

HP PERMIT NUMBER: HP-0795-2026

PROPERTY ADDRESS: 824 North Cheyenne Avenue

DISTRICT: The Heights (Brady Heights)

APPLICANT: Lesli Dinsmore

OWNER: Cody and Lesli Dinsmore

A. CASE ITEMS FOR CONSIDERATION

1. Construction of residence

B. BACKGROUND

DATE OF CONSTRUCTION: N/A

ZONED HISTORIC PRESERVATION: 1999

NATIONAL REGISTER LISTING: Brady Heights Historic District, 1980

CONTRIBUTING STRUCTURE: N/A

STYLE/CONSTRUCTION: N/A

PREVIOUS ACTIONS:

COA – May 14, 2020 – TPC Approval

Construction of a residence in accordance with the documentation submitted with the condition that the setback be thirty feet (30' - 0")

COA – November 24, 2020 – TPC Approval

Substitution of masonry for stucco on the facades in accordance with documentation submitted

B. ISSUES AND CONSIDERATIONS

Proposed is the construction of a new residence on the currently vacant lot located at the southwest corner of Cheyenne Avenue and Jasper Street. The proposed residence is a two-story, Craftsman-style home with an attached, street-facing garage. The proposal also includes demolishing partial sections of the existing retaining wall in the street yard and regrading the lawn to meet the sidewalk edge.

During the TPC review on June 18, 2026, the preservation commission found the design to be sympathetic to the overall context of the neighborhood. Commissioners had possible concern about the setback of the home in relation to other houses on the same block, and the potential precedent that could be set for the adjacent lot. The conclusion was drawn that there are a variety of setbacks across the street and throughout the district. There were mixed opinions regarding the height of the residence when taking into consideration the elevation changes along North Cheyenne Avenue. Decisions regarding all material selections marked "TBD" were requested. The project was referred to subcommittee for further discussion of windows, product data, and the overall project. It was also noted that attached garages are not typical but may work being on a corner lot.

During its review on July 9, 2026, the Historic Preservation Permit Subcommittee recommended approval of the residence as submitted, with the request of supplemental exterior 3-D renderings be provided for the next TPC meeting on July 16, 2026.

1. 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.

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

SECTION C – GUIDELINES FOR NEW CONSTRUCTION

C.1 General Requirements

- C.1.1 Designs for new construction shall not duplicate existing structures within the district. Ensure that each new structure is unique within the district.
- C.1.2 When designing new structures, provide consistency and continuity by drawing upon common characteristics of historic structures in the district, placing particular emphasis on the historic structures on the same street. These include but are not limited to porches, entries, roof pitch and form, and window and door styles.
- C.1.3 Avoid mixing incongruous architectural styles: for example, Prairie-style windows on a Colonial Revival-inspired house.
- C.1.4 Respect the scale, proportions, historic patterns, and relationships of both principal and accessory structures along the same street and within the district.
- C.1.5 Maintain the established height of those structures along the same side of the street.
- C.1.6 Establish the height of the floor (finished floor elevation) between the minimum and maximum finished floor elevation of those structures along the same side of the street.

C.2 Building Site

- C.2.1 Match the front setback of the historic buildings along the same side of the street. When the front setback pattern of the historic structures on the same side of the street varies, locate the new structure between the minimum and maximum of the prevailing front setbacks.
- C.2.2 Maintain the pattern and rhythm of the side yard setbacks of the other historic structures on the same side of the street.
- C.2.3 Maintain the same orientation to the street as established by the historic structures on the same street.

- C.2.4 Limit paving within the street yard to primary driveways and sidewalks. Curb cuts and new driveways through the street yard are strongly discouraged for properties with alley access.
- C.2.5 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.
- C.2.6 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.

C.3 Building Materials

- C.3.1 Maintain the visual characteristics, scale, proportions, directional orientation, and rhythms that are created by the materials on existing historic structures in the district, in order to maintain the overall appearance and character of the district. Deviation from the materials on existing historic structures in the district will be considered on a case-by-case basis. The use of unfinished or clear-finished metals will be considered on a case-by-case basis.

