

**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  
*Work completed without an historic preservation permit*

**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.

During the review on May 7, 2026, the preservation commission requested additional information about the location of the fence in connection with other landscape features on the site. The applicant's representative agreed to postpone review, and the commission referred the application to the HP Permit Subcommittee, requesting that the walkway and tree in the front yard be added to the site plan. The applicant provided an updated site plan and additional photographs of the fence, which has now been constructed. On May 14, 2026, the HP Permit Subcommittee recommended denial of the application.

2. Reference: *Tulsa Zoning Code*

**SECTION 70.070-F Standards and Review Criteria**

In its review of HP permit applications, the preservation commission must use the adopted design guidelines to evaluate the proposed work and must, to the greatest

extent possible, strive to affect a fair balance between the purposes and intent of HP district regulations and the desires and need of the property owner. In addition, the preservation commission must consider the following specific factors:

1. The degree to which the proposed work is consistent with the applicable design guidelines;
2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
5. The purposes and intent of the HP district regulations and this zoning code.

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

**SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES**

**A.1 General Requirements**

- A.1.1 Retain and preserve the existing historic architectural elements of your home.
- A.1.2 If replacement of historic architectural elements is necessary, match the size, shape, pattern, texture, and directional orientation of the original historic elements.
- A.1.3 Ensure that work is consistent with the architectural style and period details of your home.
- A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

**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.

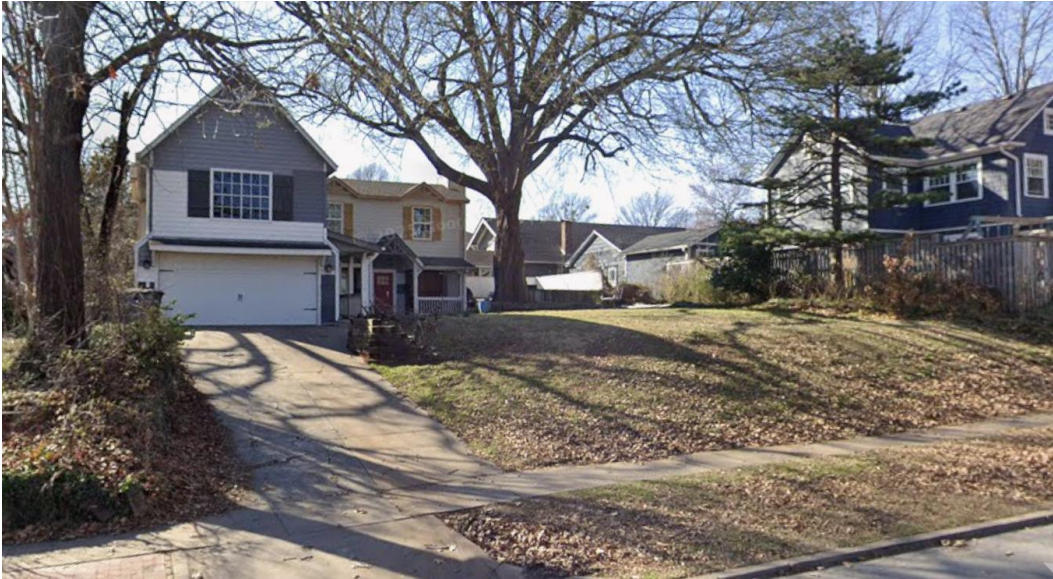
.1 Elmwood – dry-stack retaining walls are not allowed



1995



1995



March 2025 (Google Street View)



March 2025 (Google Street View)



View west from street



View northwest (Fence connects with neighbor's fence, shown here)



View southeast toward street



View northeast toward street, from front yard



View east toward street, from near front entry



Similar fence across the street



View west



View west/northwest



View west from front yard



View east from front yard



View northeast from front yard

**COLOR**  
BLACK

**ADORNMENTS**  
 BALL CAP    SERPENTINE SCROLL    BUTTERFLY SCROLL    DOUBLE RING    CORONA

6 of 20

MONTAGE 1

# CLASSIC™



**Experience traditional grace.**  
 The extended pickets — topped with arrow-pointed spears — of this classic style capture the look of traditional wrought iron fencing. Single, double and arched walk gates are also available to match this style.

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**HEIGHTS**

3'    3½'    4'    5'    6'



**PANELS**

3-RAIL PANELS Available in 3' to 6' heights

2-RAIL PANELS Available in 3' to 5' heights

**BOTTOM OPTION**

STANDARD BOTTOM RAIL    FLUSH BOTTOM RAIL

**PICKET SPACING**

4" GAP Standard    3" GAP Not available in 2-rail Classic

MONTAGE CLASSIC 7

Product Data



# 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.

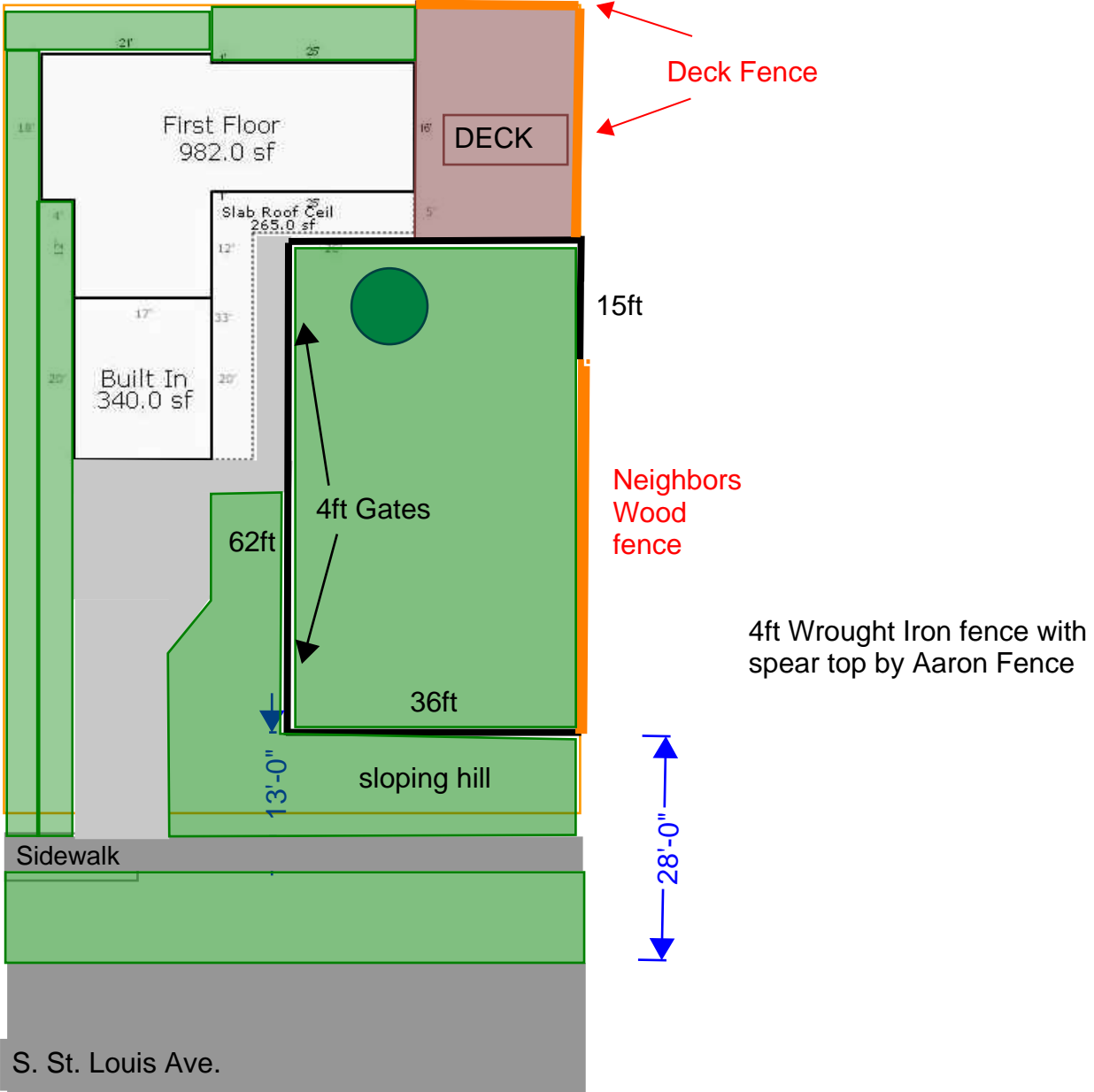
### PROJECT CHECKLIST

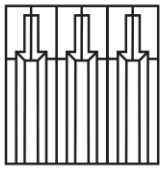
- Digital color photographs of each elevation of the site, building(s), and project area(s) provided by email or memory device only. **No external storage account invitations.**
- Product brochures, color photographs, and/or material samples when new or replacement materials are proposed.
- Site plan, 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](#))





**HP PERMIT NUMBER:** HP-0788-2026

**PROPERTY ADDRESS:** 1744 South Yorktown Avenue

**DISTRICT:** Yorktown

**APPLICANT:** Beji Malek

**OWNER:** Beji Malek, Trustee of The Beji Malek Trust

**A. CASE ITEMS FOR CONSIDERATION**

1. Replacement of windows

**B. BACKGROUND**

**DATE OF CONSTRUCTION:** ca. 1927

**ZONED HISTORIC PRESERVATION:** 1995

**NATIONAL REGISTER LISTING:** Yorktown Historic District, 2002

**CONTRIBUTING STRUCTURE:** Yes

**STYLE/CONSTRUCTION:**

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

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

**PREVIOUS ACTIONS:**

**COA – July 12, 2007 – TPC Approval**

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

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

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

**HP-0755-2026 – April 16, 2026 – TPC Denial**

Replacement of windows

**C. ISSUES AND CONSIDERATIONS**

1. On April 16, 2026, the preservation commission denied an application for replacement of all thirty (30) windows on the residence. Now proposed is the replacement of fifteen (15) original, double hung, wood windows with Andersen A Series double-hung windows, which are wood windows clad in Fibrex (a composite material). The proposed windows will have simulated divided lites with five vertical lites in the top sash and no muntins in the bottom sash, to match the original windows. Although the amended application proposes the replacement of only fifteen (15) windows, the applicant prefers to replace all windows if the preservation commission is inclined to approve the application.

During the review of the application on May 14, 2026, the HP Permit Subcommittee discussed potential alternatives to replacement with the owner and her contractor, and the owner provided a rationale for the decision to replace the windows. The HP Permit Subcommittee recommended approval of the application, citing Section 70.070-F of the Tulsa Zoning Code and Unified Design Guideline A.4.3.

2. Reference: *Tulsa Zoning Code*

**SECTION 70.070-F Standards and Review Criteria**

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- A.1.3 Ensure that work is consistent with the architectural style and period details of your home.
- A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

**A.4 Windows and Window Trim**

- A.4.1 Retain and preserve original historic windows, including glazing, trim, muntins, and character-defining details.
- A.4.2 Do not remove, cover, or move existing window openings.
- A.4.3 To return the home to its original historic appearance, remove non-historic windows and trim. When selecting replacements, use physical or pictorial evidence. If no evidence exists, select windows which are consistent with the architectural style of your home.
- A.4.4 To gain thermal efficiency, storm windows which maintain the appearance and allow maximum visibility of the original historic windows may be installed. Unfinished and clear-finished metals are not allowed. (Storm windows can be staff approved.)
- A.4.5 If replacement of deteriorated windows is necessary, match the original historic windows in sash design, size, shape, muntin pattern, location, glazing area, and tint. Insulated glass (double-pane) windows may be used. Exterior muntins are required on simulated-divided-light windows.
  - .1 Brady Heights – Match the original historic window material.
  - .2 Elmwood – Match the original historic window material

- A.4.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.
- A.4.7 When adding new window openings, maintain the proportions of the façade. Match the size, design, and pattern of the existing windows. Align the headers of new windows with the existing windows.
- A.4.8 Exterior security bars and grilles are discouraged.



2001



2001



August 2015



February 2016



Window 1, Exterior



Window 2, Exterior



Window 3, Exterior



Window 1-3, Interior



Window 1-3, Interior



Window 1-3, Interior



Window 1-3, Interior



Window 1-3, Interior



Window 1-3, Interior



Window 1-3, Interior



Window 4, Exterior



Window 5, Exterior



Window 4-5, Interior



Window 4-5, Interior



Window 4-5, Interior



Window 6-9, Exterior



Window 6-9, Exterior



Window 6- 9, Exterior



Window 6-9, Interior



Window 6-9, Interior



Window 6-9, Interior



Window 6-9, Interior



Window 6-9, Interior



Window 6-9, Interior



Window 6-9, Interior



Window 10-11, Exterior



Window 10-11, Exterior



Window 10-11, Interior



Window 10-11, Interior



Window 10-11, Interior



Window 12-13, Exterior



Window 12-13, Exterior



Window 12-13, Interior



Window 12-13, Interior



Window 12-13, Interior



Window 12-13, Interior



Window 12-13, Interior



Window 12-13, Interior



Window 14, Exterior



Window 15, Exterior



Window 14-15, Interior



Window 14-15, Interior

## Project Description

I am respectfully requesting The Historic Preservation Permit to replace 15 windows with ***identical*** design, specifications and materials. The exceptions are the glass which will be double pane Argon gas insulated and the ***exterior*** which is combination of wood and Anderson's Fibrex - Anderson Brand Series A. The window interior is 100 percent wood. Serious consideration was given to your "Uniform Standards" prior to choosing this window type, though at a significant additional project cost. Photographs of current windows and their conditions were submitted previously as part of the Window Survey Form.

My original request was for replacing 30 windows ( all the existing windows), this request is modified in response to your recommendation of trying to repair some of the windows, if possible. However, as I understand from discussion with City of Tulsa Planning Staff that you would prefer for the street front windows not be replaced. ***But, the front windows face the East and the SUN and Wind effects are very significant.***

The reasons for replacement option are significant financial and life style burdens as follows:

1- The house faces East and for the entire day the windows are exposed to direct sunlight. In the summer, the windows and the front door are hot to the touch. In the winter, there is icing on the windows and moisture runs down the glass and the storm windows.

