held secure by flexible, vinyl spline. Screens meet ANSI/AAMA standard. (NOTE: Insect screens are intended only to provide reasonable insect control. They are not intended to prevent people or objects from exiting the window or to provide security against forced entry.)

Installation - To be done by others. Frame must be installed straight, plumb and level, without twisting, bowing or springing. Manufacturer's recommended installation procedures are to be used. Installer should make final adjustments to ensure proper sash operation and window performance.

NOTE: MI WINDOWS AND DOORS LLC designs and manufacturing methods are continually being improved. Individual products may be subject to a variation in performance. Due to this and other factors, we reserve the right to change specifications without notice. It is the sole responsibility of the purchaser/installer to be sure that the intended use of this product complies with any and all applicable buildings codes (i.e. egress, safety glass near doorways, etc.). If you require further technical information regarding this product please contact your retailer/salesman.





LTR.	DESCRIPTION	BY	DATE
—	–	–	–
—	–	–	–
—	–	–	–
A	Changed to 3/4" I.G. w/ TruSeal Spacer	BS	03/17/11

REVISIONS

MI WINDOWS AND DOORS
650 WEST MARKET STREET • GRATZ, PA • 17030-0370

TITLE: 1555 Series Product Drawing
Double Hung w/Finless Frame

DFTM.	DATE	SCALE	DWG/PART NO.	REV.
BRS	01/30/09	~~~~	1555DH-AS3	A

1555DH-AS3 | A

Hover Image to Zoom

SHOP SPRING BLACK FRIDAY DEALS ›

Andersen

400 Series 25-5/8 in. x 52-7/8 in. Clad Wood Double-Hung Window w/Low-E Glass, White Ext/Int & White Hardware

(15) Questions & Answers (22)

PREFERRED PRICING

$649.44 Was $738.00
Save $88.56 (12%)

Pay **$599.44** after **$50 OFF** your total qualifying purchase upon opening a new card.

Apply for a Pro Xtra Credit Card

- Low-maintenance vinyl-clad exterior with a durable wood core
- Both sash operate and tilt-in for easy cleaning inside your home
- Energy efficient low-E4 glass provides balanced insulation
- View More Details

Exterior Color/Finish Family: **White**

Interior Color/Finish Family: **White**

~~Tan~~ | Unfinished Wood | **White**

Width (in.) x Height (in.): **25.625 x 52.875**

25.625 x 52.875

Pickup at Tulsa Central Delivering to 74136

Hover Image to Zoom







SHOP SPRING BLACK FRIDAY DEALS ›

Andersen

400 Series 31-5/8 in. x 52-7/8 in. Clad Wood Double-Hung Window w/Low-E Glass, White Ext/Int & White Hardware

(15) Questions & Answers (22)

PREFERRED PRICING

$733.92 Was $834.00
Save $100.08 (12%)

Pay **$683.92** after **$50 OFF** your total qualifying purchase upon opening a new card.

Apply for a Pro Xtra Credit Card

- Low-maintenance vinyl-clad exterior with a durable wood core
- Both sash operate and tilt-in for easy cleaning inside your home
- Energy efficient low-E4 glass provides balanced insulation
- View More Details

Exterior Color/Finish Family: **White**

Interior Color/Finish Family: **White**

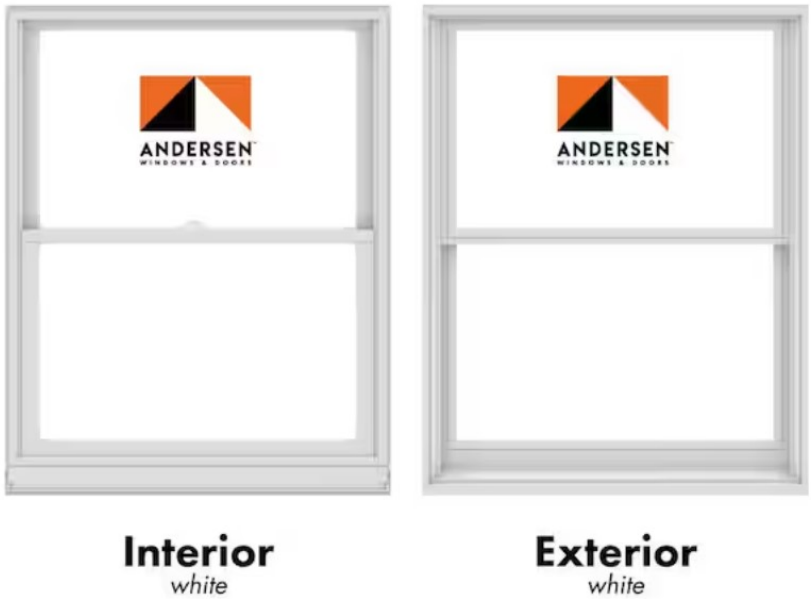
~~Tan~~ | Unfinished Wood | **White**

Width (in.) x Height (in.): **31.625 x 52.875**

31.625 x 52.875

Pickup at Tulsa Central Delivering to 74136

Internet # 335701778 Model # 1600478 UPC Code # 716289724277



Hover Image to Zoom

New

Andersen

400 Series 41-5/8 in. x 52-7/8 in. Clad Wood Double-Hung Window w/Low-E Glass, White Ext/Int and White Hardware

4.3 (15) Questions & Answers (22)

PREFERRED PRICING

$780.25 Was $886.65
Save $106.40 (12%)

Pay **$730.25** after **$50 OFF** your total qualifying purchase upon opening a new card.

Apply for a Pro Xtra Credit Card

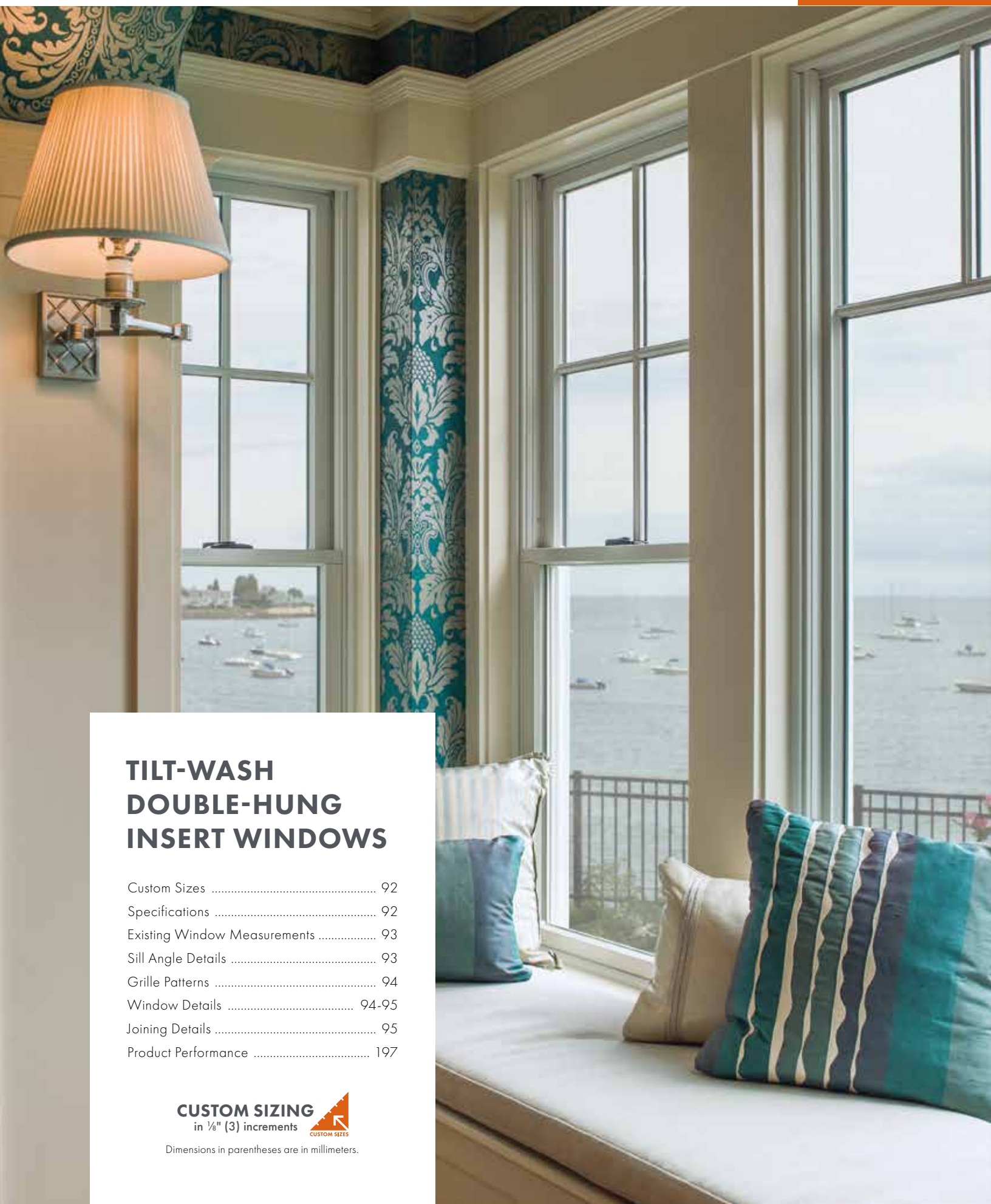
- Low-maintenance vinyl-clad exterior with a durable wood core
- Both sash operate and tilt-in for easy cleaning inside your home
- Energy efficient Low-E4 glass provides balanced insulation
- View More Details

Exterior Color/Finish Family: **White**

Interior Color/Finish Family: **White**

~~Tan~~ | Unfinished Wood | **White**

Width (in.) x Height (in.): **41.625 x 52.875**



TILT-WASH DOUBLE-HUNG INSERT WINDOWS

CUSTOM SIZING
in ⅛" (3) increments

CUSTOM SIZES

Dimensions in parentheses are in millimeters.

TILT-WASH DOUBLE-HUNG INSERT WINDOWS

FEATURES

FRAME

Ⓐ A Fibrex® material exterior protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.*

Ⓑ For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex material exterior. Sill ends are protected and sealed with weather-resistant covers.

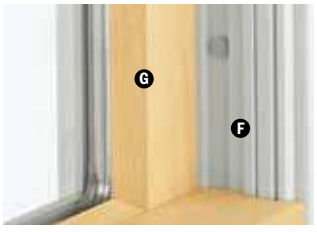
Ⓒ Natural wood stops are available in pine, and prefinished white, dark bronze and black.**

Ⓓ Weatherstrip throughout the unit provides a long-lasting,* energy-efficient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstrip material compresses against. At the meeting rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstrip with foam inserts.

Ⓔ Exterior stop covers are specially designed to allow easy application of high-quality sealant.

3 ¼" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

Ⓕ Jamb liners are available in white or gray, and must be specified when ordering. Contact your Andersen supplier for details.



Unique block-and-tackle balancers feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. They automatically lock the balancer into position when sash are tilted into wash mode.

SASH

Wash assists make it easy to tilt the sash into wash mode.

Ⓖ Wood sash members are treated with a water-repellent preservative for long-lasting* protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are also available.

Ⓗ A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

Ⓘ Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

GLASS

Ⓙ In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

Ⓚ Silicone bed glazing provides superior weathertightness and durability.

Ⓛ High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

SILL

Sill Angles

Three sill angles are available – 0,° 8° and 14° – to closely match the existing sill in window replacement applications. See page 93 for details.

0° Sill Angle

8° Sill Angle

14° Sill Angle

Sill Angle Finder App

Our Sill Angle Finder App lets you quickly and easily find the sill angle of existing double-hung windows. Available for free for both iPhone® and Android™ smartphones. Download the app for iPhone from the App Store℠ or for Android smartphones from the Google Play Store. The app is only available for smartphones, as tablets and other large devices are too bulky for measuring window sill angles.

INSTALLATION

Exterior Stop Cover

An exterior stop cover provides a clean transition from the new window to the existing window casing.

Included Installation Materials

Flat self-hanging shims, backer rod, installation screws and complete instructions are included with each insert window. See the measurement guide and worksheet at **andersenwindows.com/measure**.

SASH OPTIONS†

Cottage

Reverse Cottage

*Visit andersenwindows.com/warranty for details.
**Products with dark bronze and black interiors have matching exteriors.
†Shown on 400 Series tilt-wash double-hung full-frame windows.
"Flexacron" is a registered trademark of PPG Industries, Inc.
"iPhone" and "App Store" are registered trademarks of Apple Inc. "Android" is a trademark of Google Inc.
Dimensions in parentheses are in millimeters.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS

White | Canvas | Sandtone | Terratone

Dark Bronze | Forest Green | Black

INTERIOR OPTIONS

Pine | White

Dark Bronze* | Black*

HARDWARE

Standard Lock & Keeper

Black | Gold Dust | **Stone** | White

Stone is standard with natural interior units. White comes with prefinished white interiors. Other finishes optional.