C.4 Garages

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

C.5 Mechanical Systems, Etc.

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

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

G.1 Landscape Features

- G.1.1 Retain and preserve original historic walls, fencing, lighting, planters, and other landscape features through repair.
- G.1.2 Removal of historic landscape features will be considered on a case-by-case basis. Removal of non-historic landscape features can be staff-approved.

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

G.2 Paving

- G.2.1 Retain and preserve original historic paving, steps, and bulkheads through repair.
- G.2.2 Ensure that the design of new paving is consistent with historic elements found along the same street and within the same neighborhood.
- G.2.3 Use paving materials that are consistent with the historic paving found along the same street and within the same neighborhood. Asphalt and stained concrete are not allowed.
- G.2.4 Surface parking lots do not support the historic character of the district. Construction of parking lots is strongly discouraged, but will be considered on a case-by-case basis provided that the following guidelines are met:
 - .1 Match the front setback pattern of the historic structures on the same side of the street. On corner lots, match the setback pattern of the historic structures on all adjoining streets. When the setback pattern of the historic structures on the same side of the street varies, locate the parking lot between the minimum and maximum of the prevailing setbacks.
 - .2 The screening that is required by the Zoning Code shall meet the conditions of G.1.4 and G.1.5. Ensure that screening is of sufficient height and density to obscure the view of the parking lot from the street and adjacent historic structures.
 - .3 When possible, provide vehicular access to the parking lot from an alley or arterial street to minimize the traffic impact on residential streets.



March 2025 (Google Street View)



Historic Preservation

Permit

APPLICATION FORM

ATTACHMENT A: SUBMITTAL MATERIALS

PROJECT DESCRIPTION

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

New construction at the southwest corner of Cheyenne and Jasper in the Heights neighborhood.

The design of the residence will be reflective of the architectural traditions and character found within the Heights neighborhood and within other traditional neighborhoods in Tulsa built during a similar time period.