2- Since 1998 when I purchased the house, I have attempted to solve the brutal affect of the sun by adding heavy drapery, 100 percent wood interior plantation shutters and finally inserting removable silver reflective sun shades (similar to cars) between the windows and plantation shutters . Non of these have worked.

3- Obligatory closing of the shutters make the interior completely dark and require turning the lights on even during the day.

4- moisture traps between the storm windows and the interior windows causing damage to the paint. Each time you need to clean or paint the windows, you must take the storm windows and re-install them at a significant cost. In the previously submitted photos, it appears that the problem is painting neglect. But, the windows were painted in 2021. I have

## Project Description

painted the windows 6 times since 1998. The cumulative cost of painting and cleaning is exorbitant.

5- In the summer and the Winter, air conditioning and the heater run all the time due to leaky windows.

6- Prior to deciding on window replacements I received a rough estimate for reglazing and repairing the existing windows. The cost ranges from **\$500-\$800 per window** without gaining any energy savings or other benefits.

7- Received an estimate of **\$14000.00 for awning of seven front windows** . They would partially shade the half top of the windows due to angle of the sun. No benefit will be gained to lessen the outside ambient air infiltration .

8- The windows do not open

9- Storm windows are a detraction from the original design.

9- New windows will afford cleaning from the inside.

To replace the windows is a significant investment which may not have ROI advantage to me. However, I have spent more on maintaining current windows so far. Although, I prefer to replace all the windows, I am willing to consider the Board's recommendations and replace 15 windows which are drastically impacted by the environmental conditions.

The new windows will be true to the original design, provide energy savings, ease of cleaning and above all comfort- opening any windows with ease and at will.

Thank you for your consideration! Please do not hesitate to contact me if you have any questions. I plan to attend your meeting related to the permit. Please notify me with the details.

Thank you,

Beji Malek  
918-814-0216  
1744 S.Yorktown Ave., Tulsa 74104



**ROSSI BROTHERS COMPANY L.L.C.**

3509 E 11<sup>th</sup> St  
Tulsa OK 74112  
Ph: 834-2332 Fax: 834-2515  
Web: [www.rossibros.com](http://www.rossibros.com)  
E-mail: [glen@rossibros.com](mailto:glen@rossibros.com)

**Historic Preservation Permit Application Form**

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

**Attachment A: Submittal Materials**

**PROJECT DESCRIPTION**

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

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

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

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

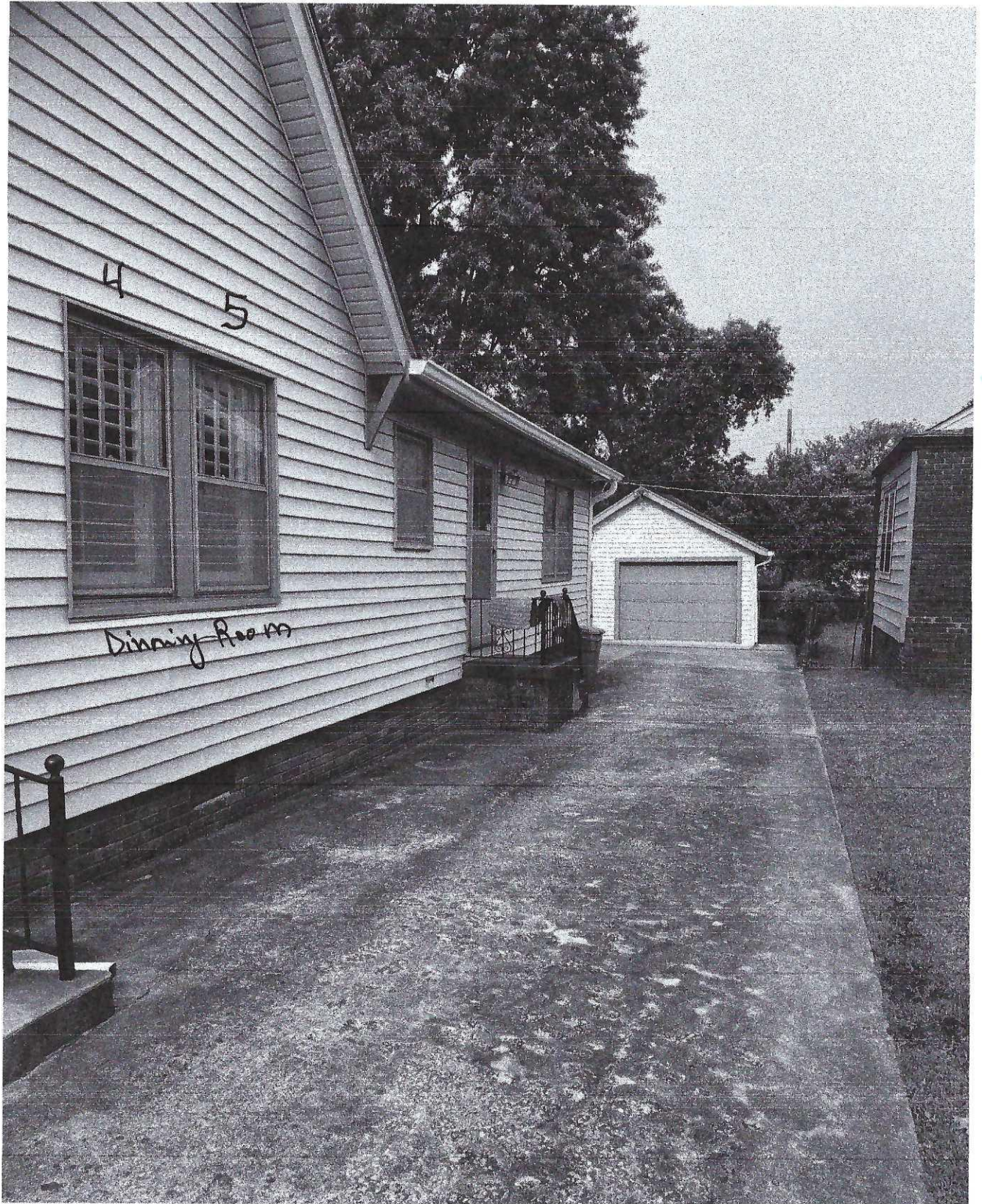
Front Street view. faces East

From: beji612 beji612@aol.com  
Subject: Street, North, and South side view of 1744 S. Yorktown Ave.  
Date: April 30, 2026 at 9:26 AM  
To: beji612 beji612@aol.com

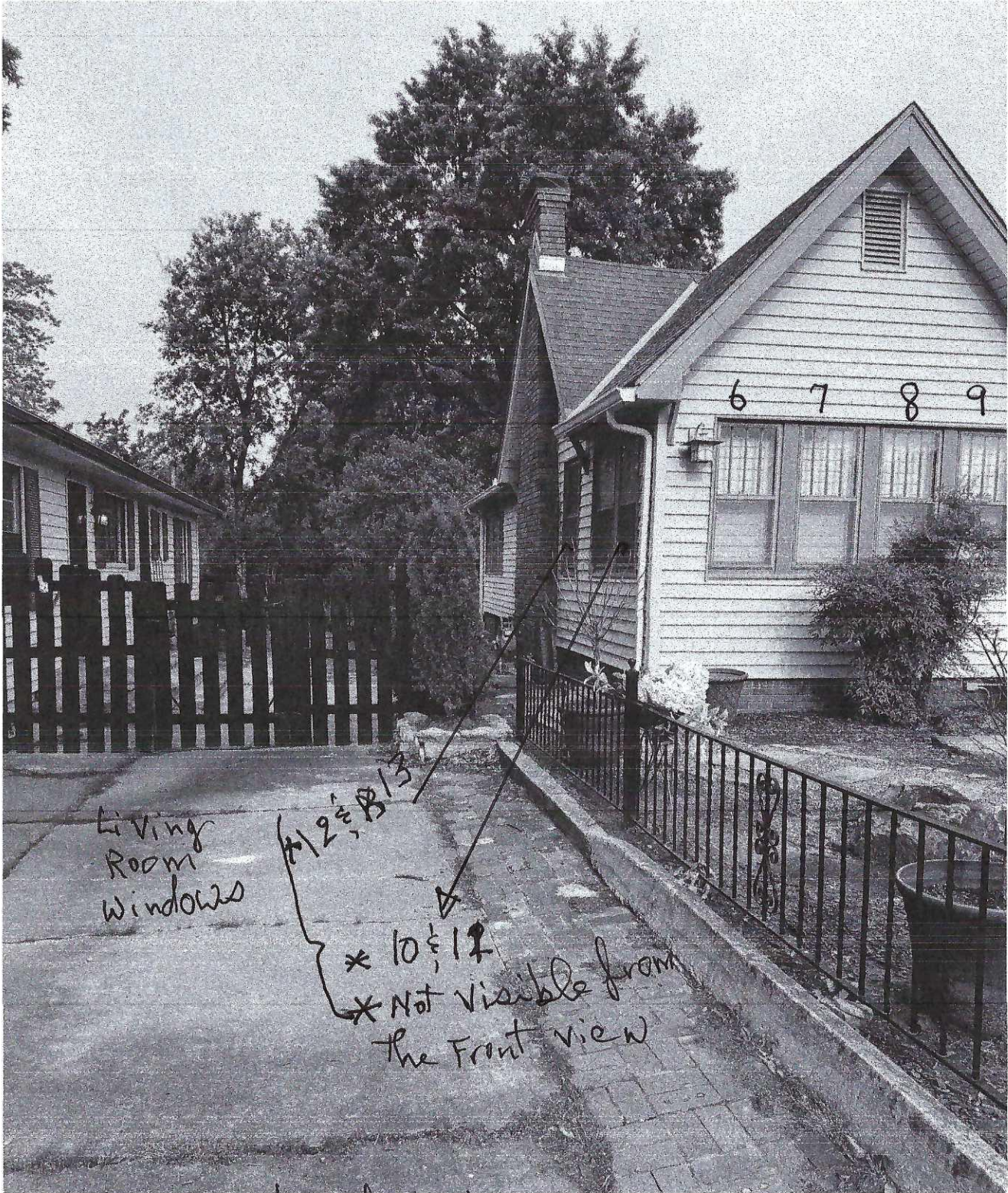
B



S. ← → N  
Front View - House faces East



~~East~~ side view  
N



~~West~~ side view  
3

# Window Nos. Associated with The House Areas

|                       |                                    |                                      |    |
|-----------------------|------------------------------------|--------------------------------------|----|
| <b>Living Room</b>    | Front view faces East              | 6,7,8,9                              |    |
| <b>Living Room</b>    | South side view                    | 10,11,12,13                          |    |
| <b>Living Room</b>    | Front facing north                 | 14,15                                |    |
| <b>Dining Room</b>    | Front view facing east             | 1,2,3                                |    |
| <b>Dinning Room</b>   | North side view                    | 4,5                                  |    |
| <b>Bed Room 1</b>     | Faces South side, not Visible      | 16, 17, 18                           |    |
| <b>Master Bedroom</b> | Faces South side and the Back Yard | 19,20,21,<br>22, 23- Face Back Yard  |    |
| <b>Bed Room 2</b>     | Faces North side and the Back Yard | 24, 25<br>26, 27, 28- Face Back Yard |    |
| <b>Bath Room</b>      | Faces Back Yard                    |                                      | 29 |
| <b>Kitchen</b>        | Faces North side                   |                                      | 30 |

Window Replacement Approval Is Requested For Windows 1 Thru 15

# Historic Preservation Window Survey Form

Mrs. Beji Malek

1744 S Yorktown Ave

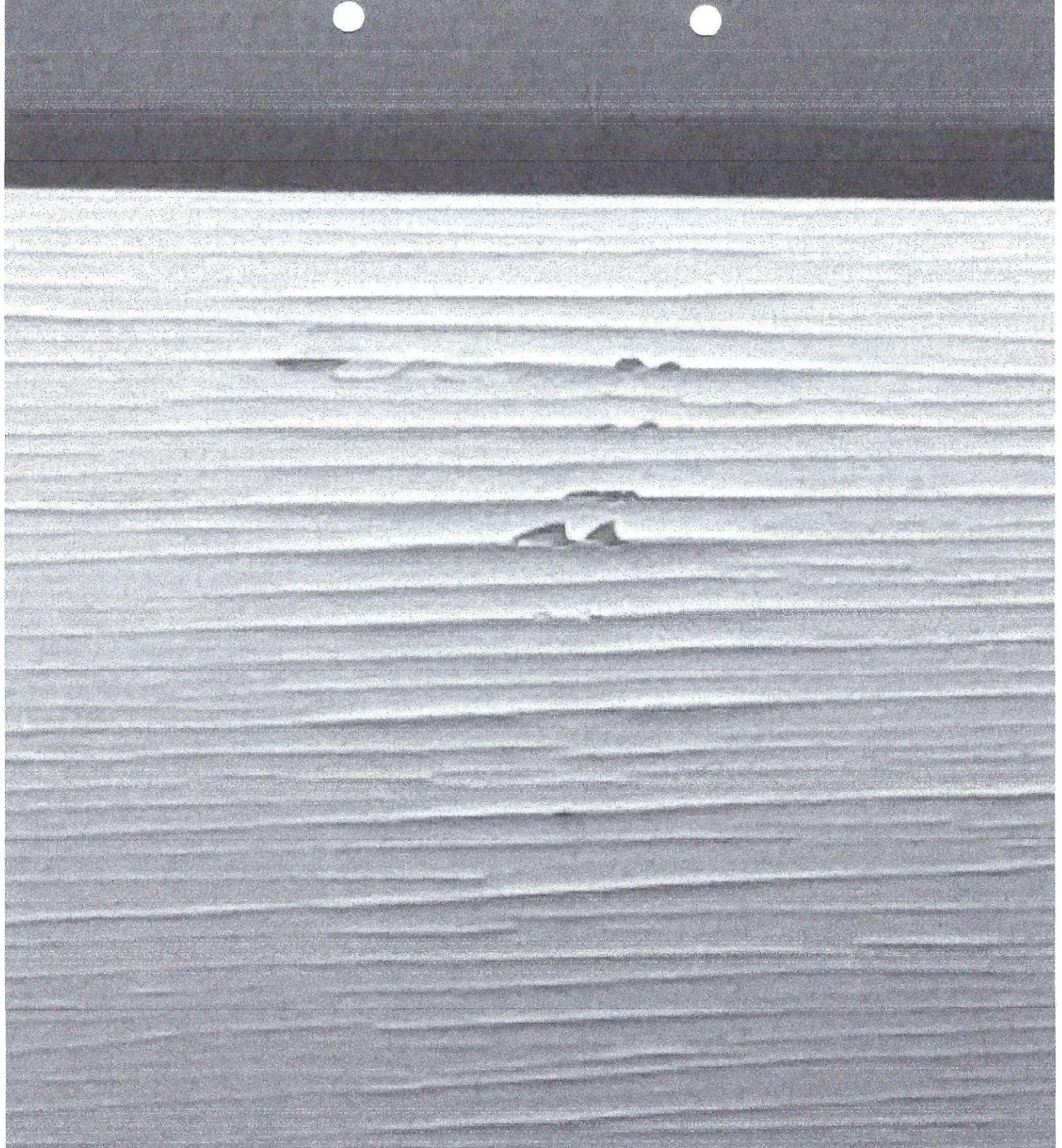
Tulsa, OK 74104

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

| Measurement              | Quantity         |
|--------------------------|------------------|
| ✓ 31" x 52.5"            | 2                |
| <del>32" x 32.5"</del>   | <del>1</del>     |
| ✓ 30.5" x 53.5"          | <del>18</del> 13 |
| <del>30.5" x 38.5"</del> | 1                |
| <del>26.5" x 53.5"</del> | 4                |
| <del>24.5" x 53.5"</del> | 4                |
| <del>30" x 53.5"</del>   | 1                |