OPTIONAL HARDWARE Sold Separately

ESTATE™

Lock & Keeper

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

Optional Estate lock and keeper reduces the clear opening height by 9/16" (14). Check with local building code officials to determine compliance with egress requirements.

CONTEMPORARY

Bar Lift

Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

TRADITIONAL

Bar Lift

Hand Lift

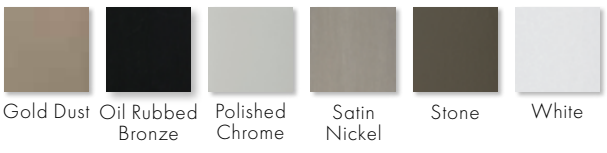
Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
Polished Chrome | Satin Nickel | Stone | White

Bold name denotes finish shown.

HARDWARE FINISHES

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel



Gold Dust | Oil Rubbed Bronze | Polished Chrome | Satin Nickel | Stone | White

ACCESSORIES Sold Separately

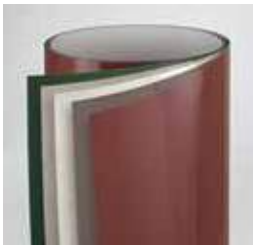
SASH

Window Opening Control Device

A recessed window opening control device is available factory applied. It limits the sash travel to less than 4" (102) when the window is first opened. Available in white, stone and black. A field-applied window opening control device kit is also available.

INSTALLATION

Coil Stock



Andersen® aluminum coil stock can be ordered to match any of our 11 trim colors. Made from .018" thick aluminum, Andersen coil stock is available in 24" (610) x 50' (15240) rolls. Color-matched 1 1/4" (32)-long stainless steel trim nails are also available and can be ordered in 1 lb/.454 kg boxes.

GLASS

Andersen Art Glass

Available for 400 Series tilt-wash transom and picture units. Andersen art glass panels come in a variety of original patterns. See art glass section starting on page 173 for more information or visit andersenwindows.com/artglass.

INSECT SCREENS

Insect Screen Frames

Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air** and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 94.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

*Products with dark bronze and black interiors have matching exteriors.

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

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

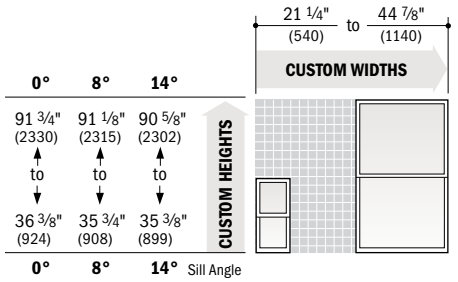
Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

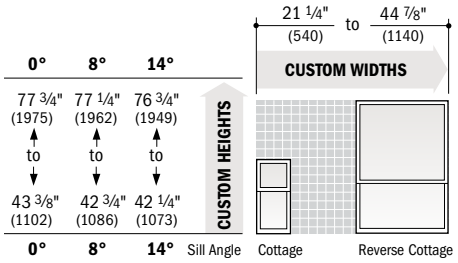
TILT-WASH DOUBLE-HUNG INSERT WINDOWS

Tilt-Wash Double-Hung, Picture and Transom Insert Window Sizes

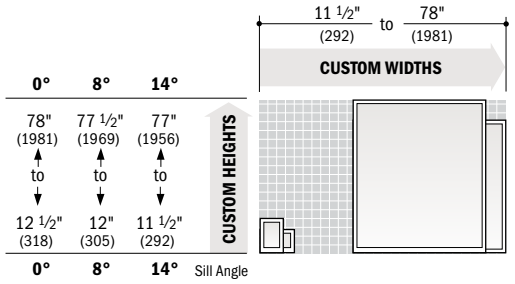
Double-Hung Equal Sash Ratio



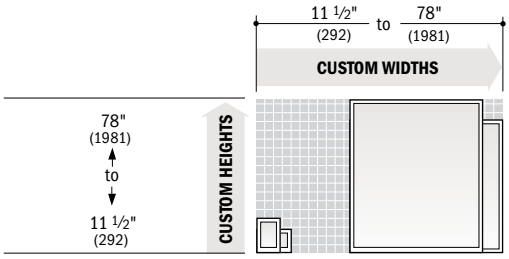
Double-Hung 2:3 Cottage and 3:2 Reverse Cottage Sash Ratio



Picture



Transom



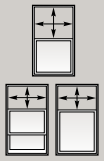
Available in 1/8" (3) increments between minimum and maximum widths and heights. Height limits for double-hung and picture insert windows depend on new insert window sill angle.

For picture and transom insert windows, either height or width must be 68" (1727) or less, and height plus width cannot be less than 28" (711).

Measurement guide for custom-sized windows can be found at **andersenwindows.com/measure**. Grille patterns shown on page 94.

Tilt-Wash Double-Hung Insert Window Specification Formulas

Vent Opening

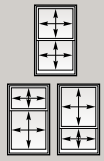


Width = window width − 3.798" (96)

Height = *Depends on sash ratio and specific sill angle of insert window; see below.*

sash ratio	clear opening height	sill angle deduction 14°	8°	0°
1:1 Equal	= (window height ÷ 2) − sill angle deduction	3.602" (91)	3.836" (97)	4.138" (105)
2:3 Cottage	= (window height x 2) ÷ 5 − sill angle deduction	2.879" (73)	3.066" (78)	3.308" (84)
3:2 Reverse Cottage	= (window height x 2) ÷ 5 − sill angle deduction	2.083" (53)	2.270" (58)	2.512" (64)

Unobst. Glass



Width = window width − 6.219" (158)

Height = *Depends on sash ratio and specific sill angle of insert window; see below.*

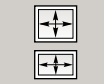
sash ratio	unobstructed glass height	sill angle deduction 14°	8°	0°
Equal Upper and Lower Sash	= (window height ÷ 2) − sill angle deduction	3.625 (92)	3.844" (98)	4.156" (106)
Cottage Upper Sash or Reverse Cottage Lower Sash	= (window height x 2) ÷ 5 − sill angle deduction	2.891" (73)	3.078" (78)	3.328" (85)
Cottage Lower Sash or Reverse Cottage Upper Sash	= (window height x 2) ÷ 5 − sill angle deduction	4.344" (110)	4.625" (117)	4.984" (127)

Optional Estate™ hardware will reduce vent opening height by 7/32" (6).

For clear opening specifications, contact your Andersen supplier.

Tilt-Wash Picture and Transom Insert Window Specification Formulas

Unobst. Glass



Picture Insert

Width = window width − 6.0" (152)

Height = *Depends on sash ratio and specific sill angle of insert window; see below.*

unobstructed glass height	sill angle deductions 14°	8°	0°
= window height − sill angle deduction	5.816" (148)	6.285" (160)	6.890" (175)

Transom Insert

Width = window width − 6.0" (152)

Height = window width − 6.0" (152)

- Dimensions in parentheses are in millimeters.
- **Clear Opening** formulas provide dimensions for determining area available for egress. **Vent Opening** formulas provide dimensions for determining area available for passage of air. **Unobst. Glass** (unobstructed glass) formulas provide dimensions for determining area available for passage of light.
- Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.

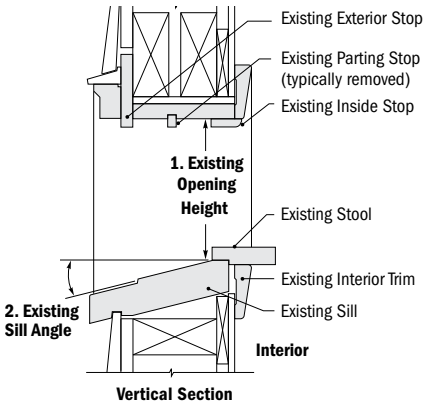
Existing Window Measurements

Required measurements:

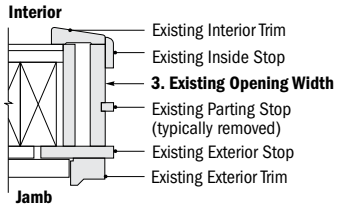
1. Existing Opening Height

2. Existing Sill Angle

3. Existing Opening Width

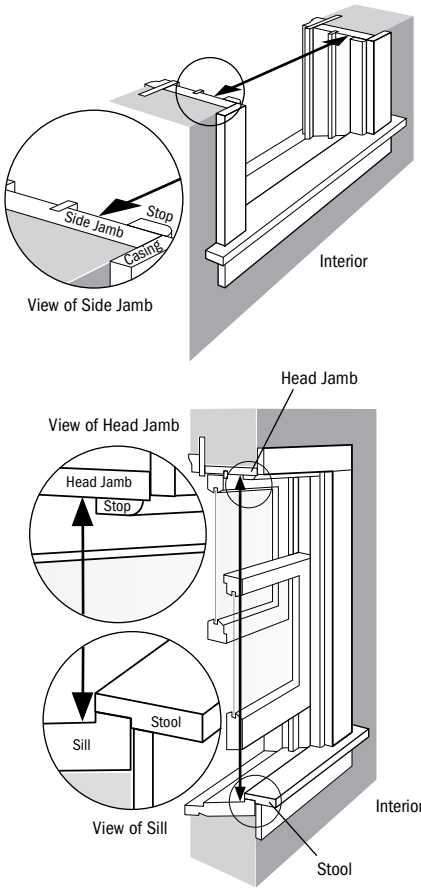


Vertical Section

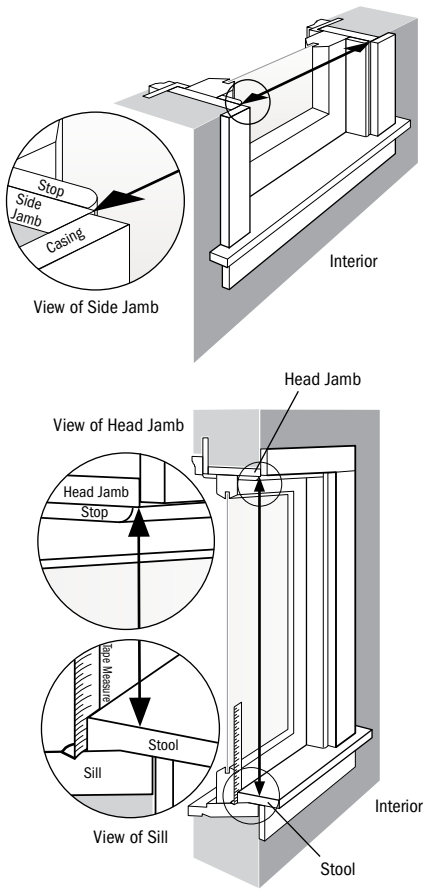


Horizontal Section

Existing Double-Hung Window



Existing Picture Window



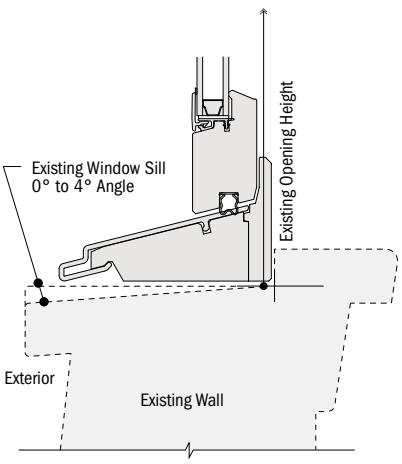
Sill Angle Details

Scale 3" (76) = 1'-0" (305) – 1:4

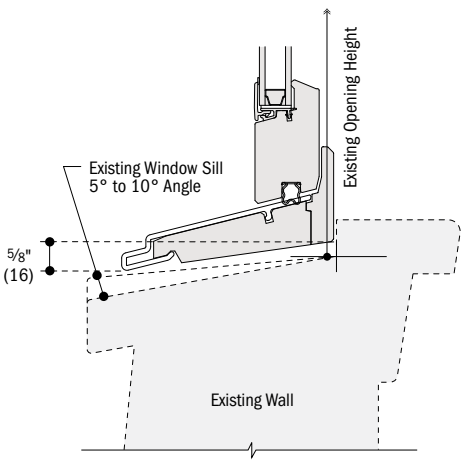
Select a sill angle that most closely matches your existing sill angle.

Windows with a smaller sill angle will have a larger maximum height.