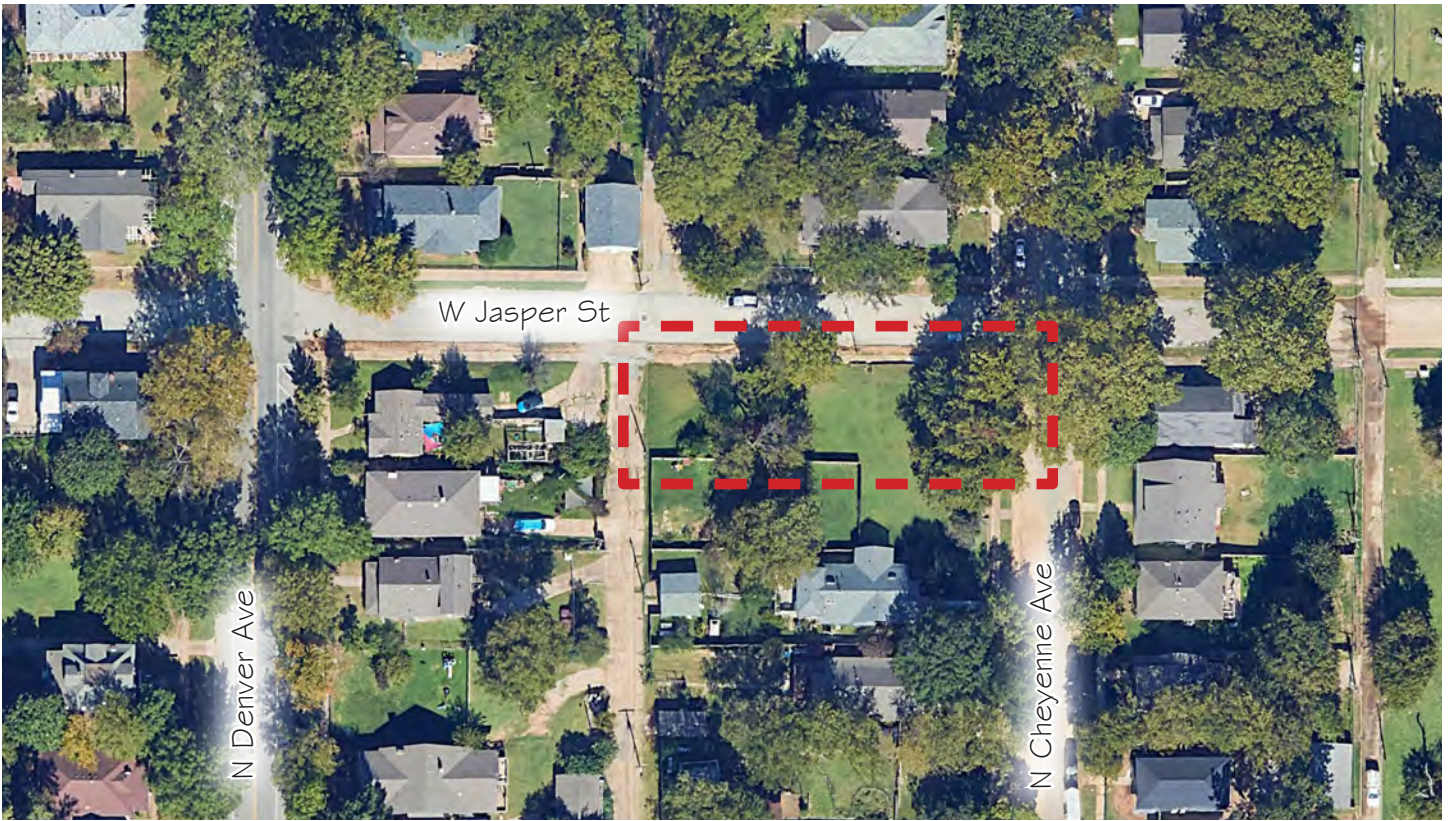
PROJECT CHECKLIST

- ☒ 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](#))