\*photo showing interior plantation shutters  
damaged and cracked due to sunlight  
shutters are 100% maple.



plantation shutters

Plantation shutters

# GRILLE OPTIONS FOR ACCLAIM REPLACEMENT WINDOWS

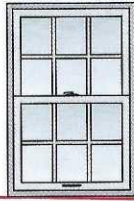
## Customize Your Windows

Renewal by Andersen offers a wide range of creative grille patterns to enhance the look of your home.

All of our grilles are designed to be long lasting<sup>12</sup> with low-maintenance performance. With such a broad range of high-profile grille options, you can match your home's current architecture, change the look and style of your home, or incorporate them into a renovation project for historical accuracy.

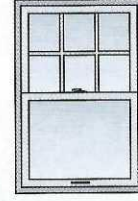
*current style of existing windows. Replacement windows will be exactly the same.*

## Patterns



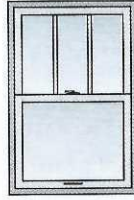
### Colonial

Specified number of squares per sash.  
Double-hung window shown



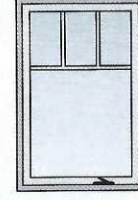
### Modified Colonial

Specified number of squares on one sash.  
Double-hung window shown



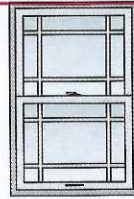
### Farmhouse

Two vertical bars meet a wider horizontal rail or bar at the center of the window.  
Casement window shown



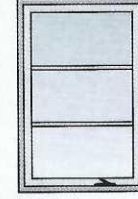
### Fractional

Specified number of vertical bars meet a horizontal bar.  
Casement window shown



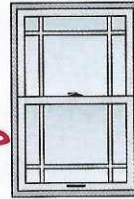
### Prairie

Two vertical and two horizontal bars per sash to form 4-inch corner squares.  
Double-hung window shown



### Equal Light

Specified number of horizontal bars, equal distance apart.  
Casement window shown



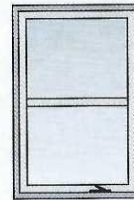
### Modified Prairie

Two vertical bars and one horizontal bar per sash.  
Double-hung window shown



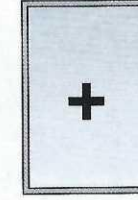
### Custom

Create a new pattern or revive one from the past.  
Casement window shown



### Simulated Double-Hung

Preserve the look of a traditional window.  
Casement window shown



### More

Ask your design consultant for more grille options.  
Picture window shown



## Enhanced Comfort

At Renewal by Andersen, we'll help you sort through the details of glass heating and cooling performance, visible light transmittance, and ultraviolet (UV) protection to pinpoint the right window glass for you. Our windows take advantage of the newest technologies to help lower energy costs and keep your family comfortable.

*double pane*

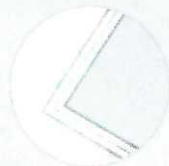
## Enhanced Triple Pane

Enhanced comfort, enhanced efficiency, enhanced design. An extra pane of glass helps keep the indoor temperature in and the outdoor temperature out, making this our most energy-efficient glass option.



### Enhanced Triple Pane

An extra pane of glass helps keep more heat in and cold air out, making this our most energy-efficient glass option best suited for colder climates.



### Enhanced Triple Pane with SmartSun™ Glass

Has the added benefits of our Low-E4 SmartSun glass.

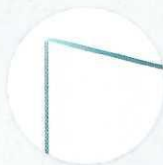
Select Renewal by Andersen windows® with Enhanced Triple Pane glass have been recognized as the Most Efficient of ENERGY STAR® certified products in 2024.



## Patterns



## High-Performance Glass



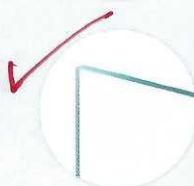
### Low-E4® SmartSun™ Glass

SmartSun glass meets our highest standards in cool and hot weather performance. SmartSun glass blocks 95% of harsh UV rays that can damage drapes, artwork, and furniture.



### Low-E4® Glass

Perfect where both heating and cooling costs are a concern, our Low-E4 glass helps keeps your home warmer in winter, cooler in summer, and blocks 84% of harmful UV rays.



### Low-E4® SmartSun™ Glass with HeatLock® Technology

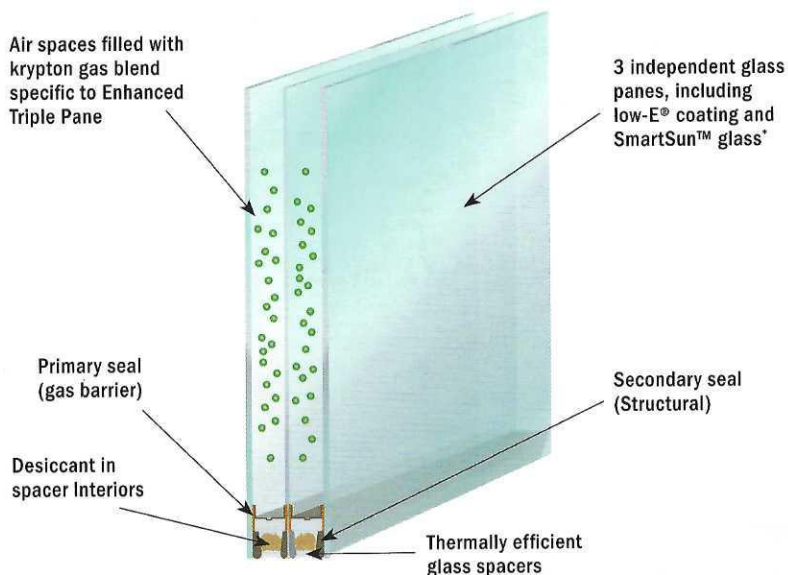
You get all of the benefits of our Low-E4 SmartSun glass plus an energy-saving glass coating that helps your living space feel warmer and more comfortable.



### Low-E4® Sun Glass

For hot, dry climates with little shade or cloud cover, our Low-E4 Sun Glass utilizes a subtle tint to help block out heat from the sun, reducing cooling costs.

## Enhanced Triple Pane



\*Available with SmartSun glass option only.

## Strength

Our tempered glass option is heat-treated to be at least four times stronger than standard annealed glass.

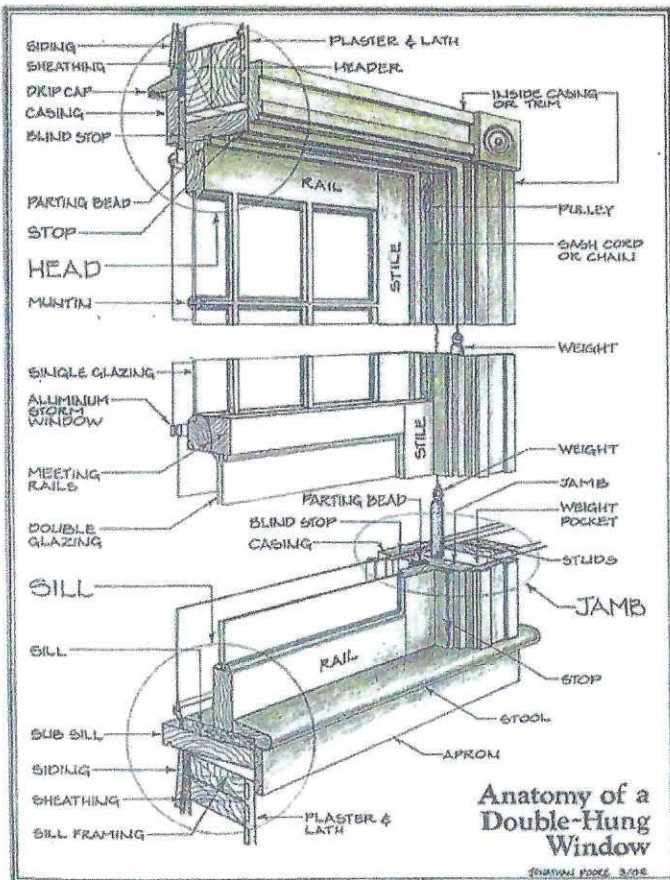


# TULSA PRESERVATION COMMISSION WINDOW SURVEY FORM

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

PROPERTY ADDRESS: \_\_\_\_\_

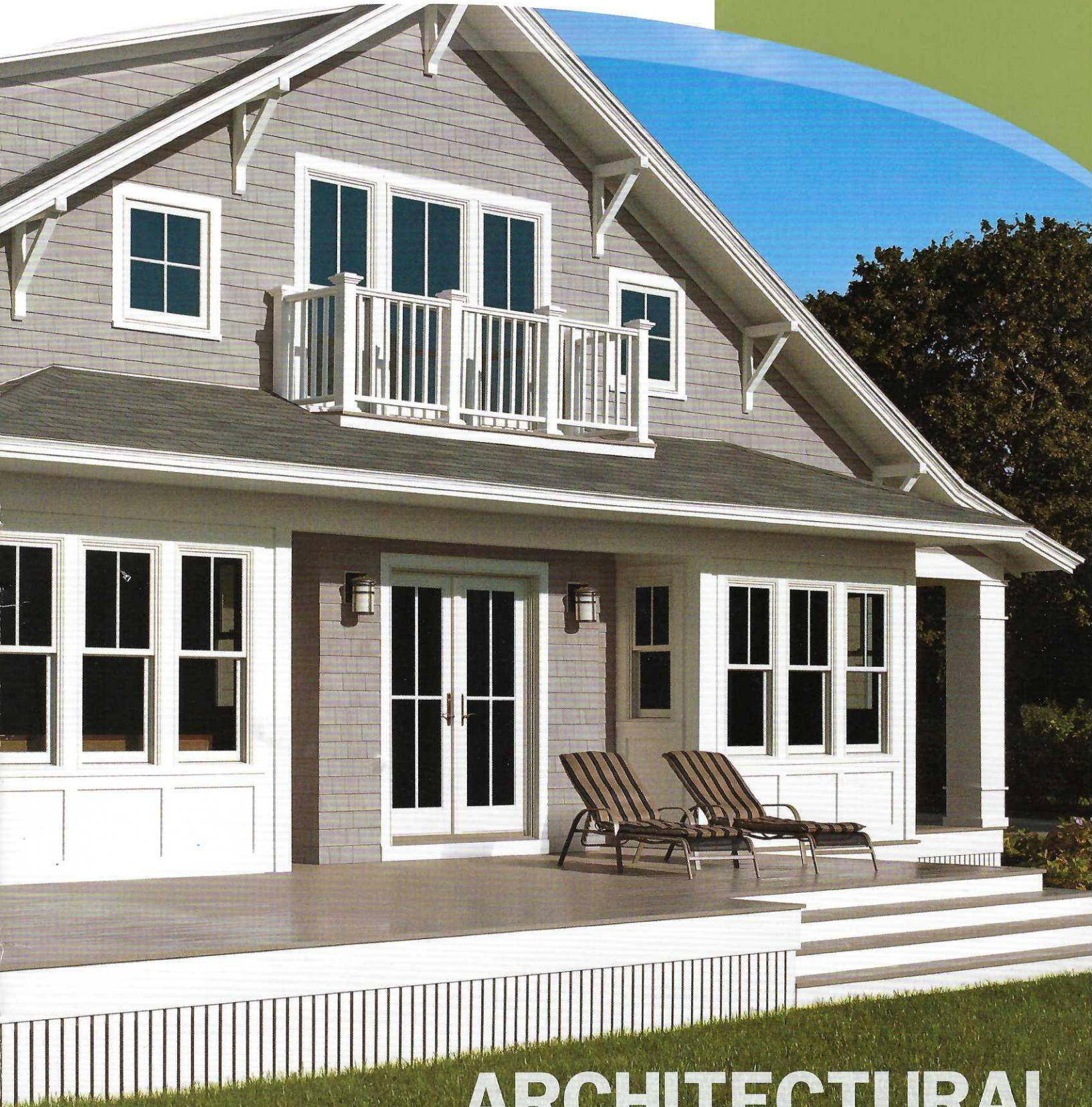
| BASIC REQUIREMENTS |  |
|--------------------|--|
| 1.                 | Photographs or drawings of each elevation of the structure   |
| 2.                 | Site plan of the structure with each window opening numbered   |
| 3.                 | Exterior photographs of each window opening numbered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



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

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

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



**ARCHITECTURAL  
STYLE MADE EASY.**



**THE SECRET  
IS THE SYSTEM.**

INTRODUCING THE

# A-SERIES

WINDOW & DOOR SYSTEM

**YOU CAN DREAM AND DESIGN WITH COMPLETE PEACE OF MIND.**

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

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

# MORE CHOICES. MORE STYLE. INSIDE AND OUT.

The beauty of the Andersen® A-Series window and door system is unlimited customization. With a full range of window and door types, exterior color and trim options, interior wood species, multiple interior finishes, distinctive grille patterns, and an array of hardware styles, your possibilities are virtually endless.