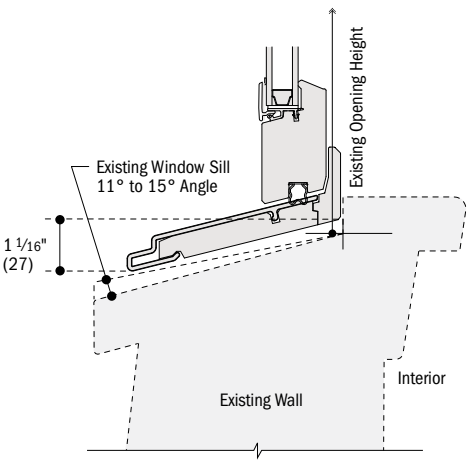
A “Sill Angle Finder App” is available, see page 90.



0° Sill



8° Sill



14° Sill

- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.

TILT-WASH DOUBLE-HUNG INSERT WINDOWS

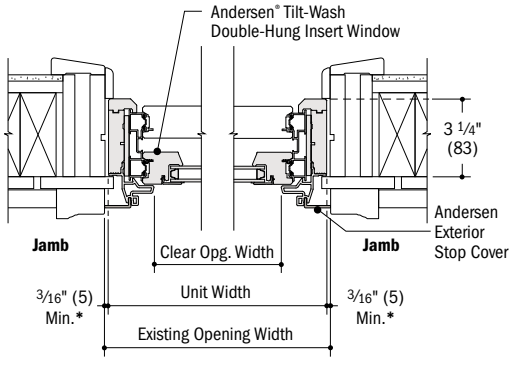
Grille Patterns

	Prairie A		Specified Equal Light			Prairie A	Specified Equal Light
Tilt-Wash Double-Hung Insert					**Tilt-Wash Transom Insert**		
	Equal	Cottage	Equal	Cottage	**Tilt-Wash Picture Insert**		

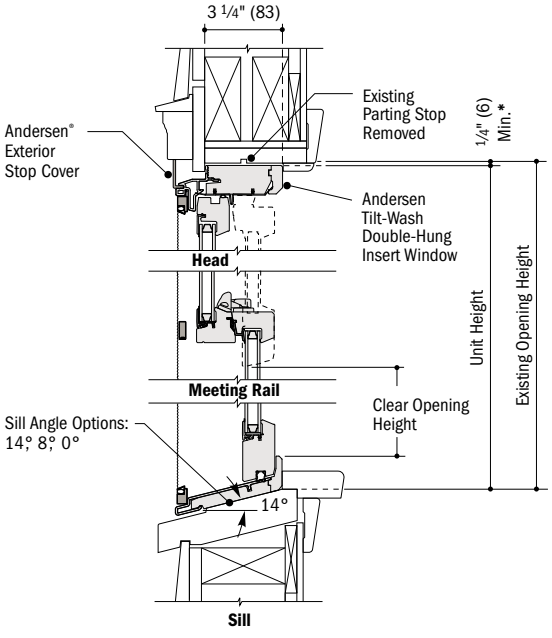
Patterns for double-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung window patterns, identify the sash style (equal, cottage or reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns not available in all configurations.** For more grille options, see page 14 or visit **andersenwindows.com/grilles**.

Tilt-Wash Double-Hung Insert Window Details

Scale 1½" (38) = 1'-0" (305) – 1:8



Horizontal Section



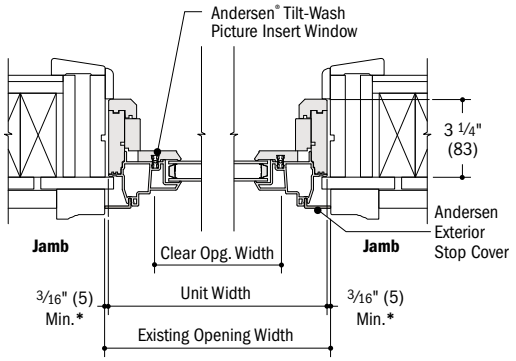
Vertical Section

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

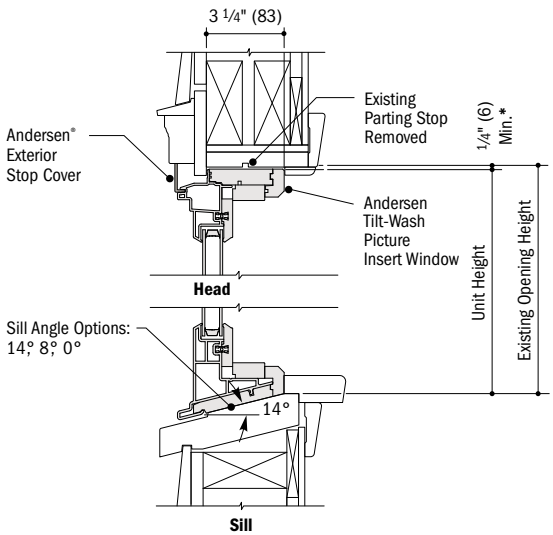
*Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.

Tilt-Wash Picture Insert Window Details

Scale 1½" (38) = 1'-0" (305) – 1:8



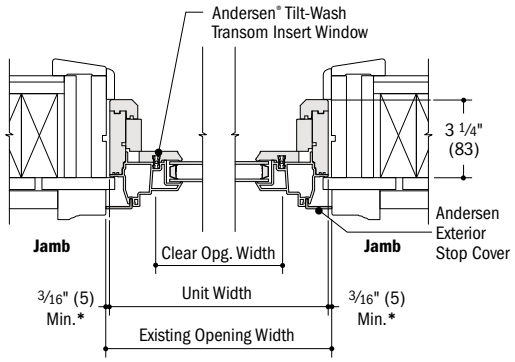
Horizontal Section



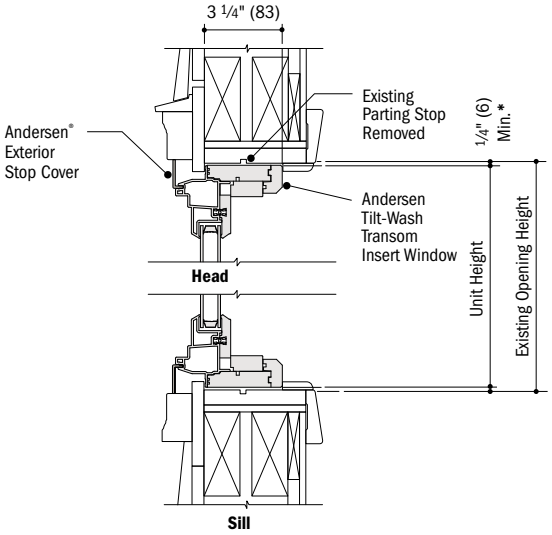
Vertical Section

Tilt-Wash Transom Insert Window Details

Scale 1½" (38) = 1'-0" (305) – 1:8



Horizontal Section

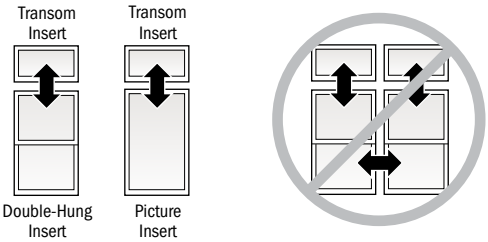


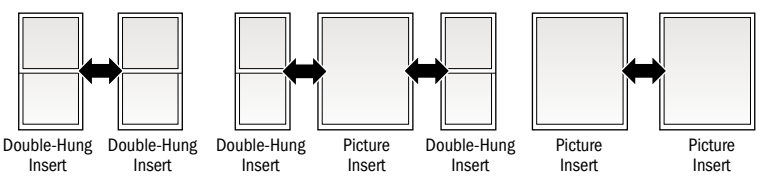
Vertical Section

Joining Combinations

Join insert windows in one-way horizontal (stack) or vertical (ribbon) combinations.

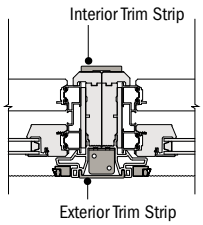
Do not join insert windows in two-way combinations.





Vertical (ribbon) Joining Detail

Scale 1½" (38) = 1'-0" (305) – 1:8



Horizontal Section

Tilt-Wash Double-Hung Insert to Tilt-Wash Double-Hung Insert

For more joining information, see the combination designs section starting on page 181.

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- *Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.

HP PERMIT NUMBER: HP-0769-2026

PROPERTY ADDRESS: 1760 South St. Louis Avenue

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Ray Mac Arnett and Leta B. Arnett Revocable 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:

A one-story brick Tudor Revival residence, 1760 has a cross-gabled composition shingle roof with a cornice board and a chimney on the side. On the left is a large front-facing gable with a vent and half-timbering in the gable end. Beneath the gable are three 6/6 double hung windows with an awning. On the right the glazed door and a small leaded window are set beneath a small front-facing gable with an extended eave. Between the gables are four windows with an awning. At the rear is a detached garage.

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

PREVIOUS ACTIONS:

HP-0122-2019 – August 19, 2019 – Staff Approval
Replacement of awnings

C. ISSUES AND CONSIDERATIONS

1. Proposed is the relocation of the gas meter from underground near the sidewalk to aboveground on the north side of the house, seven feet (7'-0") behind 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.

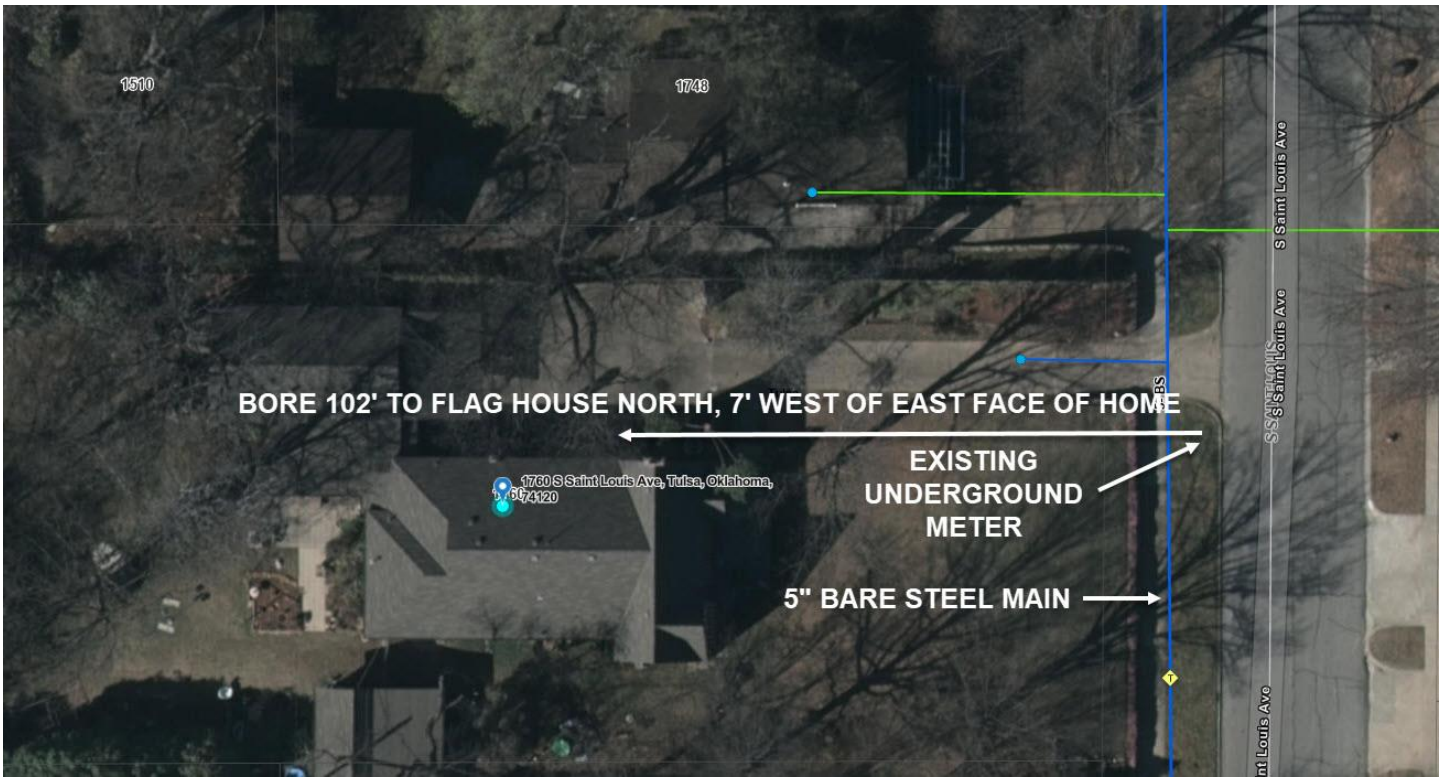
A.7.7 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.