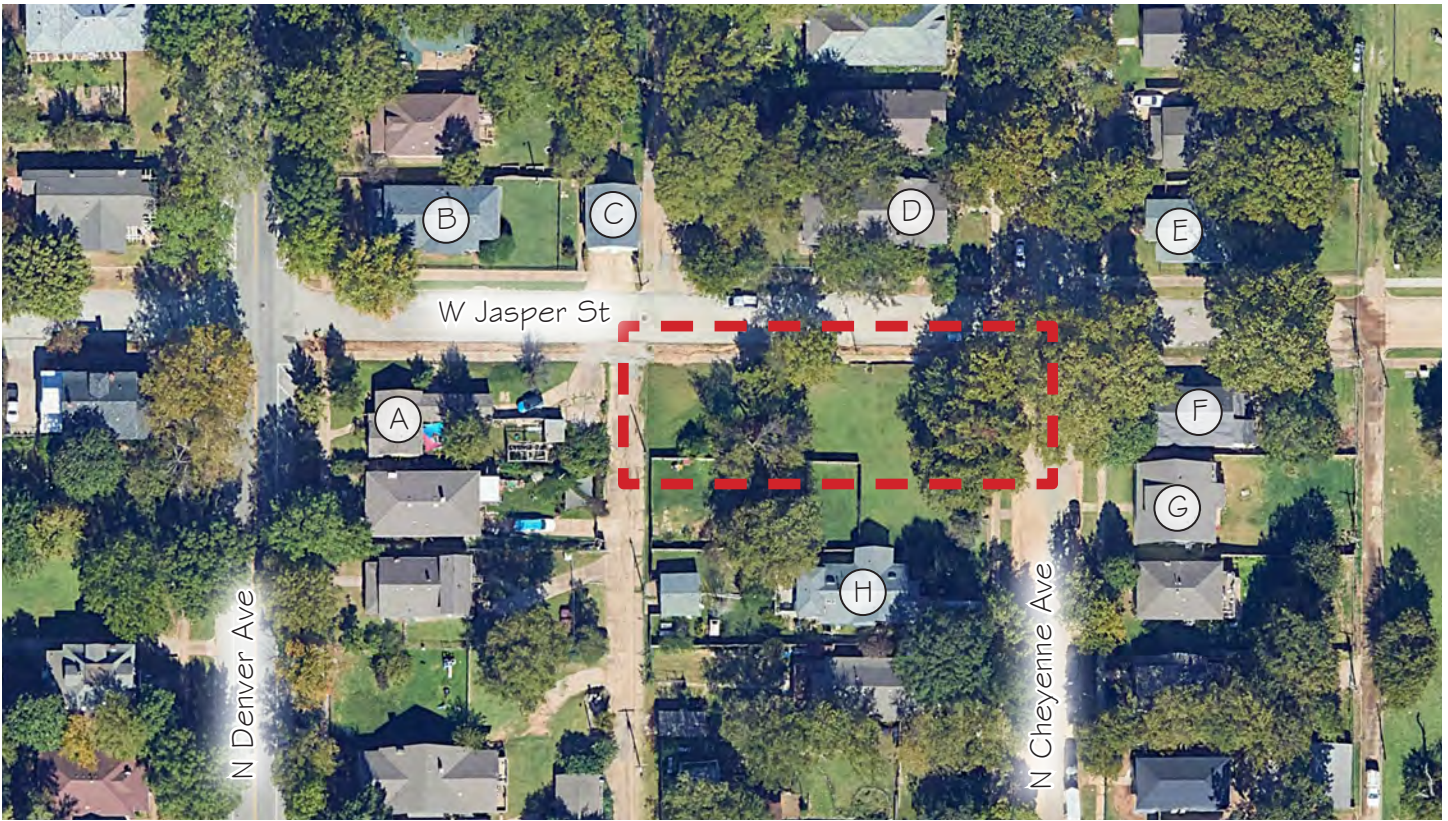


Site Address: 824 N Cheyenne Ave, Tulsa, OK 74106



View of Site from NE Corner

Existing Site Conditions