## INTERIOR OPTIONS

## EXTERIOR OPTIONS

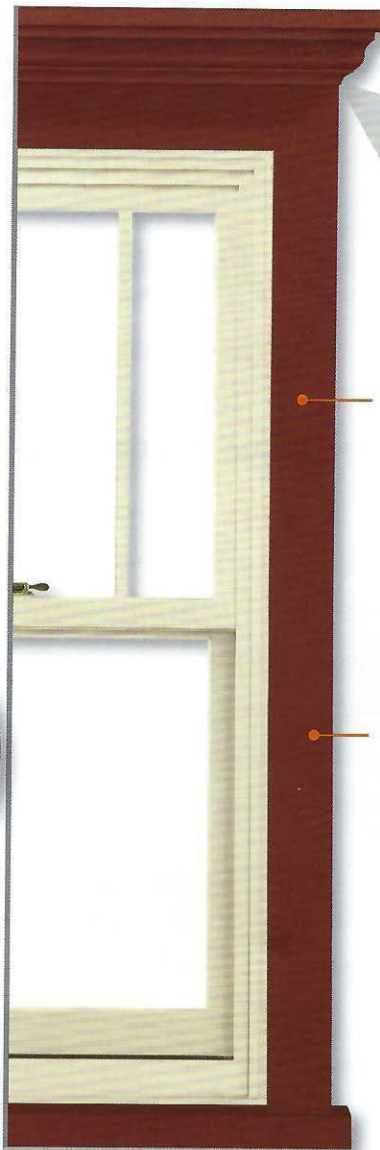
**Grilles:** Patterns from simple and elegant to custom and elaborate can complete your window style. **p. 7**

**Hardware:** Get the look you want and the solid operation you demand with our extensive hardware selection. **p. 8**

**Interior wood species:** Select from the rich grain of natural pine, oak or maple for the window or door interior. **p. 7**



**Interior finishes:** A-Series windows and doors offer six different factory stains, two paint choices or a primed finish to complement any look. **p. 7**



**Trim styles:** You can add a special design touch with our extensive trim styles. **p. 6**



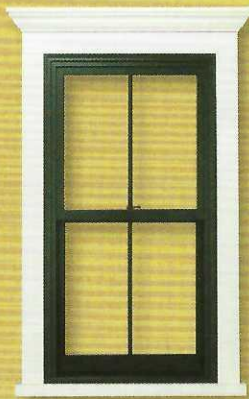
**Colors:** With 11 different colors, you can mix and match design colors on sash, frame and trim to achieve hundreds of options. **p. 6**

# DESIGNS INSPIRED BY TRADITIONAL STYLES.

Achieving the look, style and era you want is easy with Andersen® A-Series windows and doors. Whatever architectural style you're trying to attain — from Colonial to Prairie to Tudor and more — A-Series windows and doors have the range of options to help you accomplish it. Just let your imagination be your guide. Visit [www.andersenwindows.com/A-Series](http://www.andersenwindows.com/A-Series) to see more style inspiration.

## COLONY STYLE

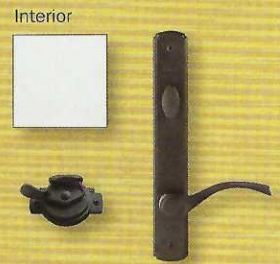
Inspired by Colonial, Victorian and Farmhouse architecture



Flat exterior trim with cornice head and extended sill, color: White • Frame exterior color: Forest Green • Sash exterior color: Forest Green • 2-wide, 1-high grille pattern

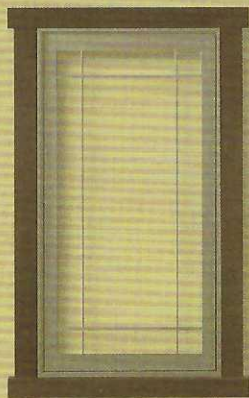


Flat exterior trim with extended sill, color: Black • Frame exterior color: White • Sash exterior color: White • Colonial grille pattern



## HARVEST STYLE

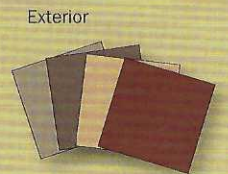
Inspired by Prairie, Craftsman and Arts & Crafts architecture



4-sided flat exterior trim with extended head and sill, color: Terratone® • Frame exterior color: Sandtone • Sash exterior color: Sandtone • Prairie grille pattern

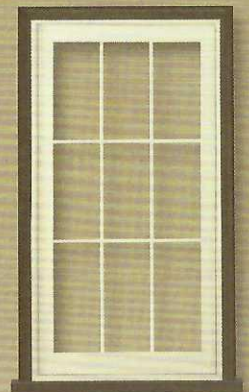
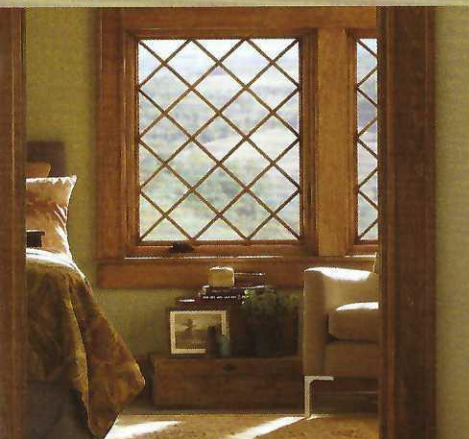


Flat exterior trim with cornice head and extended sill, color: Prairie Grass • Frame exterior color: Red Rock • Sash exterior color: Red Rock • 3-wide, 1-high grille pattern upper sash only



## OLD WORLD STYLE

Inspired by Tudor and French Eclectic architecture



Brick mould exterior trim with extended sill, color: Terratone® • Frame exterior color: Canvas • Sash exterior color: Canvas • Colonial grille pattern

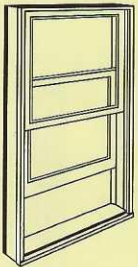


Flat exterior trim with decorative drip cap and extended sill, color: Cocoa Bean • Frame exterior color: Cocoa Bean • Sash exterior color: Cocoa Bean • Diamond grille pattern

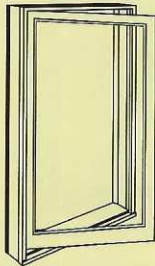


# CHOOSE YOUR WINDOW AND DOOR TYPE. THEN START DESIGNING.

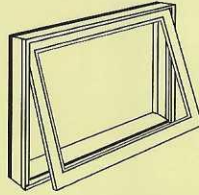
## WINDOW TYPES



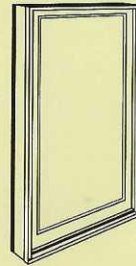
**Double-hung windows** bring in fresh air from any direction. Because they lift open, remaining flush with the wall, they're often used in walls adjacent to patios, decks and walkways.



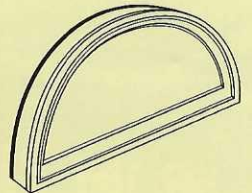
**Casement windows** have an entire sash that hinges open, channeling breezes from left or right into the home.



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



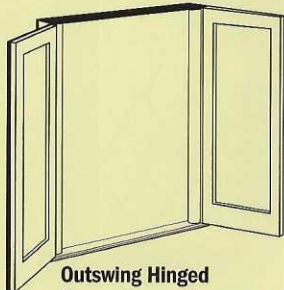
**Stationary rectangle windows** are referred to as **picture windows**. They are typically combined with venting windows to create large walls of light.



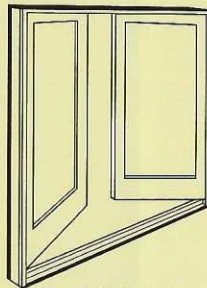
**Specialty windows** are designed to go beyond conventional window boundaries with graceful curves and dramatic angles. They can make a signature statement or provide a delicate lighting accent.

## PATIO DOOR TYPES

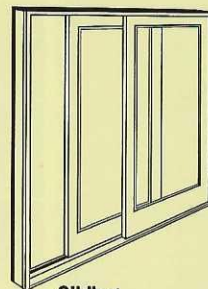
**Patio doors** open up your home to a world of light and beauty.



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



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



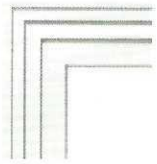
**Gliding**  
Gliding patio doors have two or more panels, with at least one panel that glides past the other.



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

## CHOOSE YOUR EXTERIOR COLORS

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



White



Canvas



Dove Gray



Sandtone



Prairie Grass



Red Rock



Forest Green



Black



Dark Bronze



Cocoa Bean



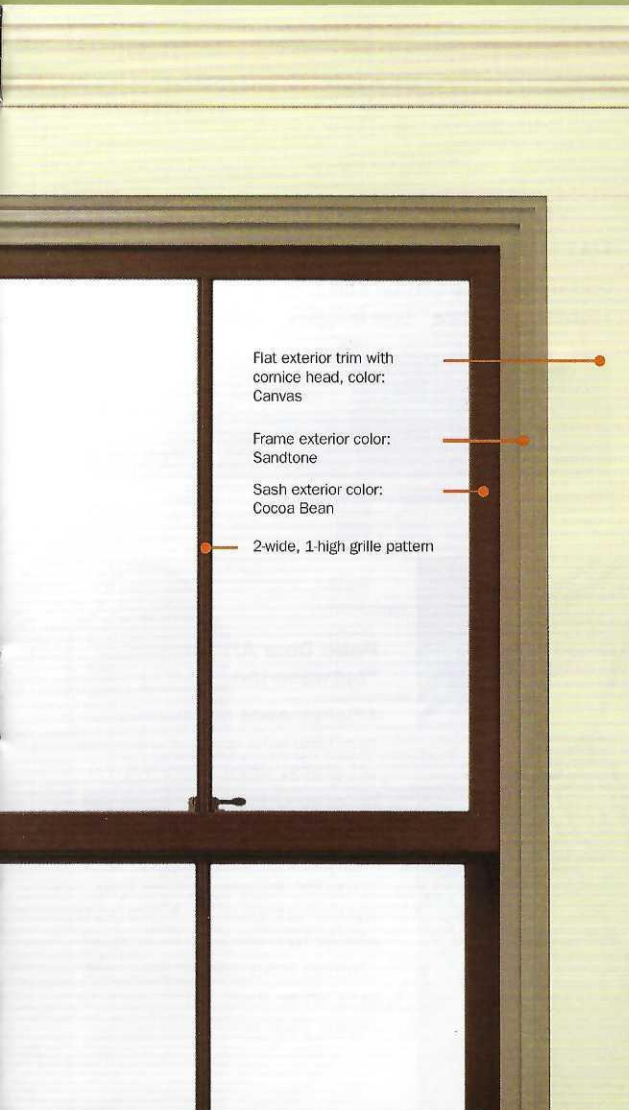
Terratone®

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



## ENHANCE WITH EXTERIOR TRIM

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

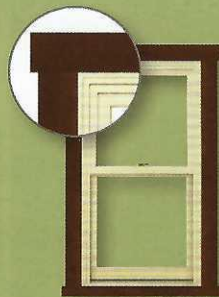


Flat exterior trim with cornice head, color: Canvas

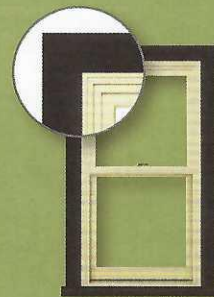
Frame exterior color: Sandtone

Sash exterior color: Cocoa Bean

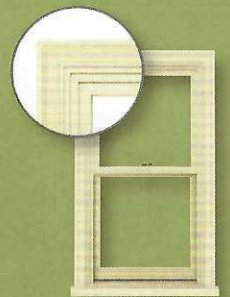
2-wide, 1-high grille pattern



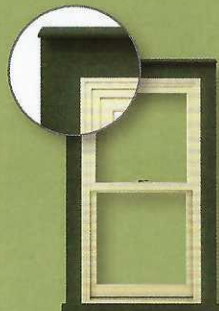
Flat trim with extended head and extended sill



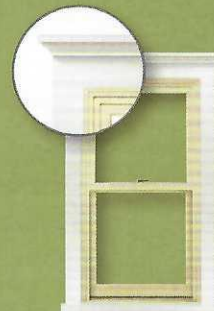
Flat trim with flush head and extended sill



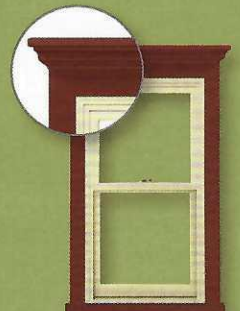
Brick mould with extended sill



Flat trim with decorative drip cap and extended sill



Flat trim with 2" cornice and extended sill



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

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

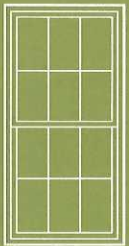


**SO MANY OPTIONS,  
YOU COULD CALL IT  
THE A-TO-Z SERIES.**

### GRILLE PATTERNS

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

#### STANDARD PATTERNS



Colonial



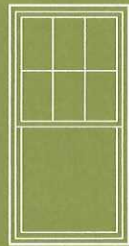
2-wide  
1-high  
both sash



2-wide  
1-high  
upper sash only



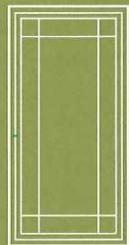
3-wide  
1-high  
upper sash only



3-wide  
2-high  
upper sash only



Diamond



Prairie

#### CUSTOM PATTERNS

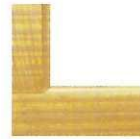


#### Custom Grille Patterns

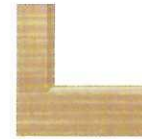
For a truly signature look, Andersen will work with you to create custom grille patterns. These examples are on casement windows, but you can create custom grilles for any type of window.