1995

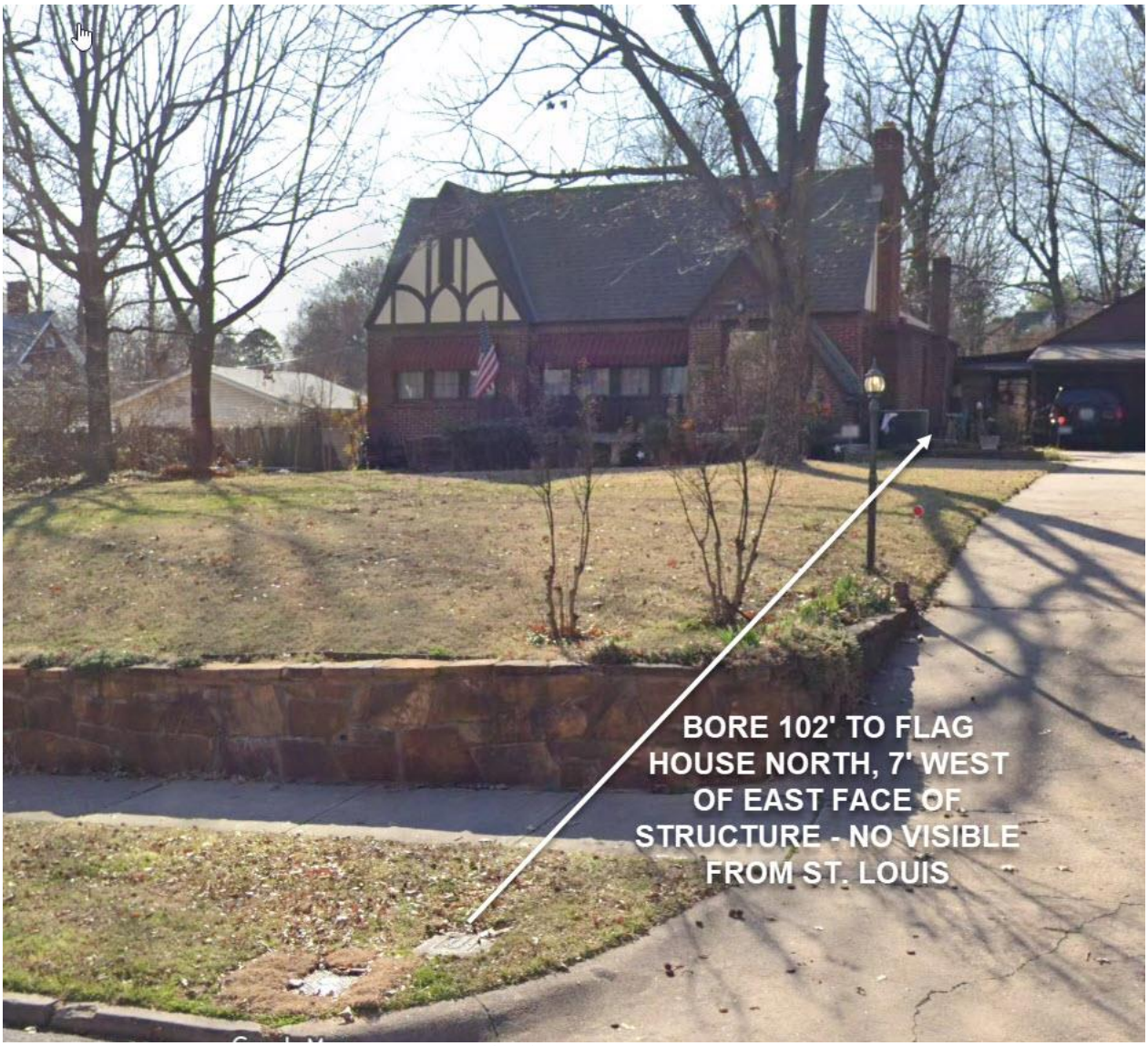
1995

January 2016

March 2025 (Google Street View)



Proposed relocation



Proposed relocation street view

Existing meter

Proposed meter location

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.

Oklahoma Natural Gas is requesting meter relocation. Meter is currently and underground meter and manufacturer does not make replacement parts.k The upright meter will be relocated to the northside of the house, 7' west of the east face of the structure. ONG will access the gas main located on the west sideof the street, to install a new yard line running west to the property. ONG met with customer/owner and obtained 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)

TULSA PRESERVATION COMMISSION

Staff Report
May 7, 2026
HP-0770-2026

HP PERMIT NUMBER: HP-0770-2026

PROPERTY ADDRESS: 1507 East 20th Street

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Steven M. Higgins and Linda J. Strong

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:

This two-story Colonial Revival residence has a composition shingled side-gabled roof with a brick chimney on the side. It has three shuttered 6/6 double hung single windows on the second floor. On the first floor is a triple window beneath a fabric balloon awning. The entry is offset on the left. It has a carved wood surround but no porch. This house was originally wood sided, but it has been sheathed with vinyl except on the first floor of the primary elevation. Here it has been veneered with stone. 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: N/A

C. ISSUES AND CONSIDERATIONS

1. Proposed is the relocation of the gas meter from underground near the sidewalk to aboveground on the east side of the house, thirteen feet (13'-0") behind 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.

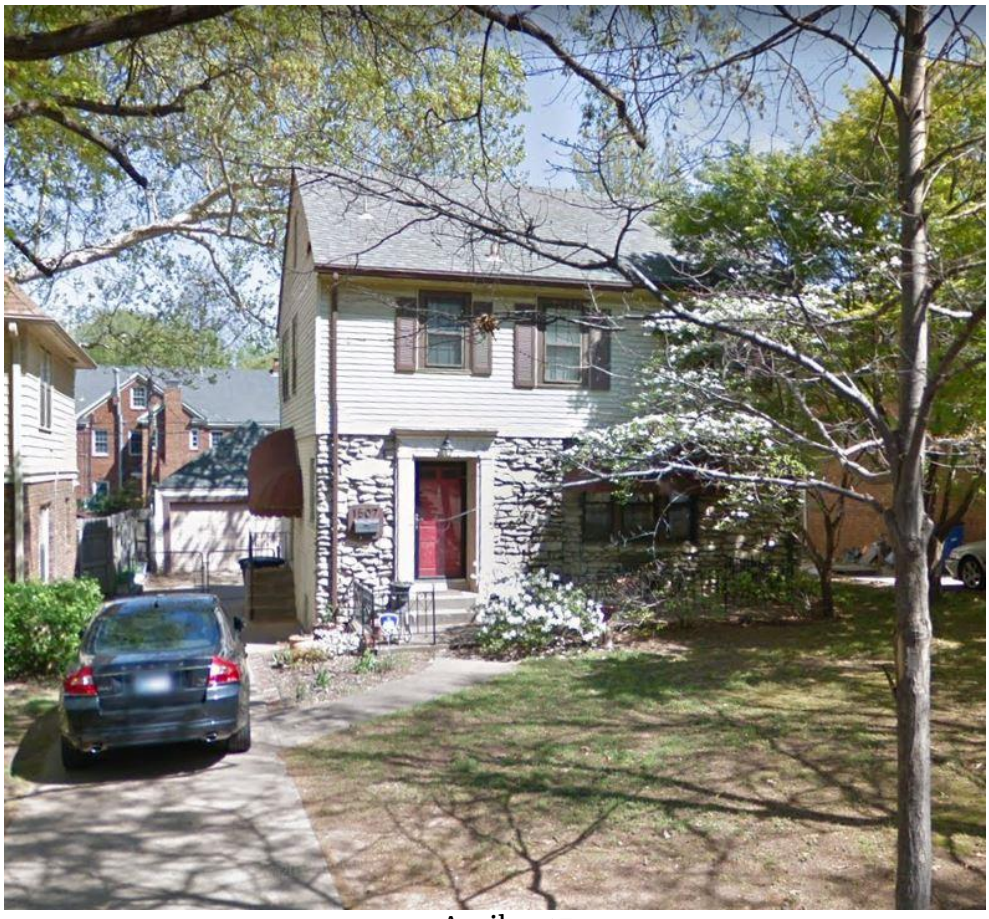
E.1.2 Non-contributing structures will be considered products of their own time. Do not attempt to create a false appearance of the predominant character and architectural style of the rest of the district.

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

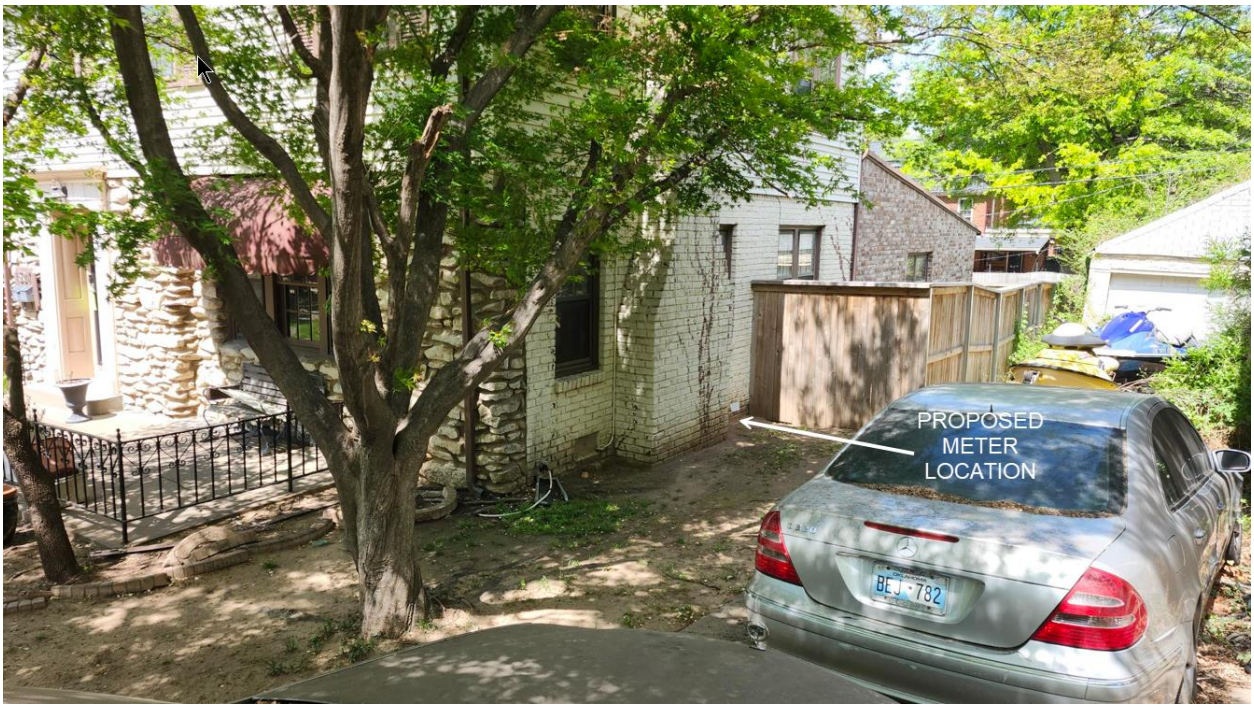
1995



April 2017

March 2025 (Google Street View)

Proposed meter relocation



Proposed meter location

Proposed relocation 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.

Oklahoma Natural Gas is requesting meter relocation. Meter is currently and underground meter and manufacturer does not make replacement parts. The upright meter will be relocated 13ft. north from the front of the home on the east side. ONG will access main located on the north side of E 20th St and install new service line running north to the property. ONG met with customer/owner 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)

HP PERMIT NUMBER: HP-0771-2026

PROPERTY ADDRESS: 1420 East 20th Street

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Greg C. Clack and Carolyn L. Clack

A. CASE ITEMS FOR CONSIDERATION

1. Relocation of gas meter

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1942
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009
CONTRIBUTING STRUCTURE: Yes
STYLE/CONSTRUCTION:

A one and one-half story Colonial Revival residence, 1420 has brick walls and a side chimney. The side-gabled composition shingle roof has two gabled dormers sheathed in siding and a cornice board with dentils. The arched wood panel door is centered on the north elevation. It has carved pilasters and a small stoop. On either side are two casement windows. On the west elevation is an attached garage with two overhead doors.

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

PREVIOUS ACTIONS:

HP-0023-2018 – July 18, 2018 – TPC

Replacement of damaged siding and trim on dormers with Hardie plank lap siding and Hardie trim boards

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 at the northwest 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:

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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

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A.7.7 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.