Site Address: 824 N Cheyenne Ave, Tulsa, OK 74106



Building A



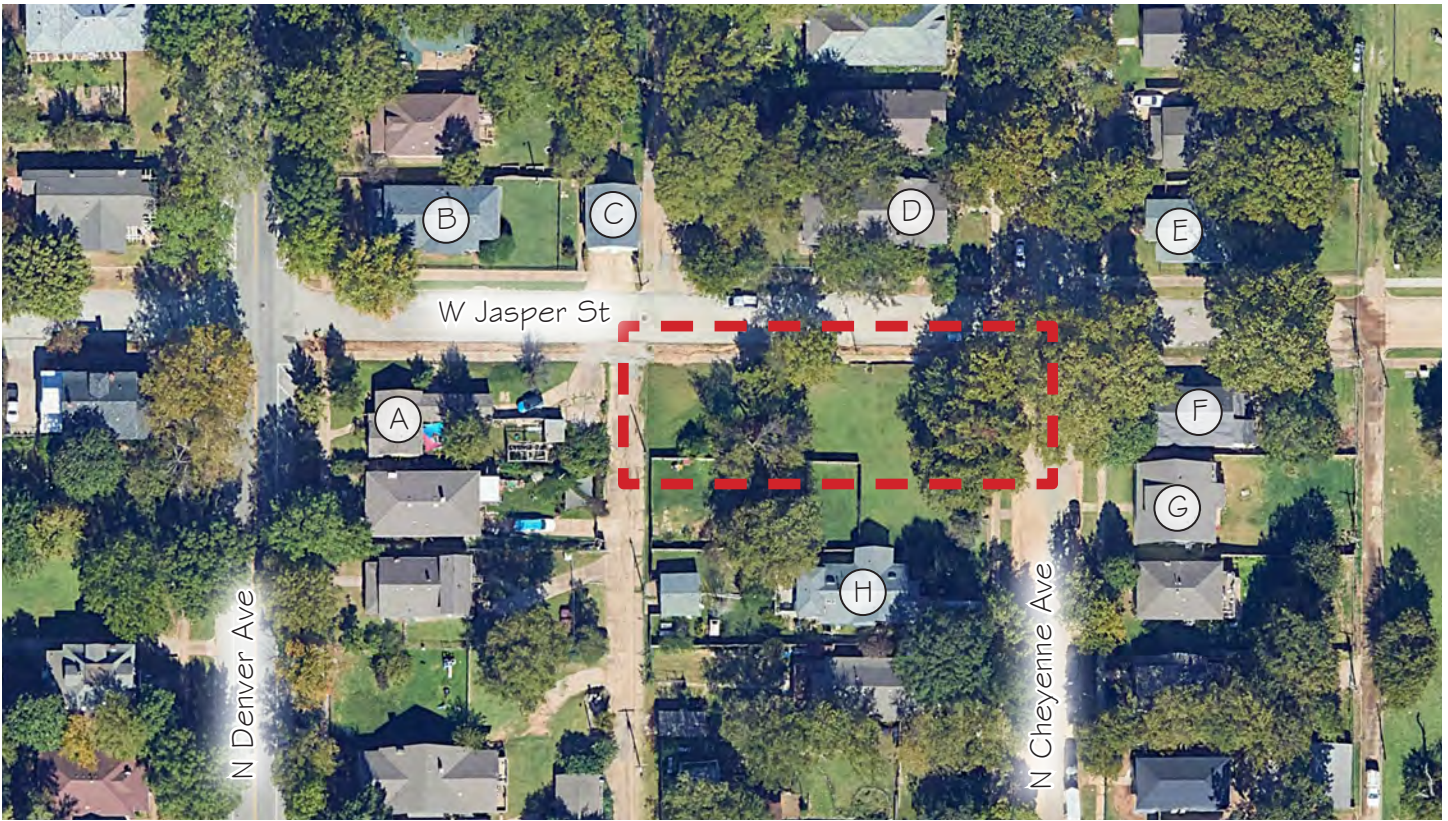
Building B



Building C



Building D



Site Address: 824 N Cheyenne Ave, Tulsa, OK 74106