### INTERIOR OPTIONS

#### Wood Species



Pine



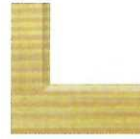
Maple



Oak

### FACTORY-FINISHED INTERIORS

#### Stained (Shown on Maple)



Clear Coat



Honey



Cinnamon



Russet



Mocha



Espresso

#### Painted



White



Birch Bark



Primed

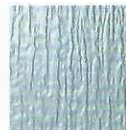
These printed replications of wood are for reference only. Actual wood products from Andersen are subject to variation in grain and color. Printing limitations may prevent exact color duplication of pre-painted interiors.

### PATTERNED GLASS OPTIONS

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



Obscure



Cascade



Reed



Fern



#### Patio Door Art Glass “between-the-glass”

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



Traditional style double-hung hardware in Antique Brass.



Traditional style casement and awning hardware in Black.

## WINDOW HARDWARE

### Double-Hung Hardware



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

### Casement & Awning Hardware

#### Traditional Folding



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

#### Contemporary Folding



Bright Brass Gold Dust  
 Satin Nickel Black  
 Oil Rubbed Bronze  
 White  
**Stone**

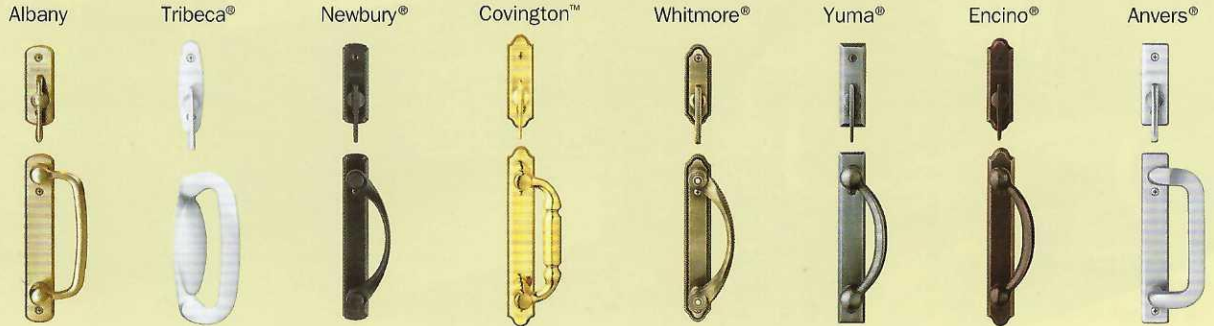
**Operation:**  
 Casement hardware folds in to avoid interfering with window treatments.

Bold names denote finish shown.

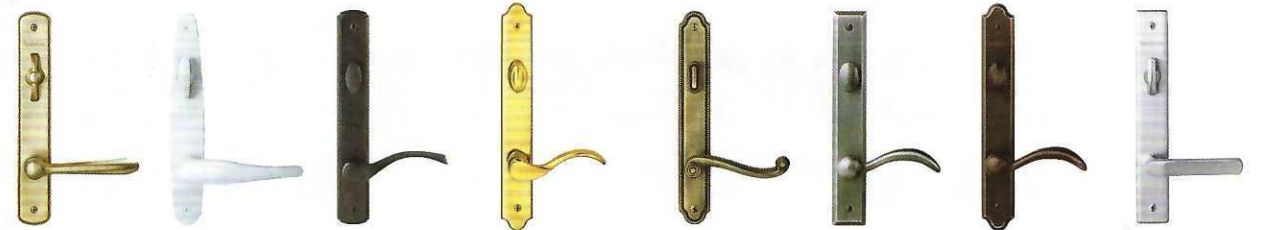
## PATIO DOOR HARDWARE

### Gliding

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



### Hinged



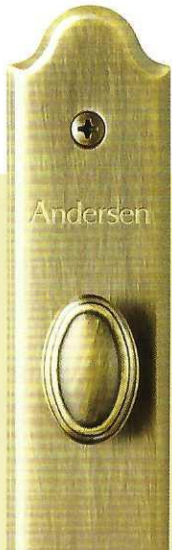
Black Gold Dust Stone White  
**White** Stone  
 Antique Brass Bright Brass Brushed Chrome **Oil Rubbed Bronze** Polished Chrome Satin Nickel  
 Antique Brass **Bright Brass** Oil Rubbed Bronze  
**Antique Brass** Bright Brass Oil Rubbed Bronze Satin Nickel  
 Distressed Bronze **Distressed Nickel**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

Bold names denote finish shown.

### Finishes



Printing limitations prevent exact finish replication. See your Andersen dealer for actual finish samples and visit [www.andersenwindows.com/patiodoorhardware](http://www.andersenwindows.com/patiodoorhardware) for more details.





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

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

ENGINEERED WITH  
**FIBREX®**

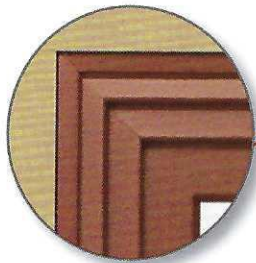
Enjoy your windows  
for years to come.\*

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



We take saving  
energy seriously.

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



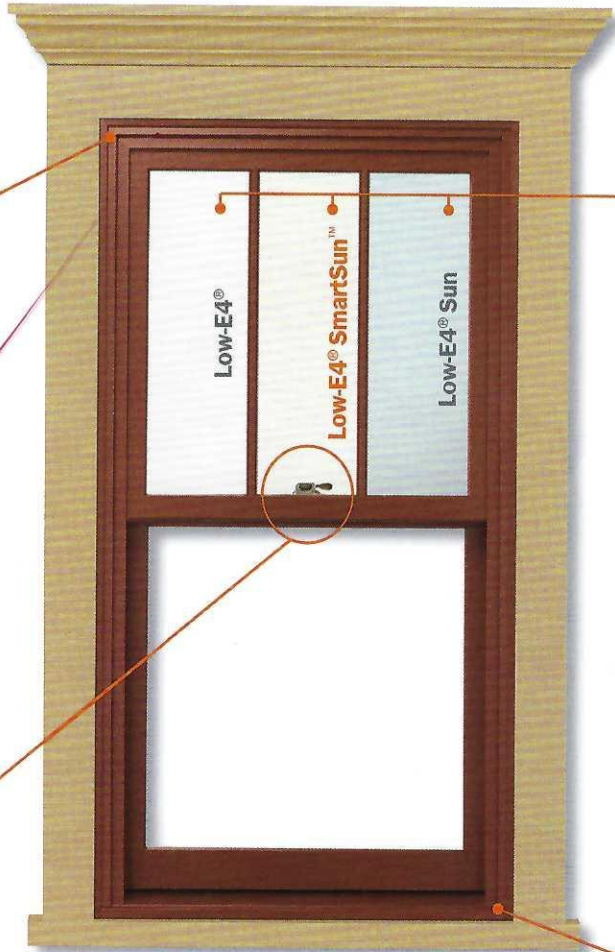
Low maintenance  
saves you time.

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



Make cleaning a breeze.

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



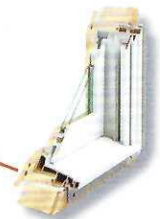
Save on heating and cooling.

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

**TruScene®**  
Insect Screen

Appreciate your view.

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



Take comfort in superior  
weather resistance.

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

**owner2owner™**  
LIMITED WARRANTY

Get peace of mind.

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

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

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

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

# THE ENVIRONMENT HAS A BUSINESS PARTNER.

## Respect for the environment is nothing new at Andersen.

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



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



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



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

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

918.834.2332

WINDOWS • DOORS  
**Andersen**® 

*Come home to Andersen.*®

[www.andersenwindows.com/A-Series](http://www.andersenwindows.com/A-Series)

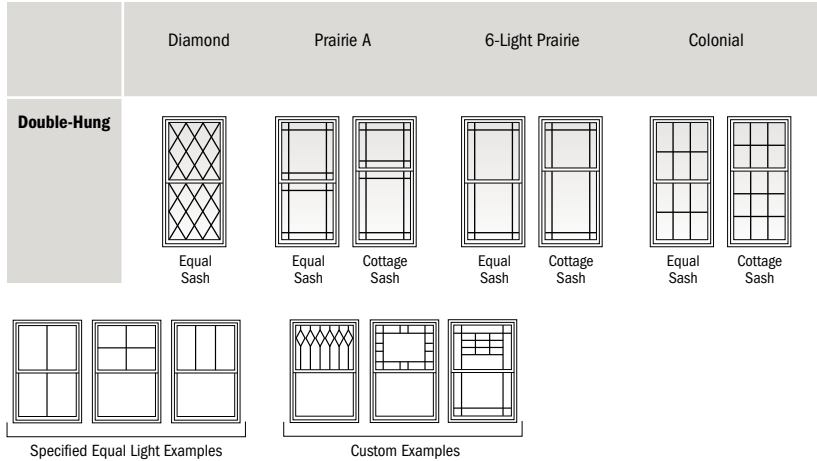


Printed on FSC-certified paper manufactured with electricity in the form of renewable energy (wind, hydro and biogas). The cover includes a minimum of 30% postconsumer recovered fiber and the text includes a minimum of 10% postconsumer recovered fiber.

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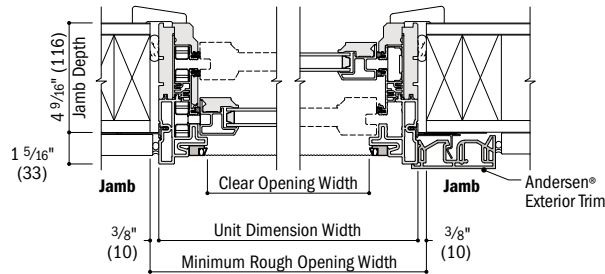
**Grille Patterns**



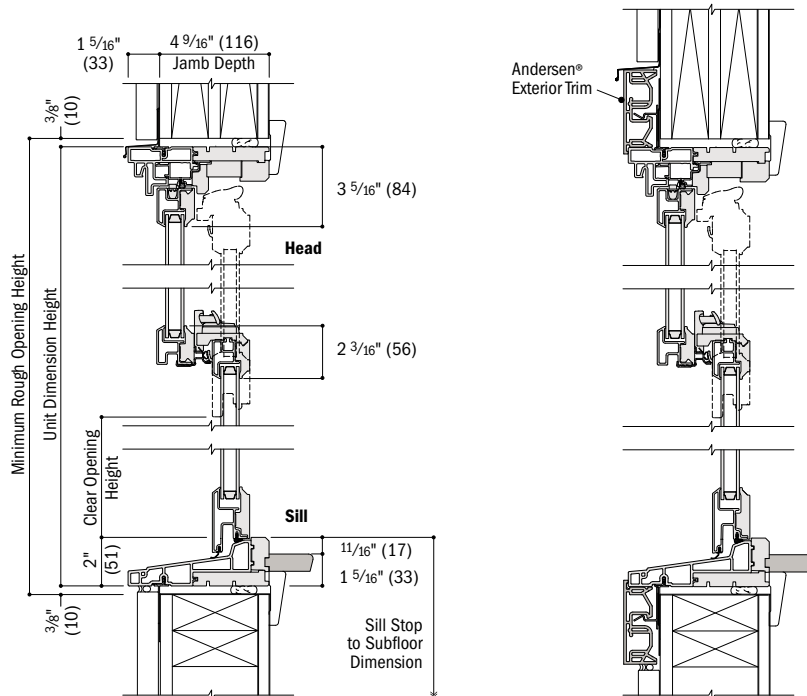
Double-hung window patterns are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung patterns, identify the double-hung sash style (equal, cottage, reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns may not be available in all configurations or sizes.** Specified equal light and custom patterns are also available. Some restrictions apply. For more grille options, see page 19 or visit [andersenwindows.com/grilles](http://andersenwindows.com/grilles).

**Double-Hung Window Details**

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



**Horizontal Section**

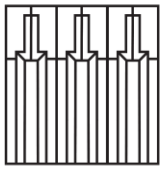


**Vertical Section**

**Vertical Section**

See pages 60-62 for joining details.

- 4 9/16" (116) base jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 226-227.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at [andersenwindows.com](http://andersenwindows.com).



**HP PERMIT NUMBER:** HP-0771-2026

**PROPERTY ADDRESS:** 1420 East 20<sup>th</sup> 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, one foot behind the front façade. The meter would be located behind vegetation to reduce visibility from the street. During the review of the application on May 7, 2026, preservation commissioners requested additional information about the proposed location. Oklahoma Natural Gas has provided additional justification for the meter placement, which is included.