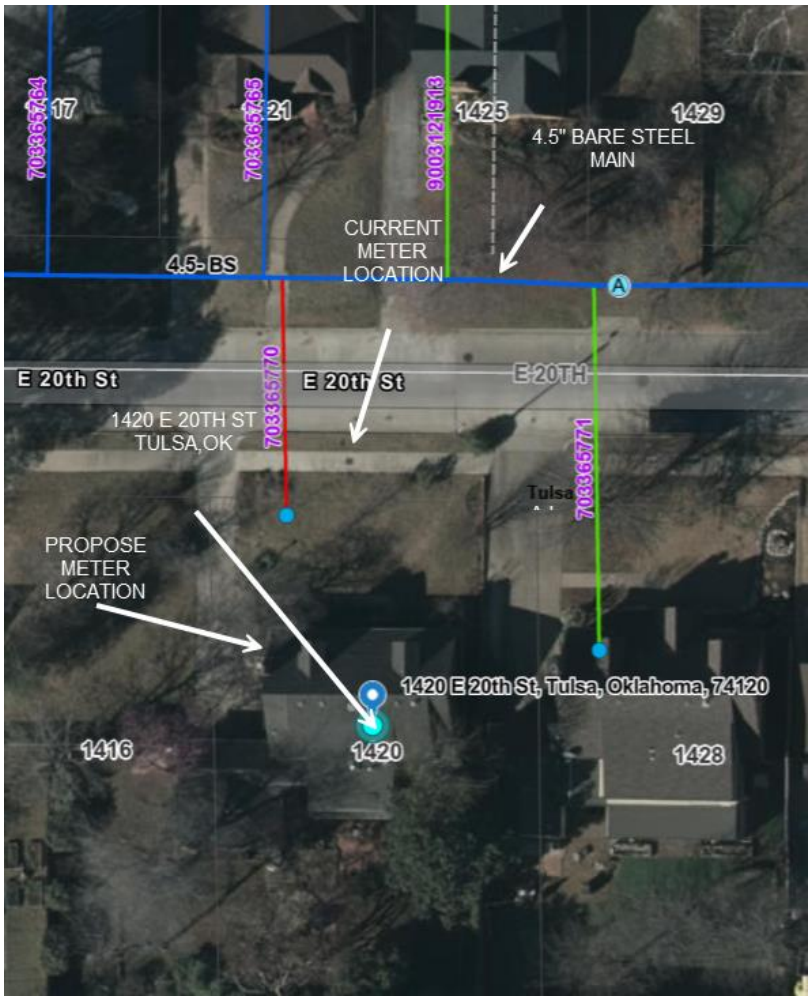
1995

1995

April 2017

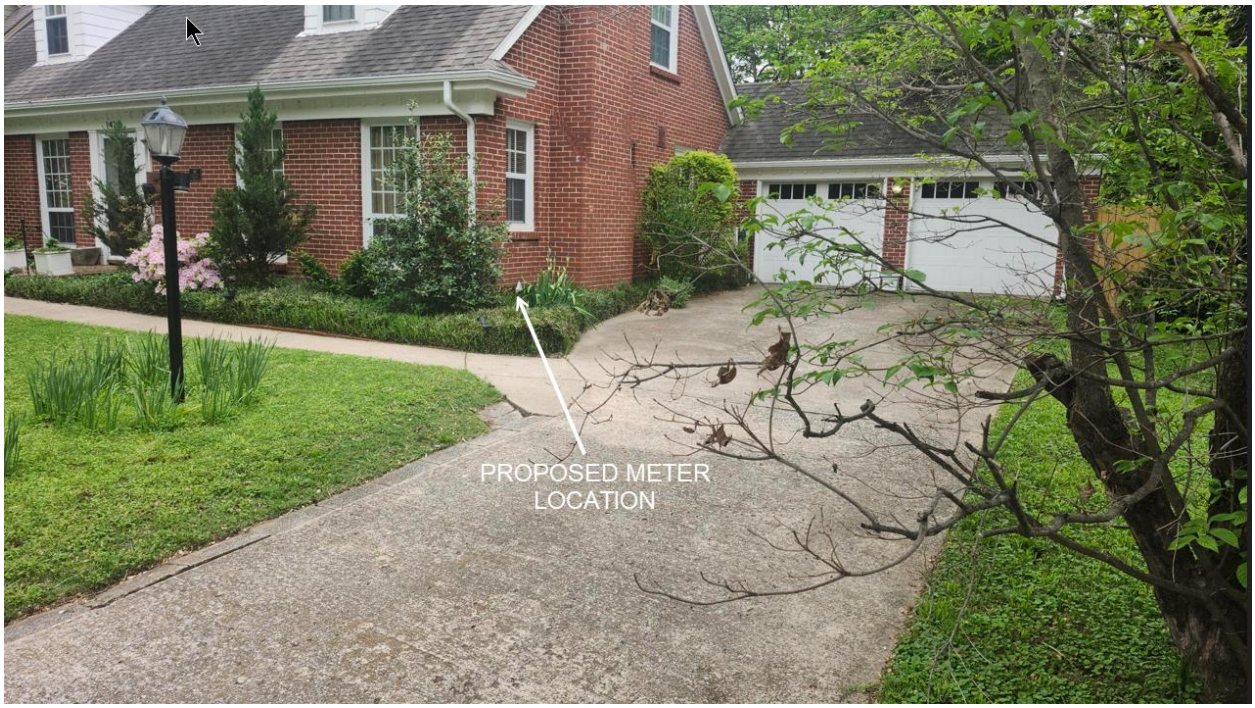
August 2018

March 2025 (Google Streetview)



Proposed relocation

Proposed relocation street view



Proposed meter location

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.

Oklahoma Natural Gas is requesting meter relocation. Meter is currently and underground meter and manufacturer does not make replacement parts. Upright meter will be relocatd to the west side of house at the northwest corner. The meter will be west facing. ONG will access the gas main located on the norht side of 20th St and install a new service line running south to the property. ONG met with the owner/customer and gained their verbal agreement to relocate.

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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_____ 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-0773-2026

PROPERTY ADDRESS: 1527 East 20th Street

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Andrew Wood

A. CASE ITEMS FOR CONSIDERATION

1. Relocation of gas meter

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1926
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009
CONTRIBUTING STRUCTURE: No
STYLE/CONSTRUCTION:

A National Folk residence, this one-story house has a side-gabled roof with composition shingles and a chimney on the west elevation. The eaves are flared on the south elevation. On the right side are paired 1/1 windows with wood shutters. On the left a shed-roofed screened porch has been added. The original door is arched and has a round window. 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 – April 14, 1994 – TPC Approval
Enclose existing porch with screens
Install shutters

COA – August 10, 1995 – TPC Approval
Construct a new (mortared) retaining wall

HP-16-031 – May 24, 2016 – TPC Approval
Install new wood, double-hung window under attic vent on east façade
Replace attic vent on east façade with wood window with fixed pane
Replace attic vents on west façade with wood windows with fixed pane

C. ISSUES AND CONSIDERATIONS

1. Proposed is the relocation of the gas meter from underground near the sidewalk to aboveground on the east side of the house, fifteen feet (15'-0") behind 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

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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.

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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.

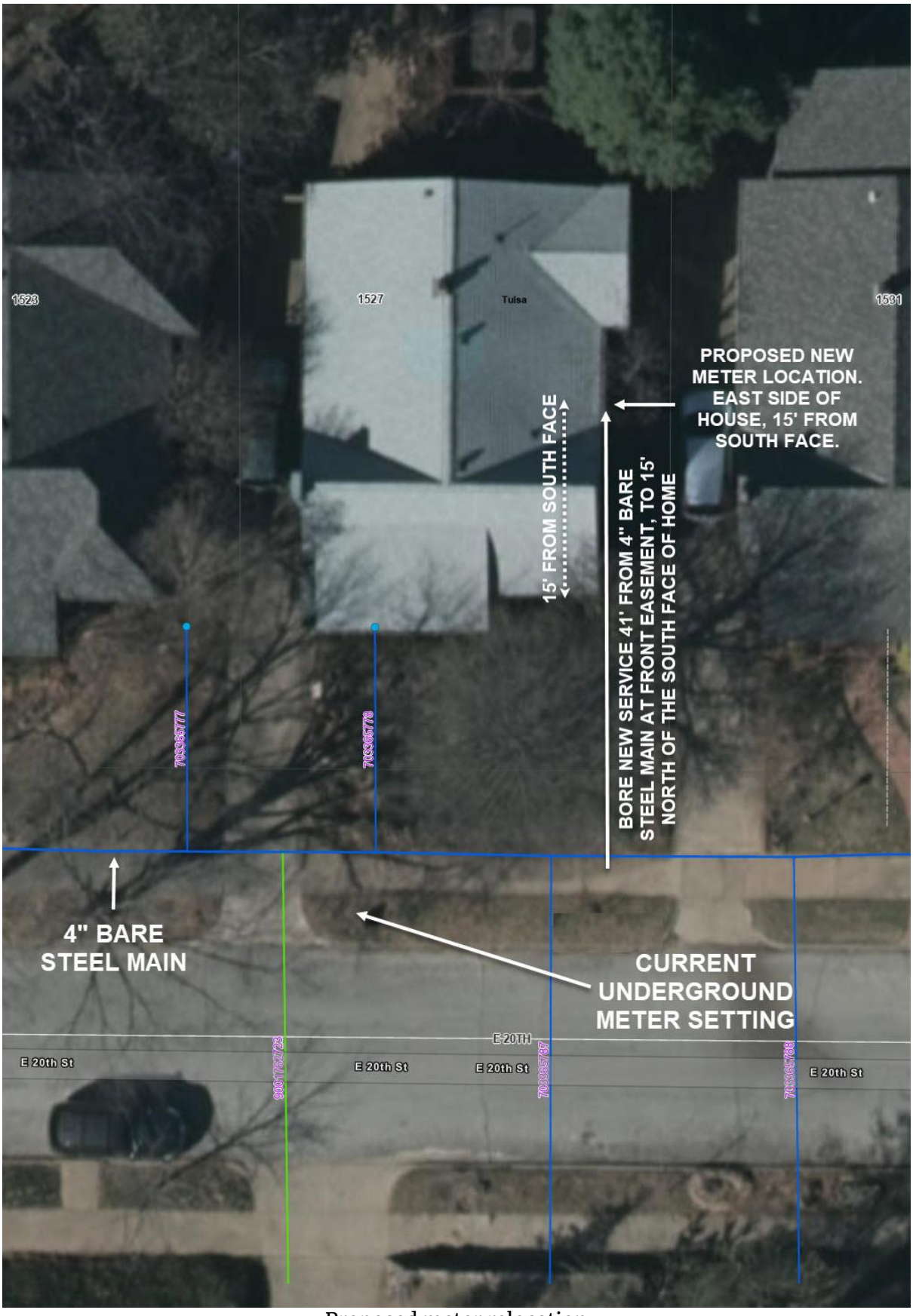
E.1.4 Ensure that work on non-contributing structures does not detract from or diminish the historic character of the overall district.

1994

1995

March 2025 (Google Street View)

Existing meter



Proposed meter relocation

Proposed meter relocation, street view

Proposed meter location

Historic Preservation Permit

APPLICATION FORM

ATTACHMENT A: SUBMITTAL MATERIALS

PROJECT DESCRIPTION

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

This property has an underground meter. The underground meter manufacturers no longer make replacement parts. The underground meter would be removed and an upright meter would be placed at structure on the east side of house, 15' north of the south face of structure. ONG will access the gas main located on the north side, running new service nothre to the property. ONG has met with owner and have obtain 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)

TULSA PRESERVATION COMMISSION

Staff Report
May 7, 2026
HP-0774-2026

HP PERMIT NUMBER: HP-0774-2026

PROPERTY ADDRESS: 1523 East 20th Street

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: The Cheryl Ann Kilpatrick Living Trust

A. CASE ITEMS FOR CONSIDERATION

1. Relocation of gas meter

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1926
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009
CONTRIBUTING STRUCTURE: No
STYLE/CONSTRUCTION:

This one-story house combines elements of more than one style. It has a hipped roof with composition shingles and a stucco chimney on the west elevation. On the south elevation the eave is flared to cover a wide porch that has been screened. The entry to the porch is from the side through a modern storm door. The original door is glazed and arched. Visible windows are 1/1, are paired, and have wood shutters. 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: None found

C. ISSUES AND CONSIDERATIONS

1. Proposed is the relocation of the gas meter from aboveground near the sidewalk to aboveground on the east side of the house, nine feet (9'-0") behind 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.