Building E



Building F



Building G



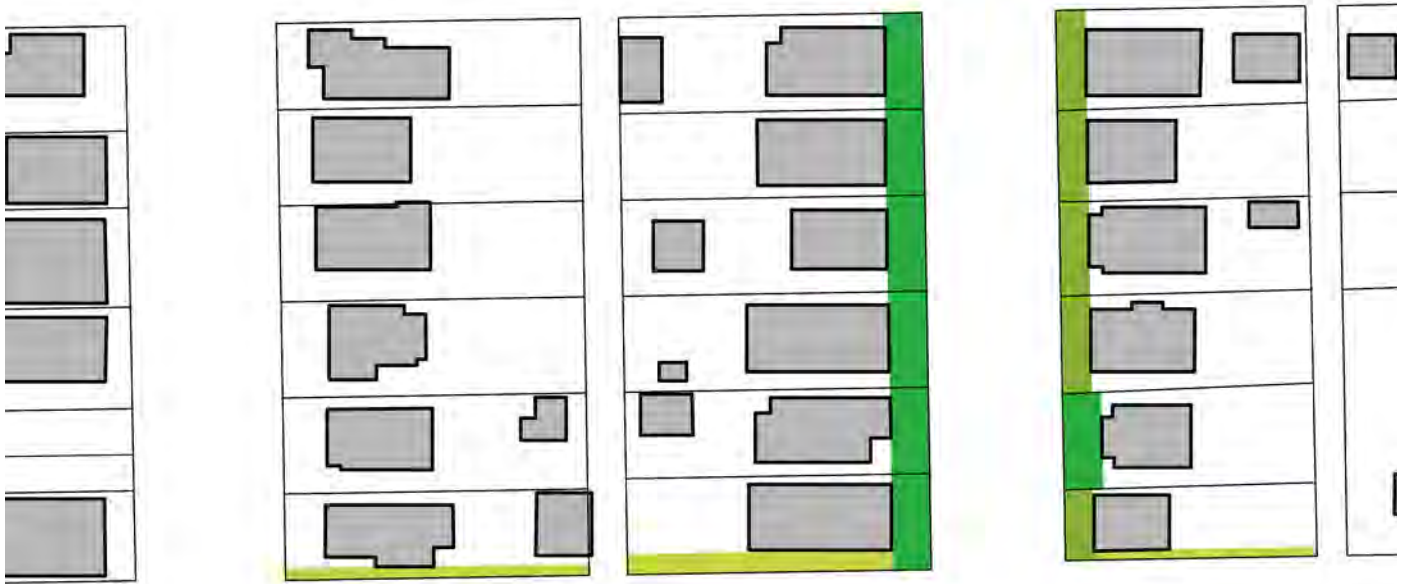
Building H

THE HEIGHTS NEIGHBORHOOD: Other Buildings Nearby