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



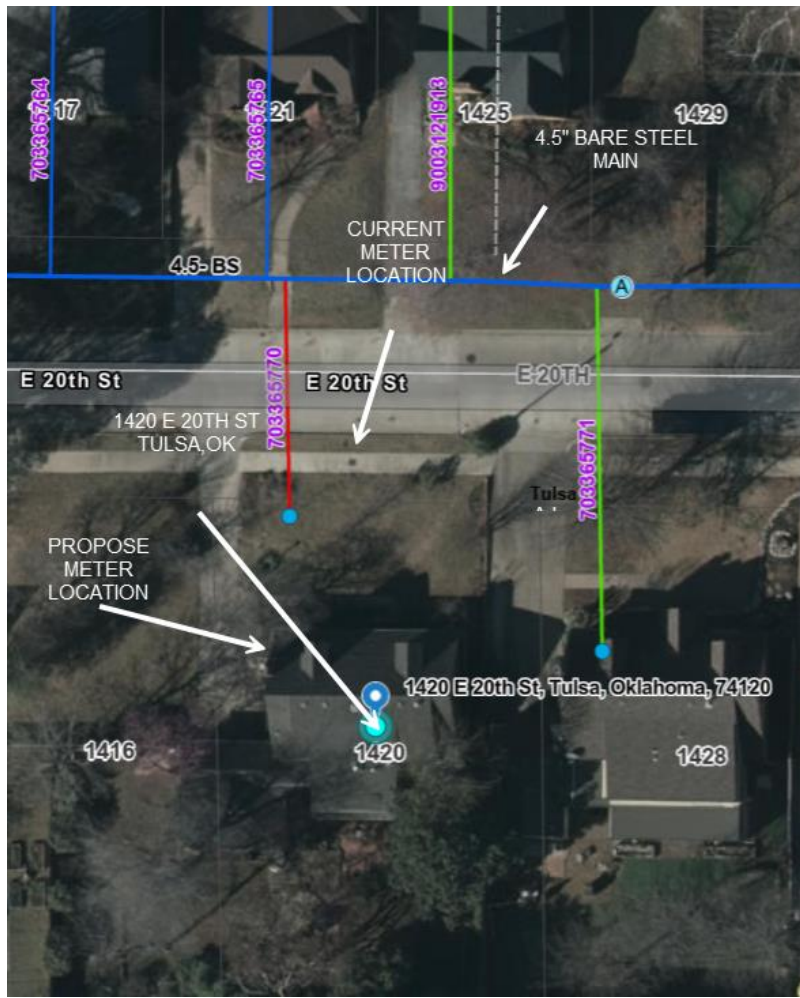
April 2017



August 2018



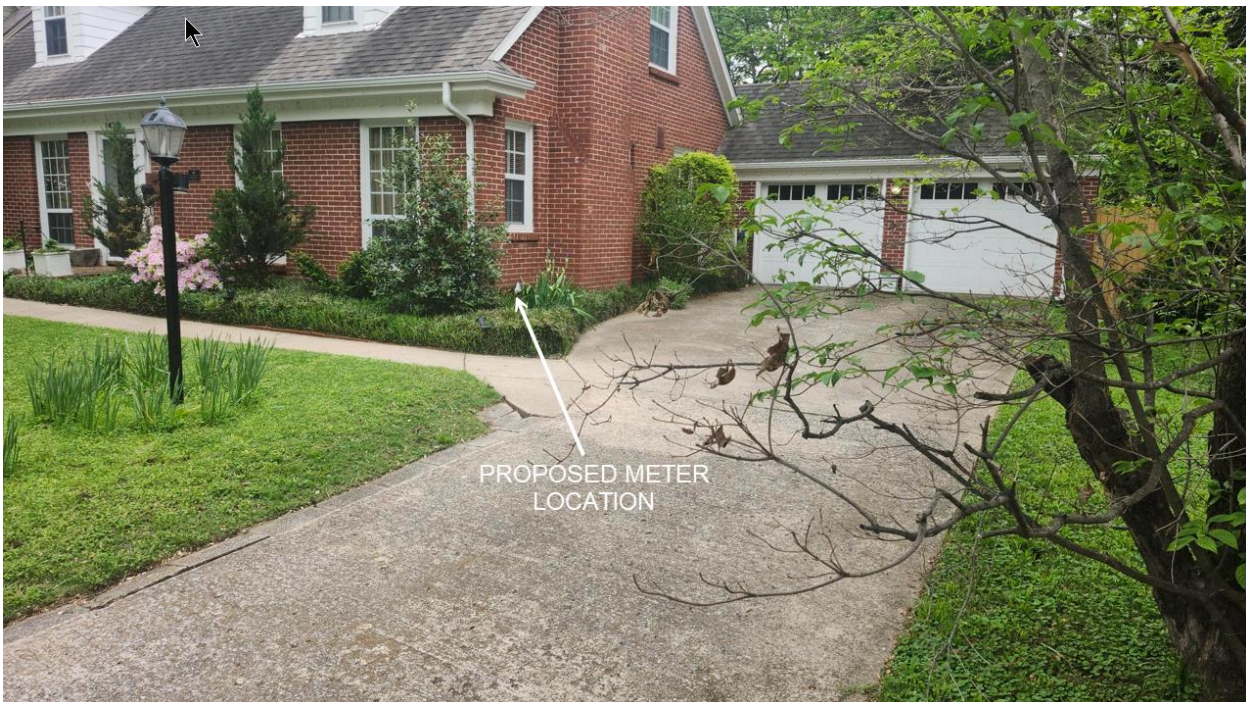
March 2025 (Google Streetview)



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 relocated 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 north 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.
- 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)

May 19, 2026

**RE: 1420 E 20<sup>th</sup> St. Swan Lake**

Response to Tulsa Preservation Commission regarding additional inquiries to Oklahoma Natural Gas permit application to relocate meter to structure. The location we have proposed is our standards for safety with emphasis on what would be acceptable with the commission.

1. This is currently a low-pressure system. Window clearance is not a concern. When and if our gas main is upgraded to medium pressure in this area, it will still meet requirements, as the regulator vent will be 3' from the window.
2. The meter location will be approximately 1' south of the north (front) face of the house and will be screened from view by a tree.
3. Relocating the meter to the east side of the house is not feasible due to space constraints caused by the retaining wall. Additionally, with the regulator on the left side of the meter setting, we would not be able to maintain the required 3-foot clearance from the window when it is converted to medium pressure.

Below are additional pictures explaining the reasons why the meter needs to be placed in the proposed location.



East side of house

Unable to install kick-out behind A/C unit

Not a viable option to set the meter at this location due to the plumbers being unable to install a kick-out on the east side, and a future regulator placement would not meet the required clearance from the windows.



West side of house

Proposed meter location

Tree is an obstical

Window is an obstical

Crawl space vent is an obstical

Tree is an obstical

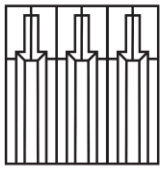
Window is an obstical

Customer sets trash cans here





Meter will face west and set behind this tree on the west side of home



**HP PERMIT NUMBER:** HP-0772-2026

**PROPERTY ADDRESS:** 1363 East 20<sup>th</sup> Street

**DISTRICT:** Swan Lake

**APPLICANT:** Oklahoma Natural Gas

**OWNER:** Peter Whipple

**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:** Yes

**STYLE/CONSTRUCTION:**

*This one-story brick Tudor Revival residence has a cross-gabled roof with composition shingles, clipped eaves, a side chimney, and a small yellow dormer. A large front-facing gable on the right has a flared eave extending over the entry onto a half-width screened porch. There are two fabric awnings on the porch. The arched glazed panel door faces the side. To the left of the entry is a pair of 6/1 double hung windows with shutters and a planter box. At the rear is a detached garage.*

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

**PREVIOUS ACTIONS:** None

**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, 17 feet 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



April 2017



April 2017



March 2025 (Google Streetview)



Proposed relocation



Proposed meter location



Proposed relocation streetview



# 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 to relocate UG meter. The manufacturer no longer produces parts for UG meters.

Meter will be upright and will be relocated to the east side of house 17 ft. north from southeast corner of structure. ONG will access gas main located on the north side of E 20th St and install new yard line running north to the property. Our contractors plumber will assess designated location to ensure we can plumb out there. ONG gained authorization from owner.

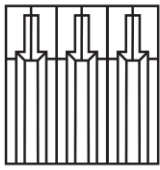
##### PROJECT CHECKLIST

- 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-0773-2026

**PROPERTY ADDRESS:** 1527 East 20<sup>th</sup> 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;
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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.**

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- 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.7.7 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



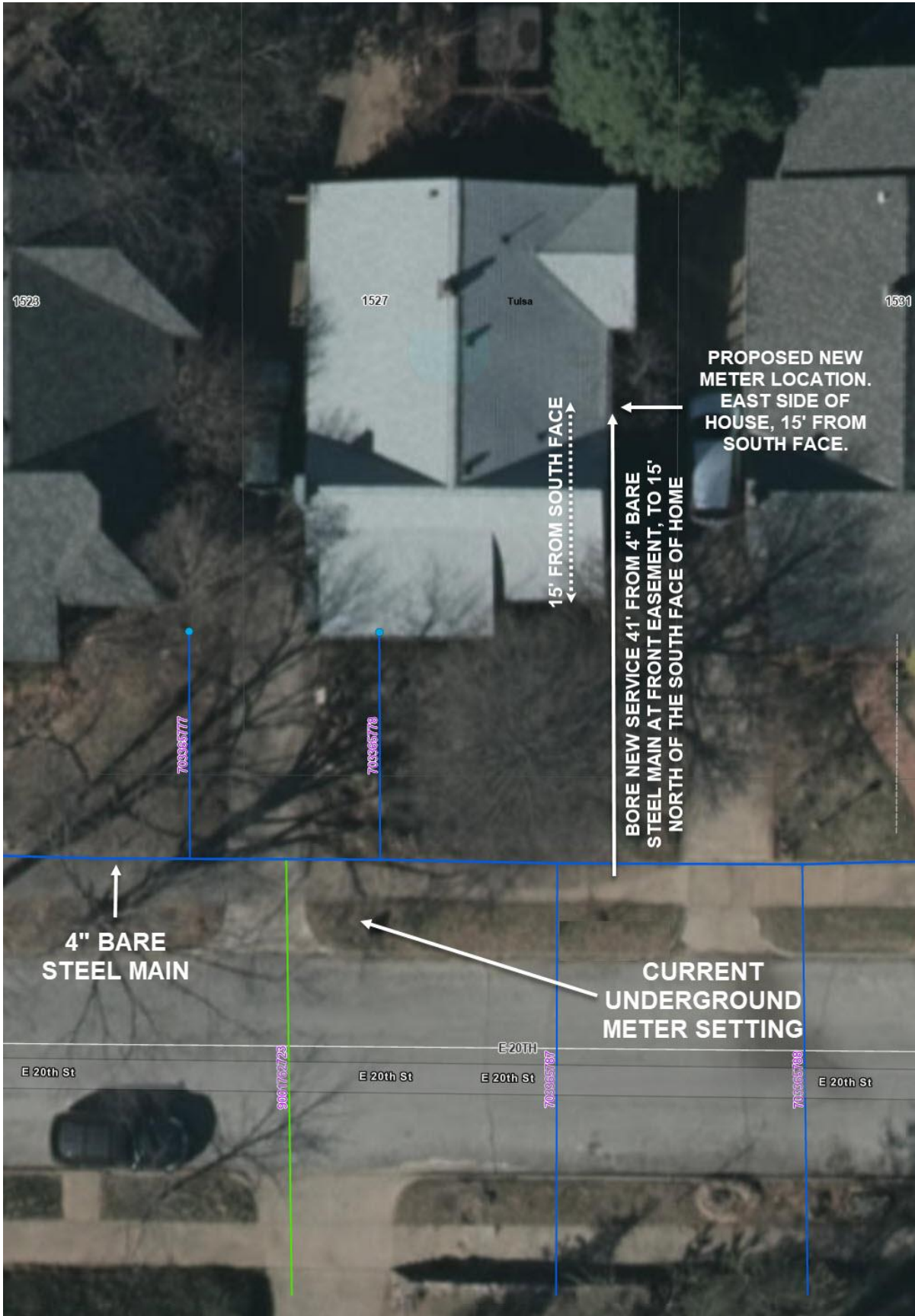
1995



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.

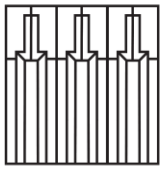
### PROJECT CHECKLIST

- 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.**
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- 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:

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- Percentage of slope on lot
- Location of existing and proposed retaining walls, sidewalks, and driveways with front and side setbacks indicated
- An additional site plan showing approximate height, width and front setback of proposed project and all adjacent structures to show relationship to neighborhood
- Floor plan to scale with dimensions required for additions and new construction

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



**HP PERMIT NUMBER:** HP-0774-2026

**PROPERTY ADDRESS:** 1523 East 20<sup>th</sup> 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:

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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*

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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.



1995



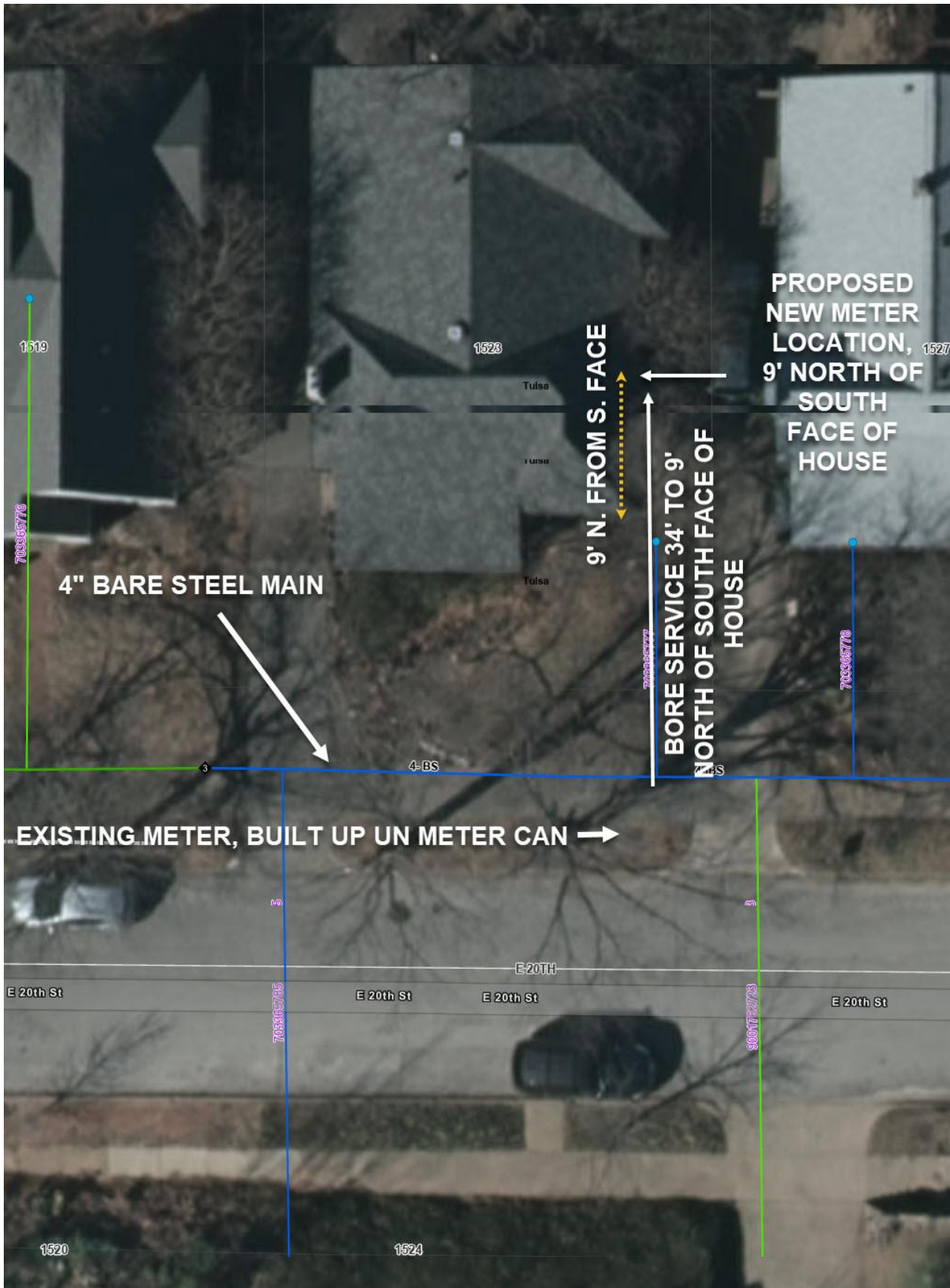
1995



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 property. ONG met with owner and gained verbal agreement for relocation.