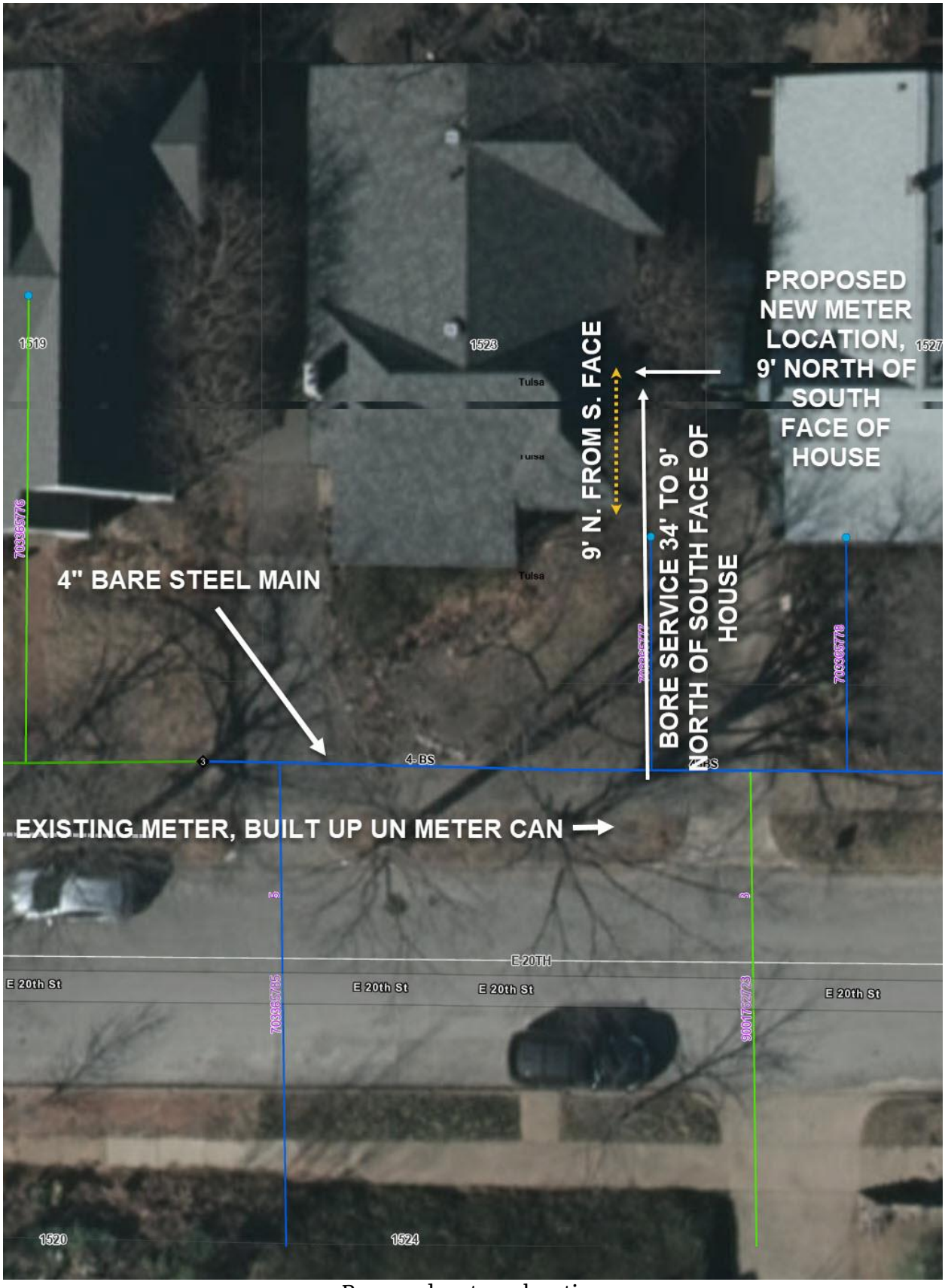
E.1.4 Ensure that work on non-contributing structures does not detract from or diminish the historic character of the overall district.

1995

1995

March 2025 (Google Street View)

Existing meter



Proposed meter relocation

Proposed meter relocation, street view

Proposed meter relocation

Historic Preservation Permit

APPLICATION FORM

ATTACHMENT A: SUBMITTAL MATERIALS

PROJECT DESCRIPTION

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

This property has an underground meter. The underground meter manufacturers no longer make replacement parts. The underground meter would be removed and an upright meter would be placed at structure to the east side of the house, 9' north of the south face of the structure. ONG will access the gas main located on the north side of the street, to install new yard line running north to propperty. ONG met with owner and gained verbal agreement for 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)

HP PERMIT NUMBER: HP-0779-2026

PROPERTY ADDRESS: 1554 Swan Drive

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Matthew C. Miller and Catherine P. Miller

A. CASE ITEMS FOR CONSIDERATION

1. Relocation of gas meter

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1928
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009
CONTRIBUTING STRUCTURE: Yes
STYLE/CONSTRUCTION:

A two-story Tudor Revival residence, this house has brick walls with stone inserts on the first floor and half-timbering in the gable ends. The hipped and gabled composition shingle roof has exposed rafter tails and carved beam ends. There is a large brick chimney on the front. North elevation windows are 1/1 double hung with wood surrounds. First floor windows on the left are multiple-paned casement windows with fanlights. The wood door is set into a front-gabled stone porch. A porch on the left has been glassed in.

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

PREVIOUS ACTIONS: None found

C. ISSUES AND CONSIDERATIONS

1. Proposed is the relocation of the gas meter from underground near the sidewalk to aboveground on the west side of the house, behind the decorative wing wall at 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.

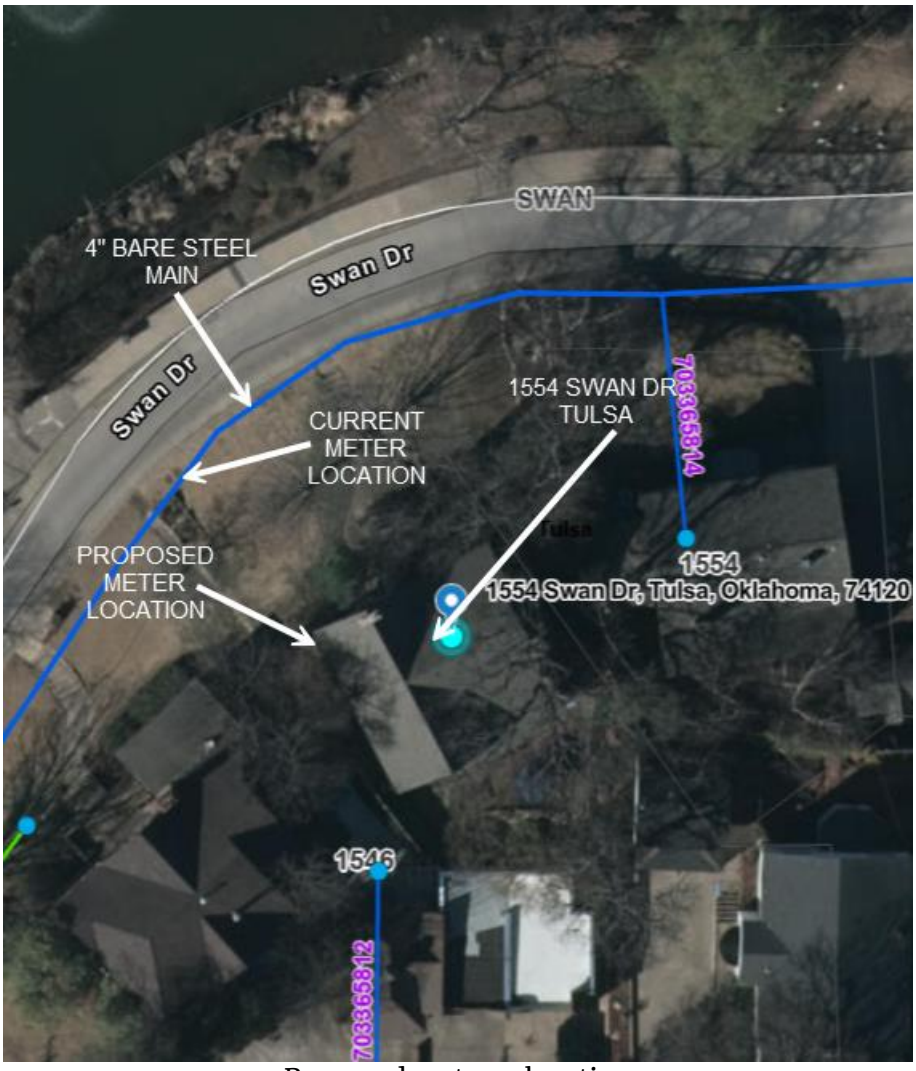
A.7.5 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault.

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.

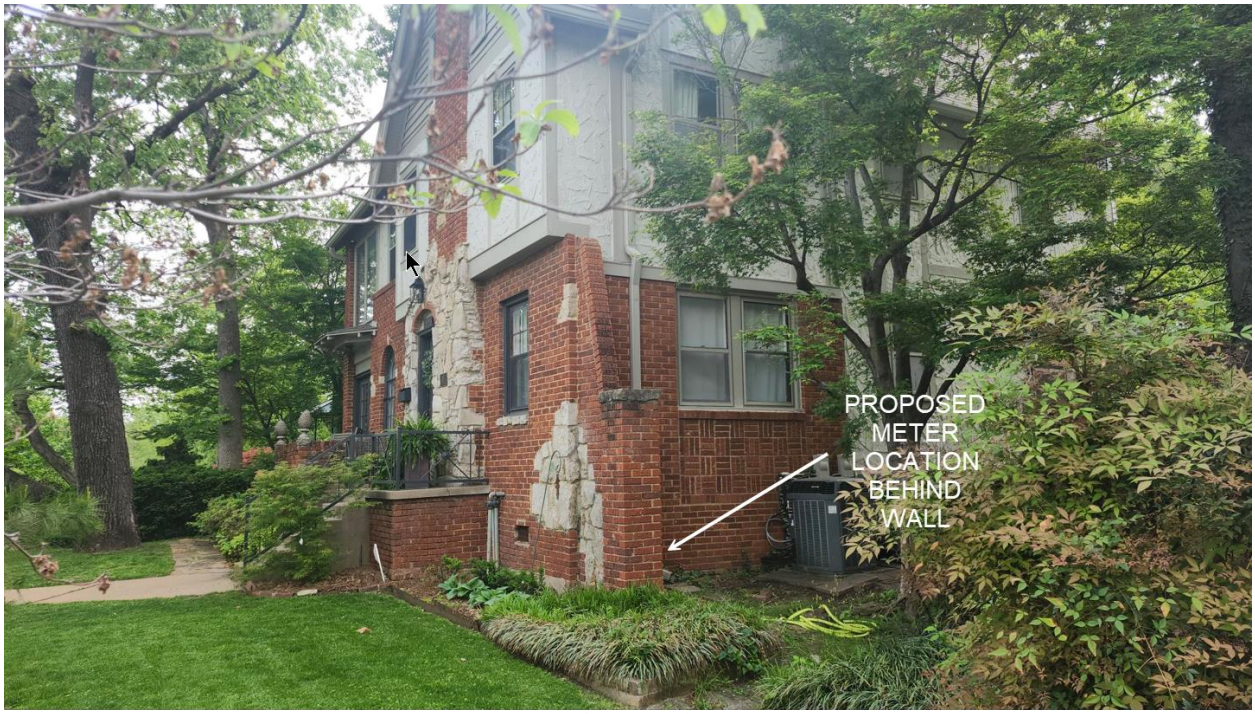
1995

March 2025 (Google Street View)

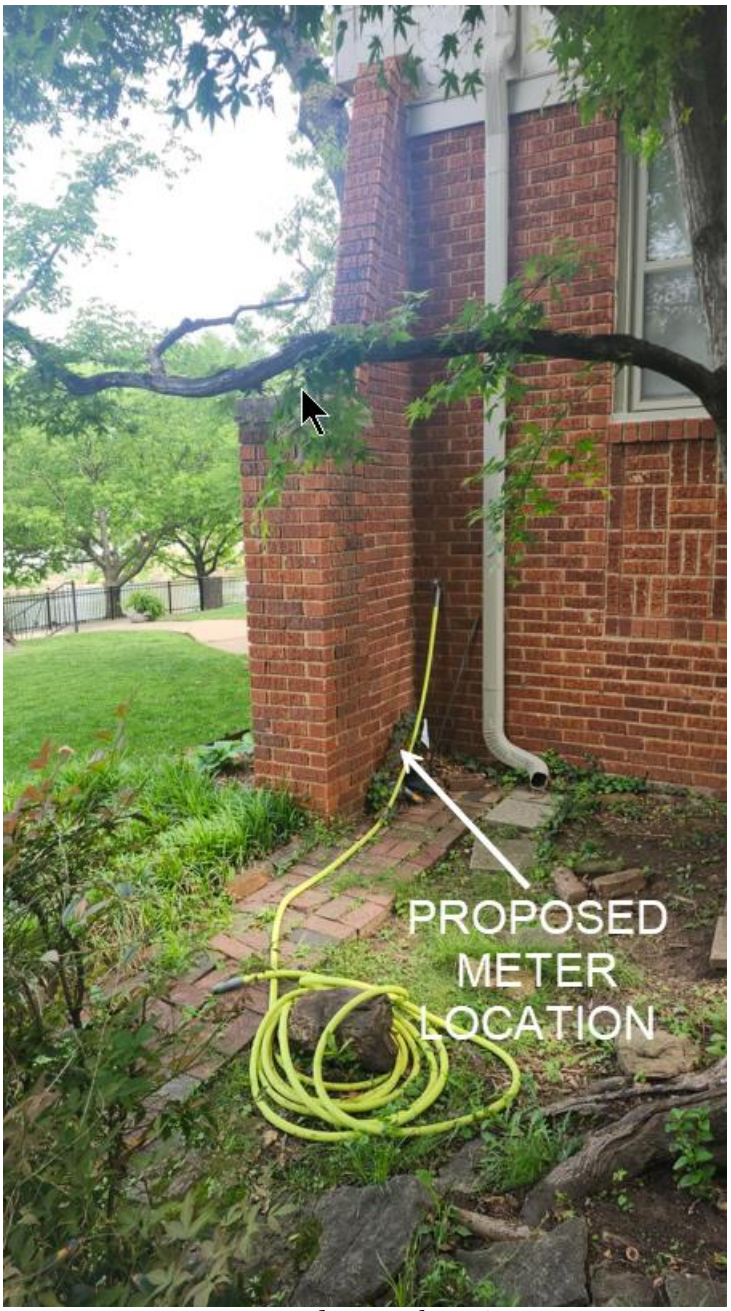


Proposed meter relocation

Proposed meter relocation, street view



Proposed meter location



Proposed meter location

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 request underground meter relocation. The manufacturer no longer makes parts. UG meter will be relocated to west side of home on the northwest corner behind wall. ONG will access the gas main located on the south side of Swan Dr and install a new yard line running south to the property. ONG has met with owner and obtained verbal agreement. Owner was provided letter from ONG with objective of rebuild and contact information.

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)

TULSA PRESERVATION COMMISSION

Staff Report
May 7, 2026
HP-0780-2026

HP PERMIT NUMBER: HP-0780-2026

PROPERTY ADDRESS: 1342 East 18th Street

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Kristiana L. Tranum and Pierce H. Tranum

A. CASE ITEMS FOR CONSIDERATION

1. Relocation of gas meter

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1928
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009
CONTRIBUTING STRUCTURE: No
STYLE/CONSTRUCTION:

A two-story Colonial Revival residence, this house has a composition shingle gambrel roof and a full width shed-roofed dormer on the north elevation. There is a brick chimney on the side. The 1/1 double hung windows have shutters and are arranged symmetrically. The centered glazed panel door is set beneath an eyebrow arch but is missing its decorative surrounds and supports. A large shed-roofed extension has been added to the east elevation. The house has been sided with vinyl. At the rear is a contributing detached garage apartment. This building is noncontributing due to alteration.

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

PREVIOUS ACTIONS:

COA – July 27, 2010 – TPC Approval

Part I: Remove vinyl siding from entire house & replace with Hardie siding product in pattern matching original siding (lap or shake). Restore window casing and trim details based on shadow lines of original casing & trim.

Part II: Remove existing one-story shed-roof addition on east elevation. Construct two-story gambrel-roof addition (21' x 19') on east elevation according to plans submitted. Windows will be clad wood 1/1 double hung windows to match original windows. Siding will match new siding installed on main house and window trim will match restored trim details (part I).

Part III: Modify front entry roof overhang according to plans submitted.

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, at the northwest 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.

structures on the same side of the street varies, locate the parking lot between the minimum and maximum of the prevailing setbacks.

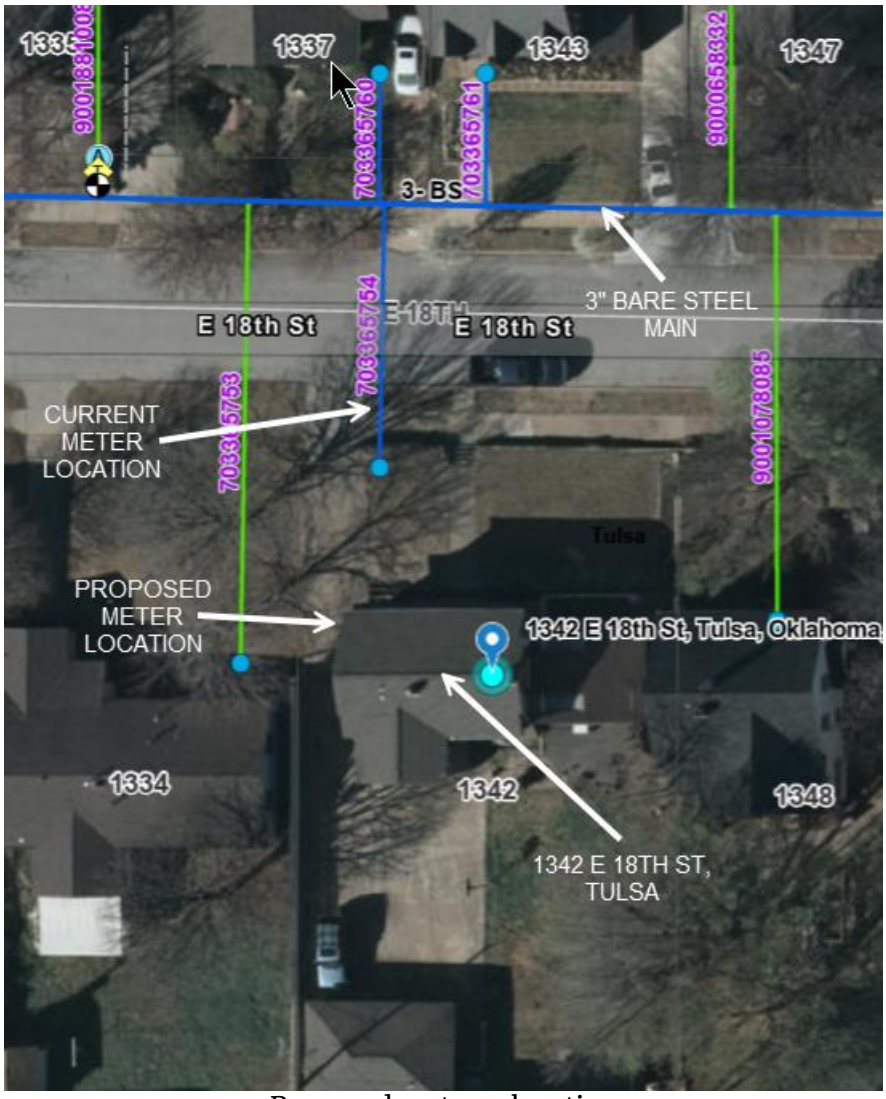
.2 The screening that is required by the Zoning Code shall meet the conditions of G.1.4 and G.1.5. Ensure that screening is of sufficient height and density to obscure the view of the parking lot from the street and adjacent historic structures.

.3 When possible, provide vehicular access to the parking lot from an alley or arterial street to minimize the traffic impact on residential streets.

1995

1995

March 2025 (Google Street View)



Proposed meter relocation

Proposed meter relocation, street view

Proposed meter location

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 request underground meter relocation. The manufacturer no longer makes parts. The meter will be relocated to west side of houseon the northwest corner of structure. ONG will access the gas main located on the north side of E 18th St and install a new yard line running south to property. ONG has met with owner and obtained their verbal agreement as was provided a letter provided objective of project and contact information.

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)

Staff Report
May 7, 2026
HP-0781-2026

HP PERMIT NUMBER: HP-0781-2026

PROPERTY ADDRESS: 1573 East 19th Street

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Nathan Harmon and Karen Harmon, Trustees of the Harmon Family Trust

A. CASE ITEMS FOR CONSIDERATION

1. Relocation of gas meter

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1950
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009
CONTRIBUTING STRUCTURE: No
STYLE/CONSTRUCTION:

This one-story Minimal Traditional residence is brick with a composition shingle cross-gabled roof and front-facing gable porch. The gable ends have wood siding. On the west is a garage that has been converted to living space. It now has a bay window. The porch has been enclosed with louvered glass. This building is noncontributing due to alteration and age.
(National Register of Historic Places, Swan Lake Historic District, NRIS # 98000140)

PREVIOUS ACTIONS:

COA – February 9, 2006 – TPC Approval
Propose to construct a 470 square foot addition to existing structure.

C. ISSUES AND CONSIDERATIONS

1. Proposed is the relocation of the gas meter from underground near the sidewalk to aboveground on the east side of the house near the southeast 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.

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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.

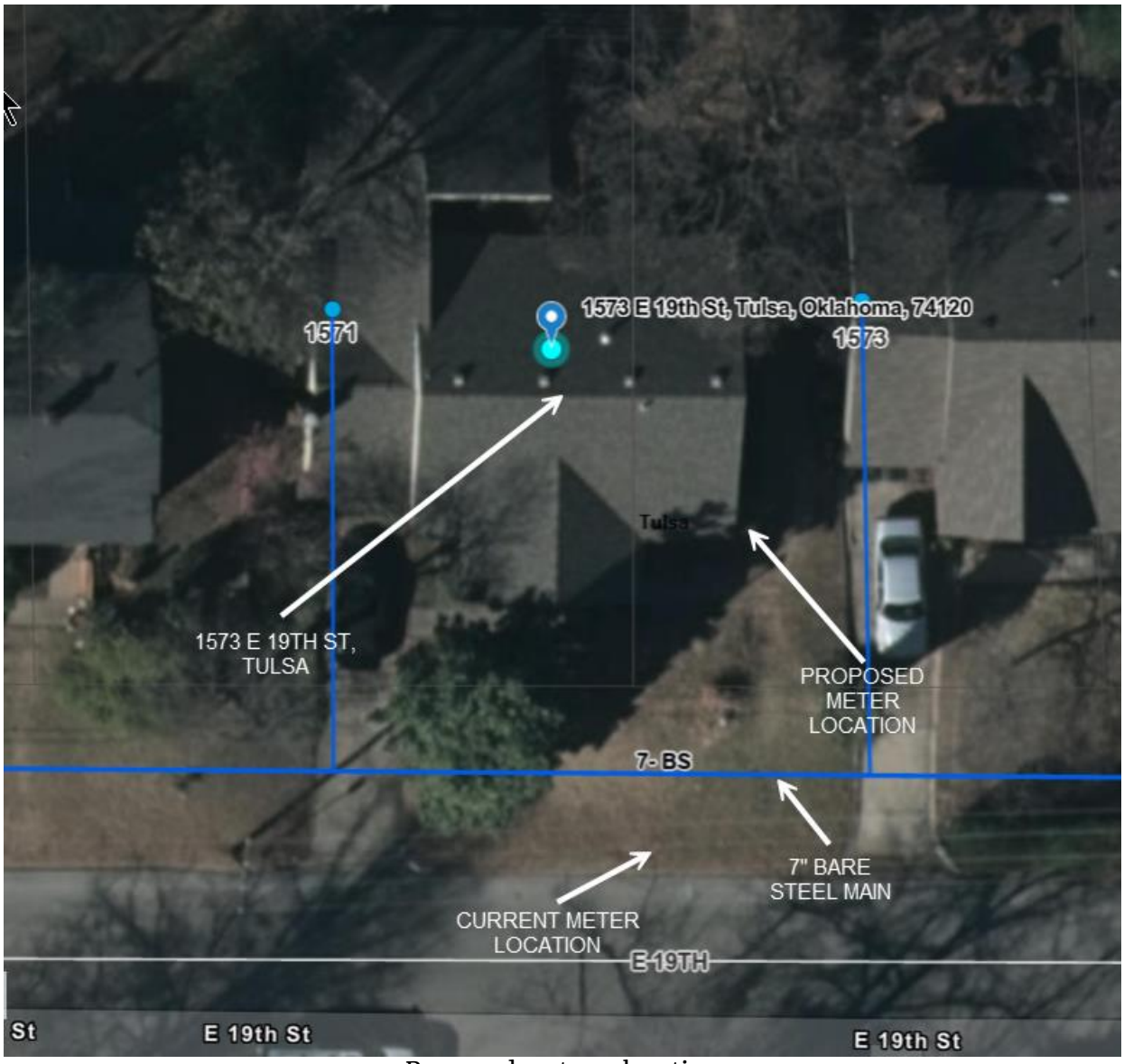
E.1.4 Ensure that work on non-contributing structures does not detract from or diminish the historic character of the overall district.