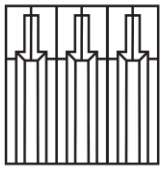
### PROJECT CHECKLIST

- 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

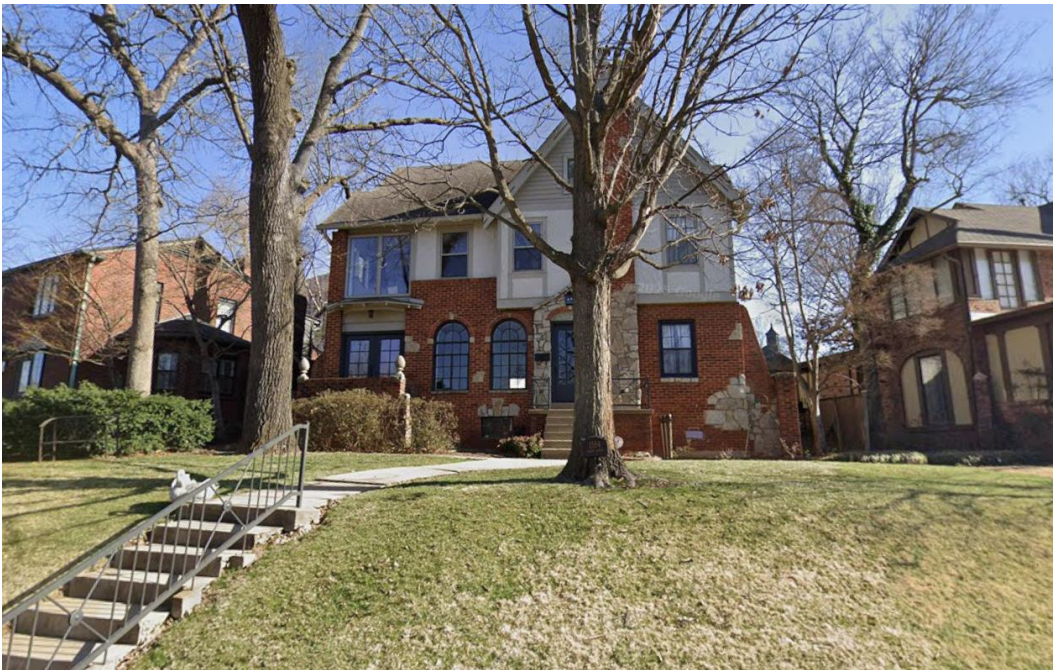
**C. ISSUES AND CONSIDERATIONS**

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 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.



1995



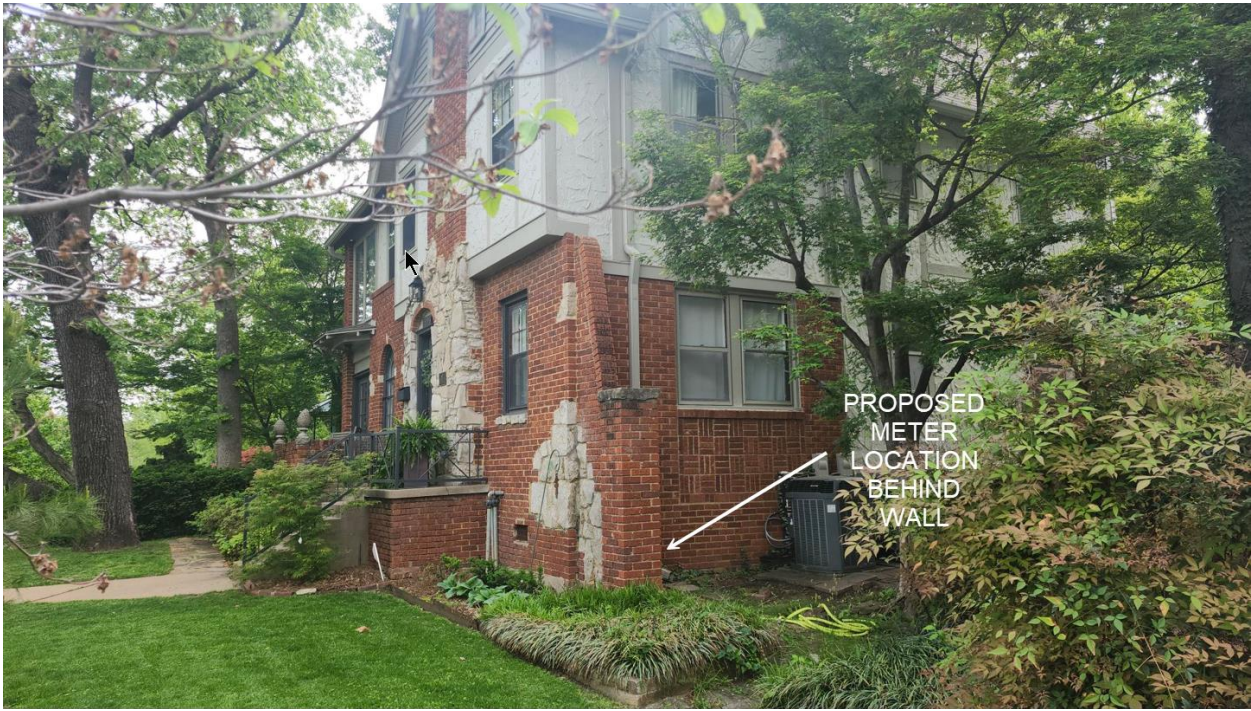
March 2025 (Google Street View)



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.

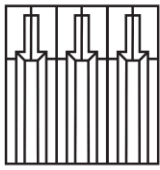
### PROJECT CHECKLIST

- 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](#))



**HP PERMIT NUMBER:** HP-0780-2026

**PROPERTY ADDRESS:** 1342 East 18<sup>th</sup> 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 behind a small screening 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.

**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.



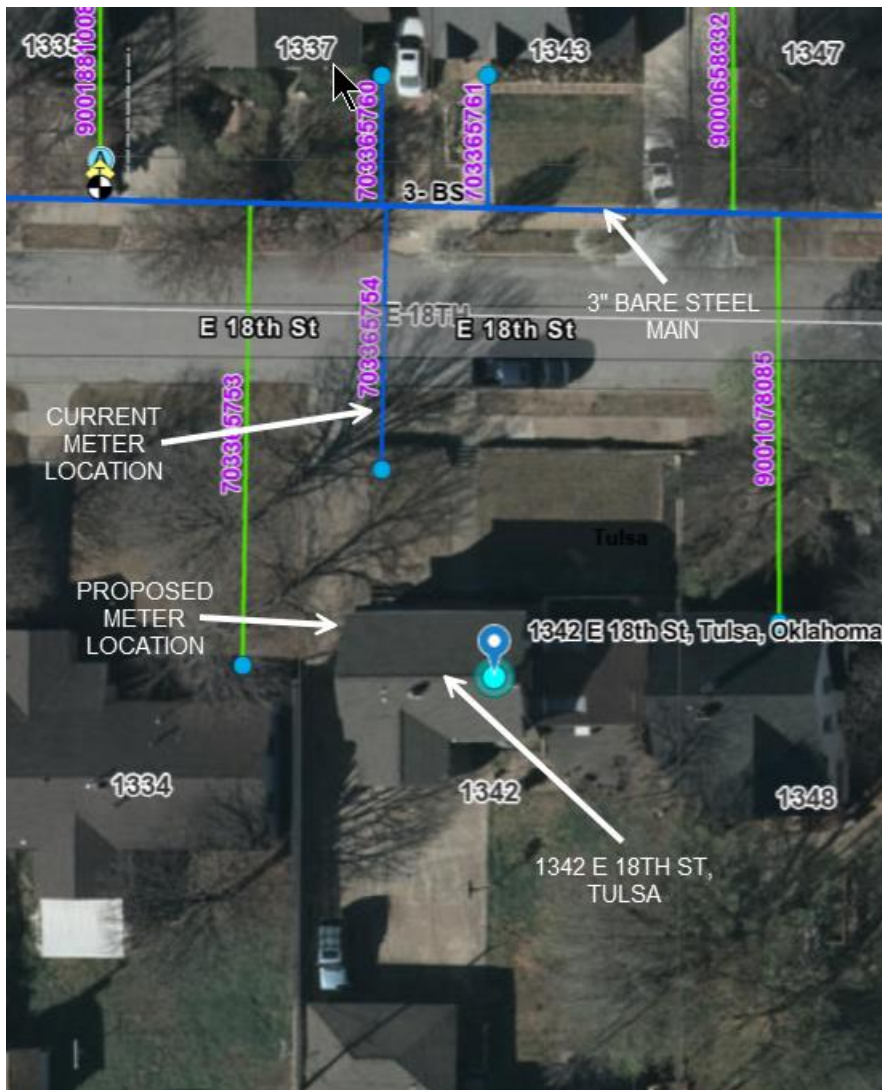
1995



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 house on 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.

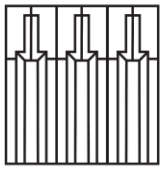
### PROJECT CHECKLIST

- 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
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### 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-0781-2026

**PROPERTY ADDRESS:** 1573 East 19<sup>th</sup> 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.
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- 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.
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**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.