1995

1995

2005

March 2025 (Google Street View)



Proposed meter relocation

Proposed meter relocation, street view

Proposed meter location

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 request underground meter relocation. The manufacturer no longer makes parts. UG meter will be upright and relocated to east side of home on the southeast corner. ONG will access the gas main located on the north side of E 19th St and install a new yard line running north to the property. ONG has met with owner and obtained their verbal agreement. ONG delivered letter to owner with the objective of the project and contact information.

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-0782-2026

PROPERTY ADDRESS: 1571 East 19th Street

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Jennifer Hill

A. CASE ITEMS FOR CONSIDERATION

1. Relocation of gas meter

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1929
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009
CONTRIBUTING STRUCTURE: Yes
STYLE/CONSTRUCTION:

A two-story brick Colonial Revival residence, this house has a composition shingle gambrel roof with a shed-roofed extension of the west side. The brick chimney is centered. The entry is offset and has a small wood panel above the glazed panel door. There is a bay window on the west elevation along with a secondary entrance set beneath an arch. Windows are 6/1 double hung and paired. There is a detached two-story garage apartment in the rear.
(National Register of Historic Places, Swan Lake Historic District, NRIS # 98000140)

PREVIOUS ACTIONS:

HP-0344-2022 – April 21, 2002 – Staff Approval
Repair and replacement in kind of the driveway

HP-0344-2022 – May 12, 2022 – TPC Approval
Replacement of the roof on the porch
Replacement of the floor on the porch
Construction of columns on the porch

HP-0466-2023 – June 27, 2023 – TPC Denial
Replacement of windows

HP-0502-2023 – November 9, 2023 – TPC Approval
Replacement of windows with the condition that the proposed windows have a 2" solid spread mull (Approx. 4" wide mullion) with a 2" brickmould trim

HP-0716-2025 – November 6, 2025 – TPC Approval
Request for extension of expiration period for HP-0502-2023 approved by Tulsa Preservation Commission on November 9, 2023

C. ISSUES AND CONSIDERATIONS

1. Proposed is the relocation of the gas meter from underground near the sidewalk to aboveground on the east side of the house, seventeen feet (17'-0") behind the southeast corner of the house. 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.

1995

2016 (Google Street View)

June 23, 2023

Proposed meter relocation

Proposed meter relocation, street view

Proposed new location of meter

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 request underground meter relocation. The manufacturer no longer makes parts. UG meter will be upright on the east side of the home, 17ft. north from the southeast corner of structure. ONG will access the gas main located on the north side of E 19th St and install a new yard line running north to the property. ONG met with owner and has gained a verbal authorization for meter relocation. Owner was given letter from ONG explaining the objective of project.

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)

TULSA PRESERVATION COMMISSION

Staff Report
May 7, 2026
HP-0785-2026

HP PERMIT NUMBER: HP-0785-2026

PROPERTY ADDRESS: 1528 East 20th Street

DISTRICT: Swan Lake

APPLICANT: Oklahoma Natural Gas

OWNER: Jarrett D. Keck

A. CASE ITEMS FOR CONSIDERATION

1. Relocation of gas meter

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1926
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009
CONTRIBUTING STRUCTURE: Yes
STYLE/CONSTRUCTION:

This one-story residence is Tudor Revival in style with some Bungalow/Craftsman influence. The roof is cross-gabled with composition shingles and exposed rafter tails. There is an exterior brick chimney on the west elevation. Offset to the right on the north elevation is a small gable with a clipped eave. Beneath the gable are triple 4/4 double hung windows. On the left is a small porch with a wood column. The glazed panel door faces west. At the rear is a detached garage.

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

PREVIOUS ACTIONS: None found

C. ISSUES AND CONSIDERATIONS

1. Proposed is the relocation of the gas meter from underground near the sidewalk to aboveground on the east side of the house, fifteen feet (15'-0") south of the front façade and six feet (6'-0") from the east side of the house. This work has already begun due to damage that occurred to the gas line while completing work on an adjacent property. 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;
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SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

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A.7.1 Select awnings that are consistent with the architectural style of your home.

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A.7.4 Install engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, package units, flues, conduits, cables, electrical boxes, ventilators, and louvers, on the side or rear façade of the structure.

A.7.5 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault.

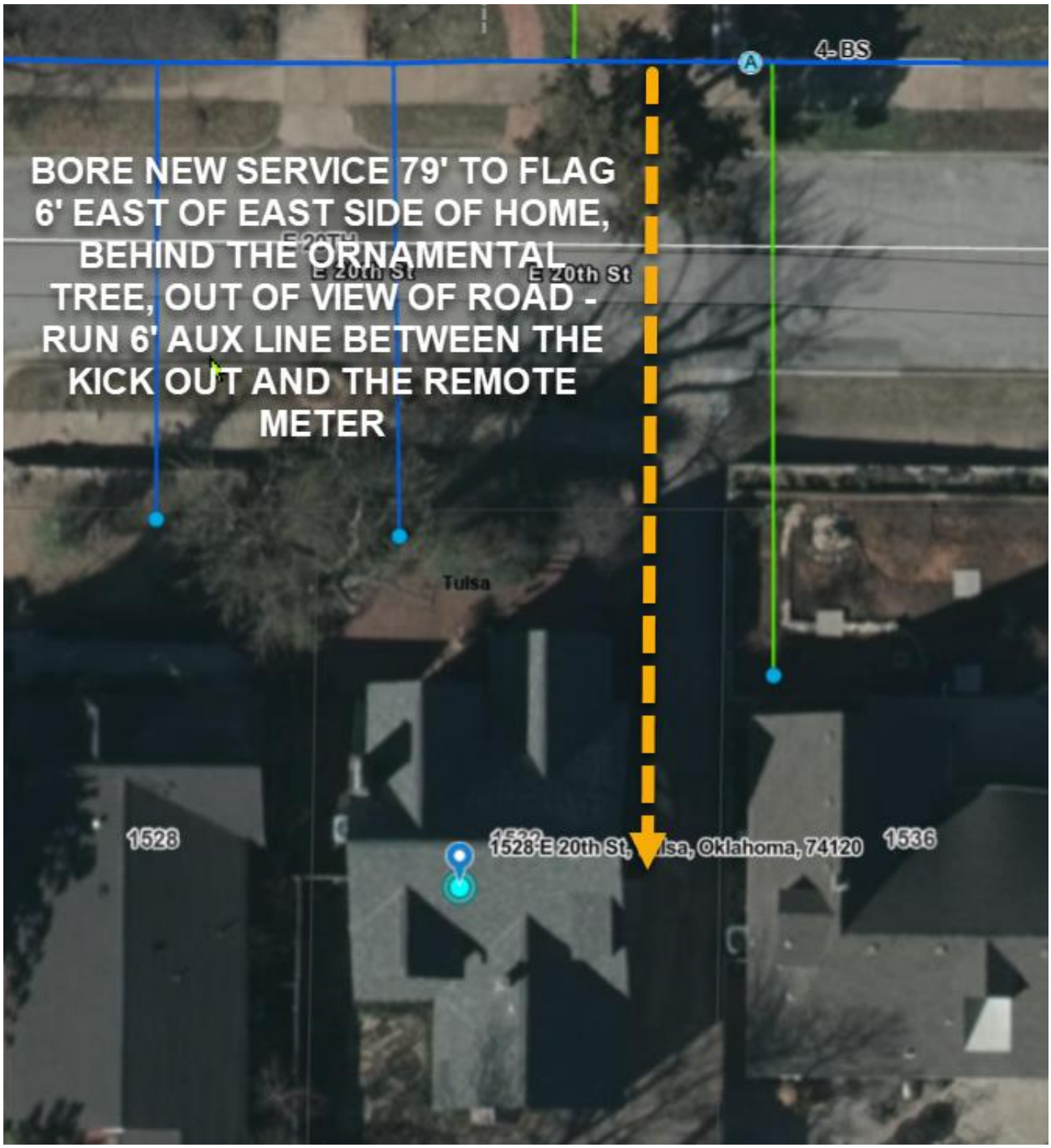
A.7.6 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building's historic character and is reversible. These considerations will be made on a case-by-case basis.

A.7.7 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.

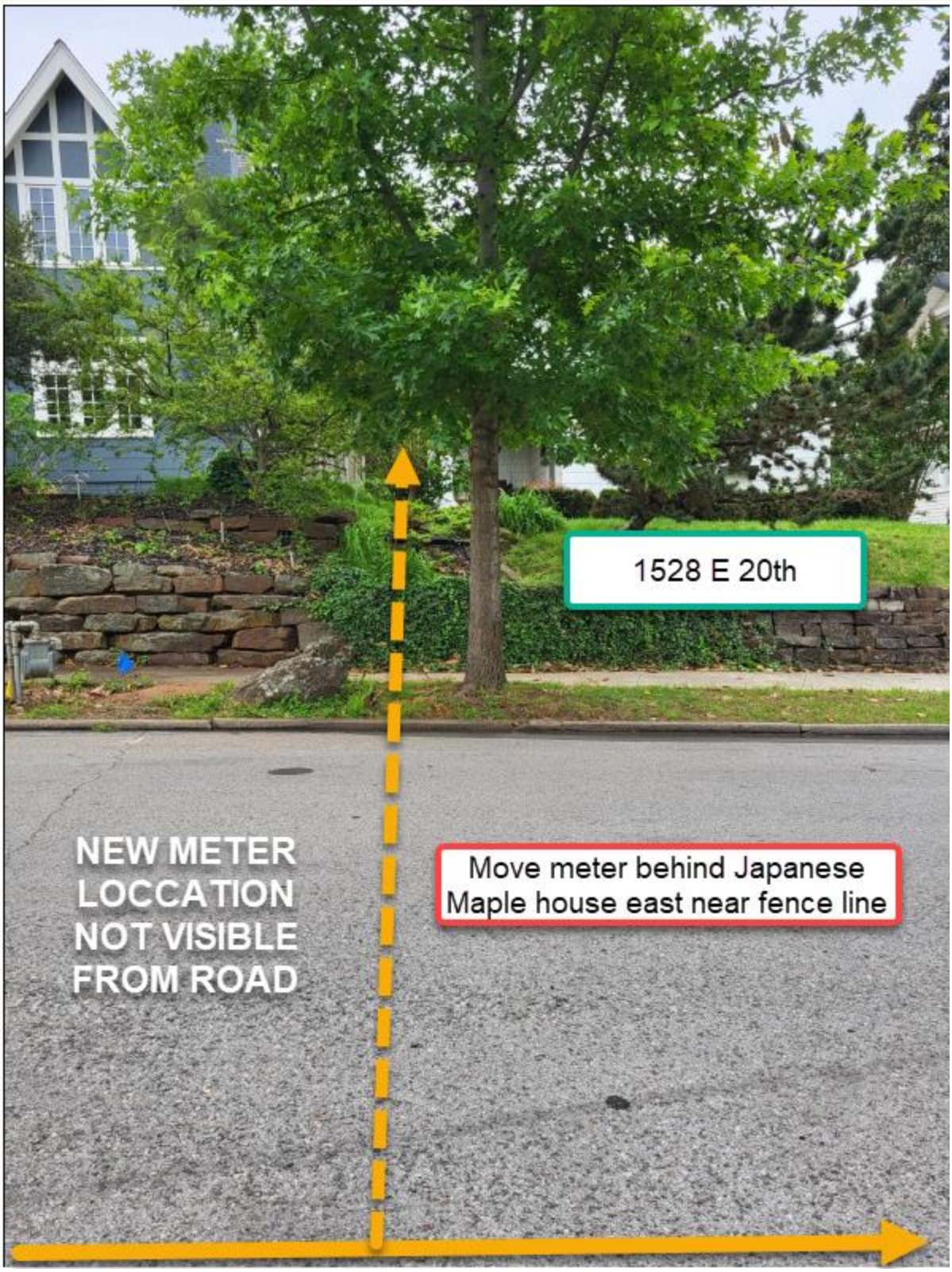
1995

1995

March 2025 (Google Street View)



Proposed meter relocation



Proposed meter relocation

Existing meter

Location of new meter

Historic Preservation Permit

APPLICATION FORM

ATTACHMENT A: SUBMITTAL MATERIALS

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ONG request underground meter relocation. The manufacturer no longer makes parts. UG meter will be relocated to the east side of the residence, positioned 15 ft south of the north face of the structure, 6 ft. east of the structure. ONG will access teh gas main located on the north side of E 20th St to perform abandon old yard line. ONG will again access the same gas main to install a new yard lne running south to the property. ONG has gained customer's agreement.

PROJECT CHECKLIST

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