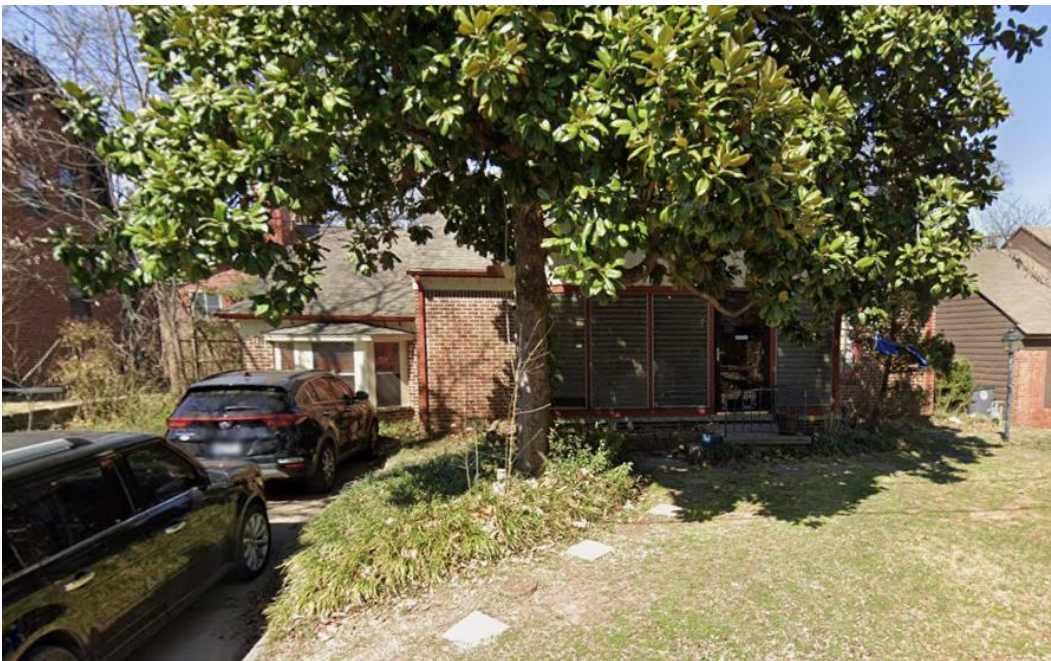
1995



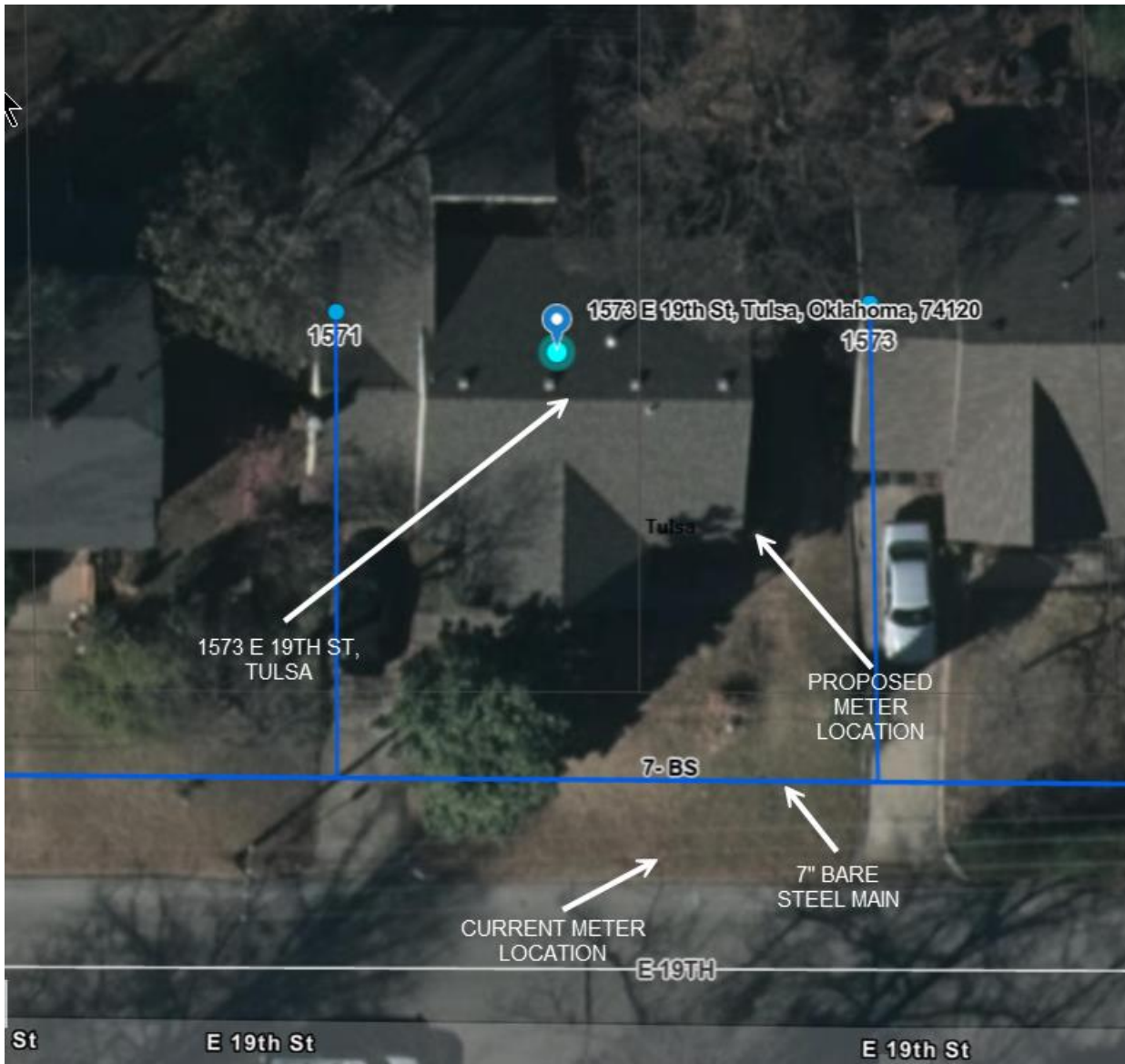
1995



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.

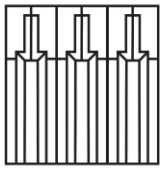
##### PROJECT CHECKLIST

- 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.
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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-0782-2026

**PROPERTY ADDRESS:** 1571 East 19<sup>th</sup> 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, 2022 – 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 porch. 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.

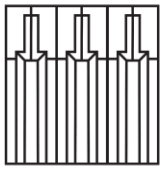
##### PROJECT CHECKLIST

- 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](#))



**HP PERMIT NUMBER:** HP-0783-2026

**PROPERTY ADDRESS:** 1510 East 19th Street

**DISTRICT:** Swan Lake

**APPLICANT:** Oklahoma Natural Gas

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

**A. CASE ITEMS FOR CONSIDERATION**

1. Relocation of gas meter

**B. BACKGROUND**

**DATE OF CONSTRUCTION:** ca. 1930

**ZONED HISTORIC PRESERVATION:** 1994

**NATIONAL REGISTER LISTING:** Swan Lake 1998; Additional Documentation 2009

**CONTRIBUTING STRUCTURE:** No

**STYLE/CONSTRUCTION:**

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

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

**PREVIOUS ACTIONS:**

**COA – April 19, 1995 – TPC Approval**

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

**COA – June 11, 1996 – TPC Approval**

Replace rotted “Boxcar Siding” shutters

**COA – September 10, 1998 – TPC Approval**

Replace rotted existing wooden shutters with metal shutters

**COA – March 11, 2004 – TPC Approval**

Replace metal roof with composition shingle roof

**COA – March 26, 2009 – TPC Approval**

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

**HP-0766-2026 – April 16, 2026 – TPC Denial**

Relocation of gas meter

**C. ISSUES AND CONSIDERATIONS**

1. On April 16, 2026, the preservation commission denied an application to relocate the gas meter to the north (front) of the house. Now proposed is the relocation of the gas meter from underground near the sidewalk to aboveground on the east side of the house, 10 feet behind its northeast corner. This application has been forwarded

directly to the preservation commission without a review by the HP Permit Subcommittee due to the limited scope of work.

2. Reference: *Tulsa Zoning Code*

**SECTION 70.070-F Standards and Review Criteria**

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

1. The degree to which the proposed work is consistent with the applicable design guidelines;
2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
5. The purposes and intent of the HP district regulations and this zoning code.

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

**SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES**

**A.1 General Requirements**

- A.1.1 Retain and preserve the existing historic architectural elements of your home.
- A.1.2 If replacement of historic architectural elements is necessary, match the size, shape, pattern, texture, and directional orientation of the original historic elements.
- A.1.3 Ensure that work is consistent with the architectural style and period details of your home.
- A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

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

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

**SECTION E – GUIDELINES FOR NON-CONTRIBUTING STRUCTURES****E.1 General Requirements**

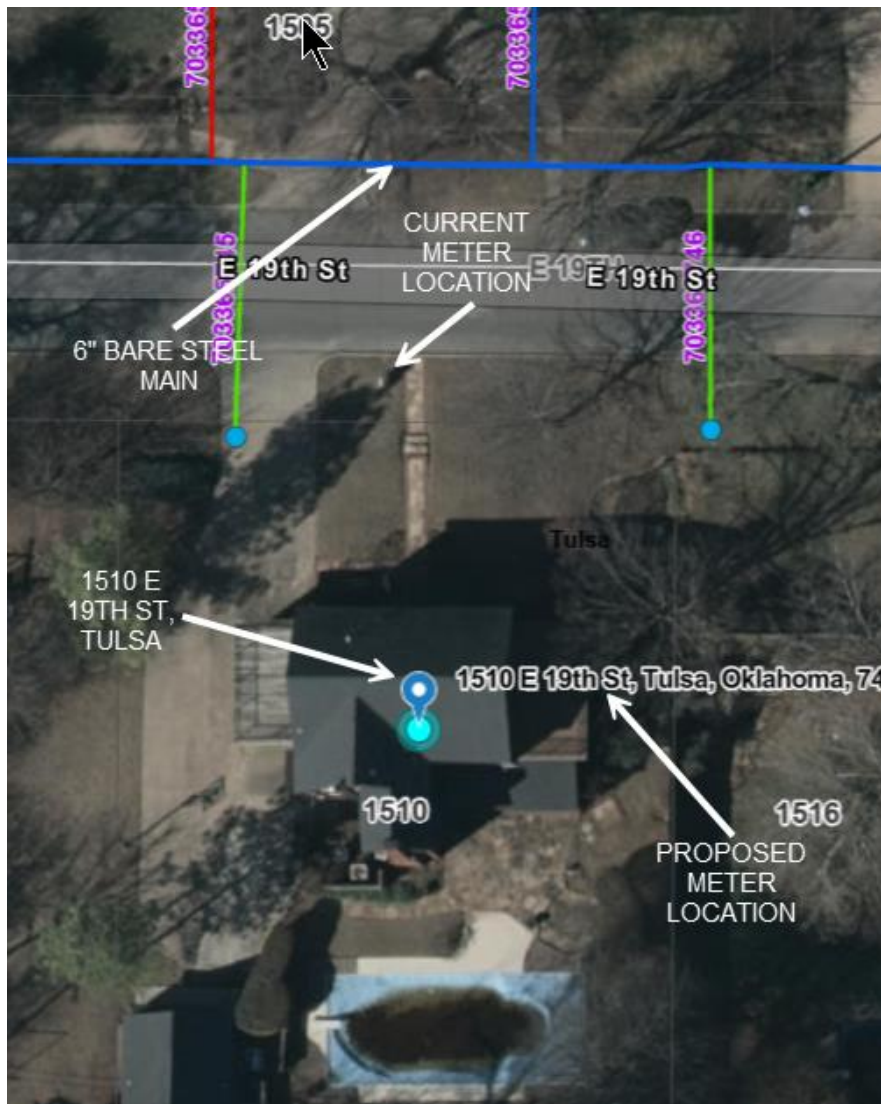
- E.1.1 For the purposes of this chapter, non-contributing structures are those listed as not contributing to the historic character of the district due to age or architectural style in the National Register Nomination for the district.
- E.1.2 Non-contributing structures will be considered products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



1995



January 2016, Google Street View



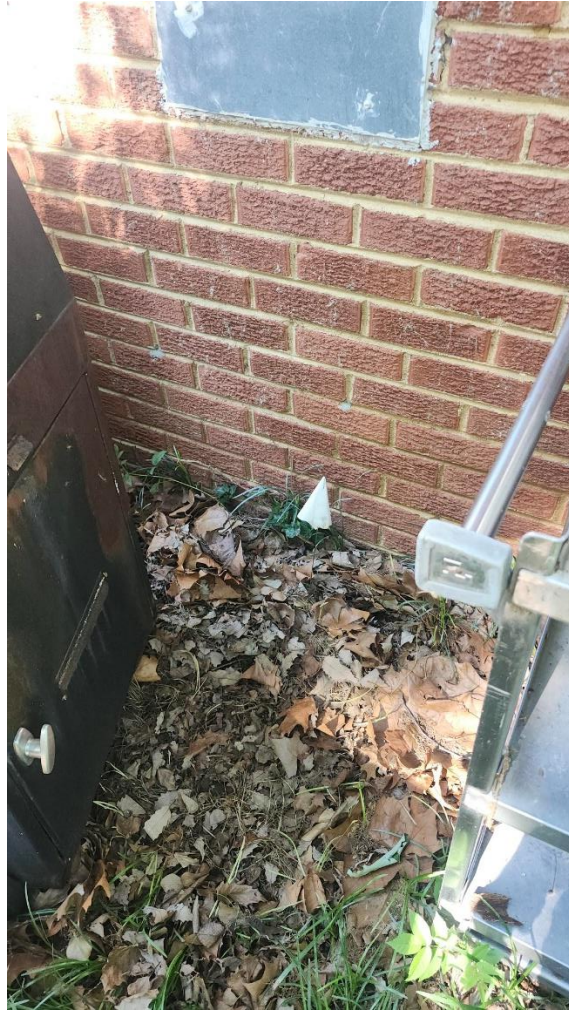
Proposed meter relocation



Proposed meter relocation



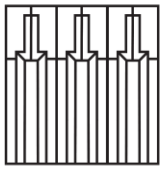
Proposed meter location



Proposed meter location



Front of house



**HP PERMIT NUMBER:** HP-0789-2026

**PROPERTY ADDRESS:** 1534 East 19th Street

**DISTRICT:** Swan Lake

**APPLICANT:** Oklahoma Natural Gas

**OWNER:** Murali Iyengar and Kalpana Misra, Trustees of the Iyengar - Misra Revocable Trust

**A. CASE ITEMS FOR CONSIDERATION**

1. Relocation of gas meter

**B. BACKGROUND**

**DATE OF CONSTRUCTION:** ca. 1926

**ZONED HISTORIC PRESERVATION:** 1994

**NATIONAL REGISTER LISTING:** Swan Lake 1998; Additional Documentation 2009

**CONTRIBUTING STRUCTURE:** Yes

**STYLE/CONSTRUCTION:**

*This large two-story Colonial Revival residence is covered with vinyl siding. It has a composition shingle hipped roof, clipped at the top, with a center chimney. There are hipped-roofed dormers on each slope and a cornice at the roofline. Windows on the primary elevation are 6/6 double hung and have shutters. The entry is offset to the right beneath a pediment-style porch resting on wood columns. The panel door has a fanlight and side lights. On the east elevation is a hipped-roofed sun room. Several windows on the sides and rear have metal awnings. At the rear is a detached garage.*

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

**PREVIOUS ACTIONS:**

**COA – November 10, 1999 – Approval by Default**

A permit was issued 30 days after a complete application including plans, and elevations were submitted per the applicants request for a 2-story addition to the main residence and outdoor patio. This was due to no action being taken by the Tulsa Preservation Commission.

**COA – April 13, 2000 – TPC Approval with Conditions**

New storm door

**COA – December 14, 2000 – TPC Approval**

Rehabilitation and replacement in-kind of deteriorated original wood shingle siding on exterior of house

**HP-0528-2023 – January 12, 2024 – TPC Approval with Conditions**

Installation of handrails

**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, twenty-five feet (25'-0") behind the northeast corner. Although the meter would be on the side of the house facing St. Louis Avenue, it would be located within the fenced yard minimally visible from view. 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**

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1995



1995



December 2023



March 2025 (Google Street View)



Proposed meter relocation



Proposed meter relocation



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 is requesting meter relocation of underground meter. Manufacturer no longer provides parts. The meter will be an upright meter relocated to the east side of home 25ft. south from the northeast corner of structure. ONG will access gas main, located on the west side of St. Louis Ave., and install a new yard line running west to the property. Our contractor plumber has confirmed plumbing can be installed at proposed meter location. ONG met with owner and obtained their verbal agreement

### PROJECT CHECKLIST

- Digital color photographs of each elevation of the site, building(s), and project area(s) provided by email or memory device only. **No external storage account invitations.**
- Product brochures, color photographs, and/or material samples when new or replacement materials are proposed.
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- 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](#))