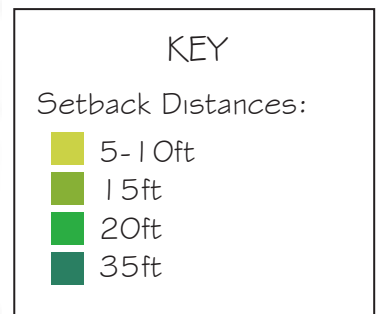


THE HEIGHTS NEIGHBORHOOD: Other Buildings Nearby

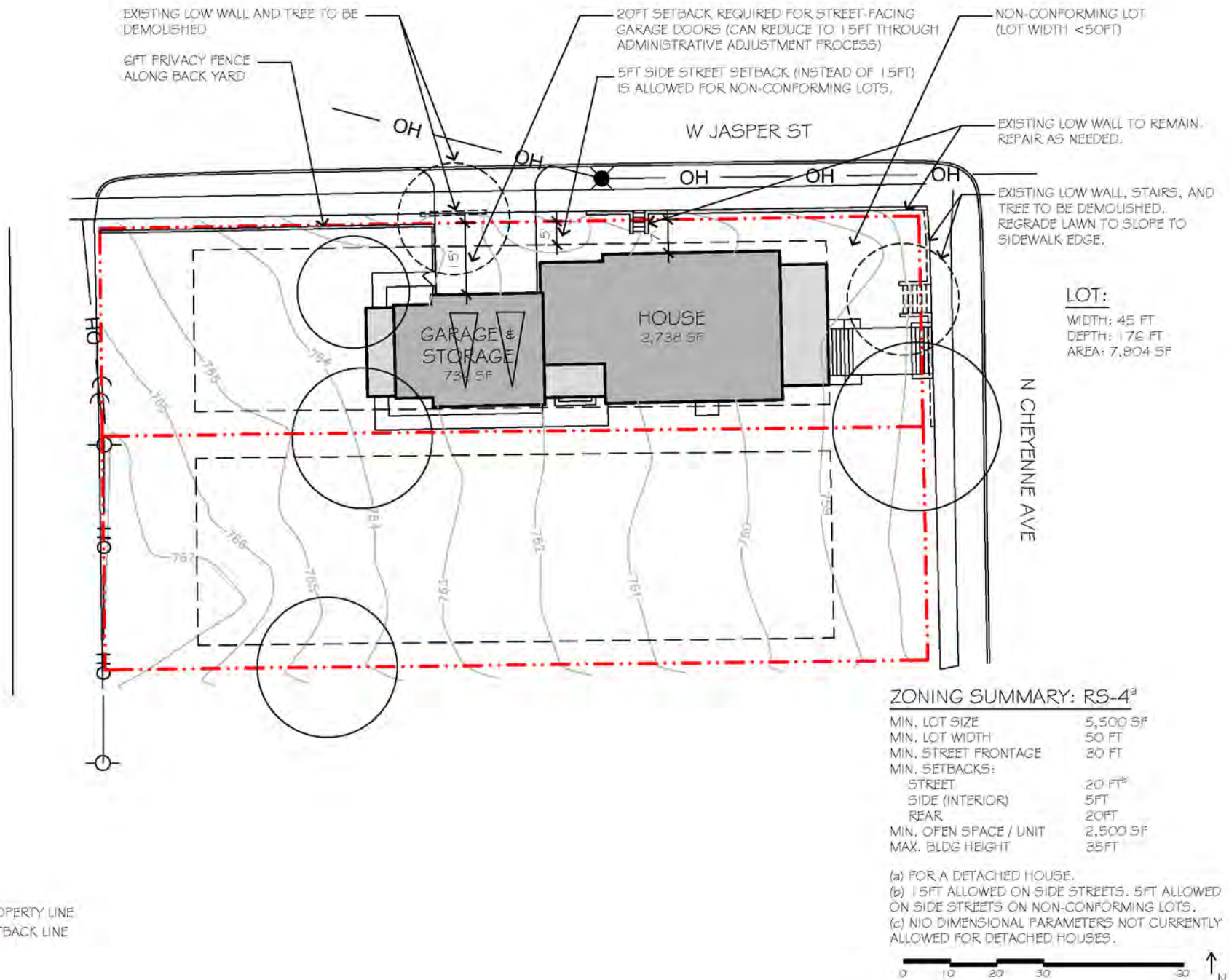


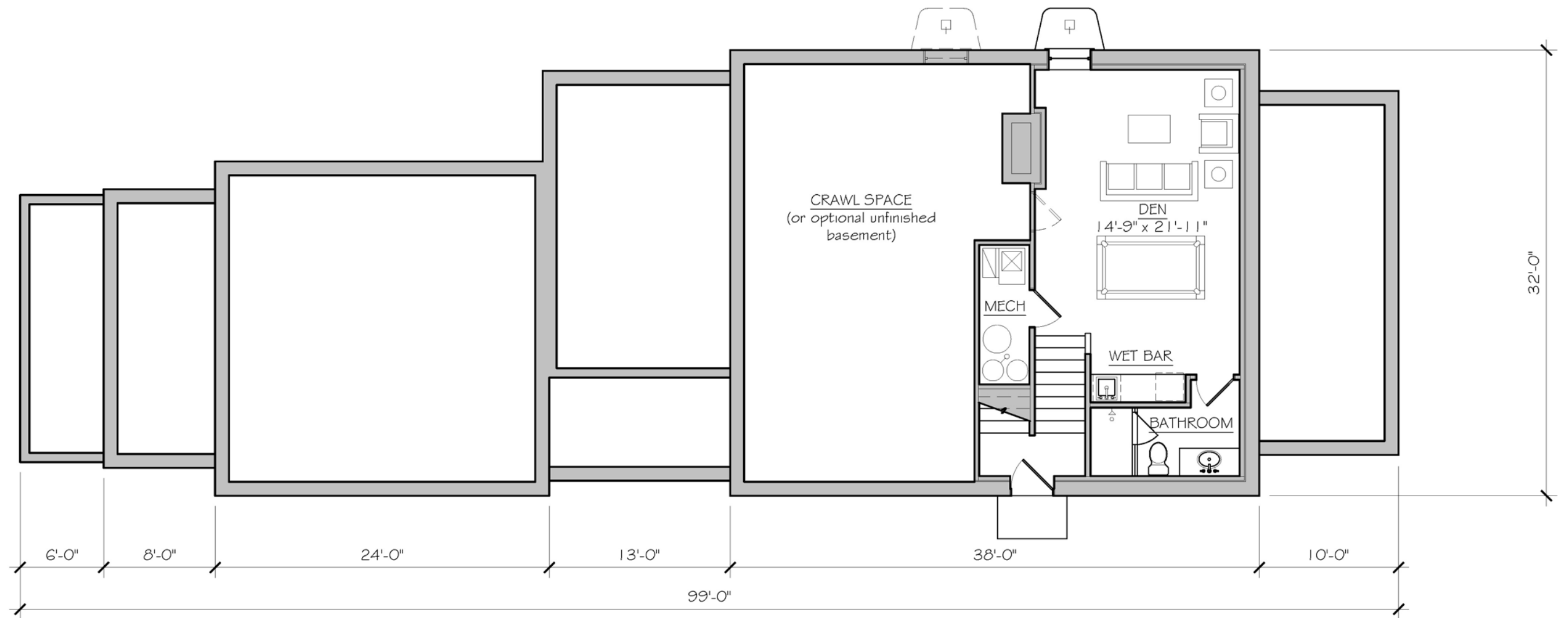


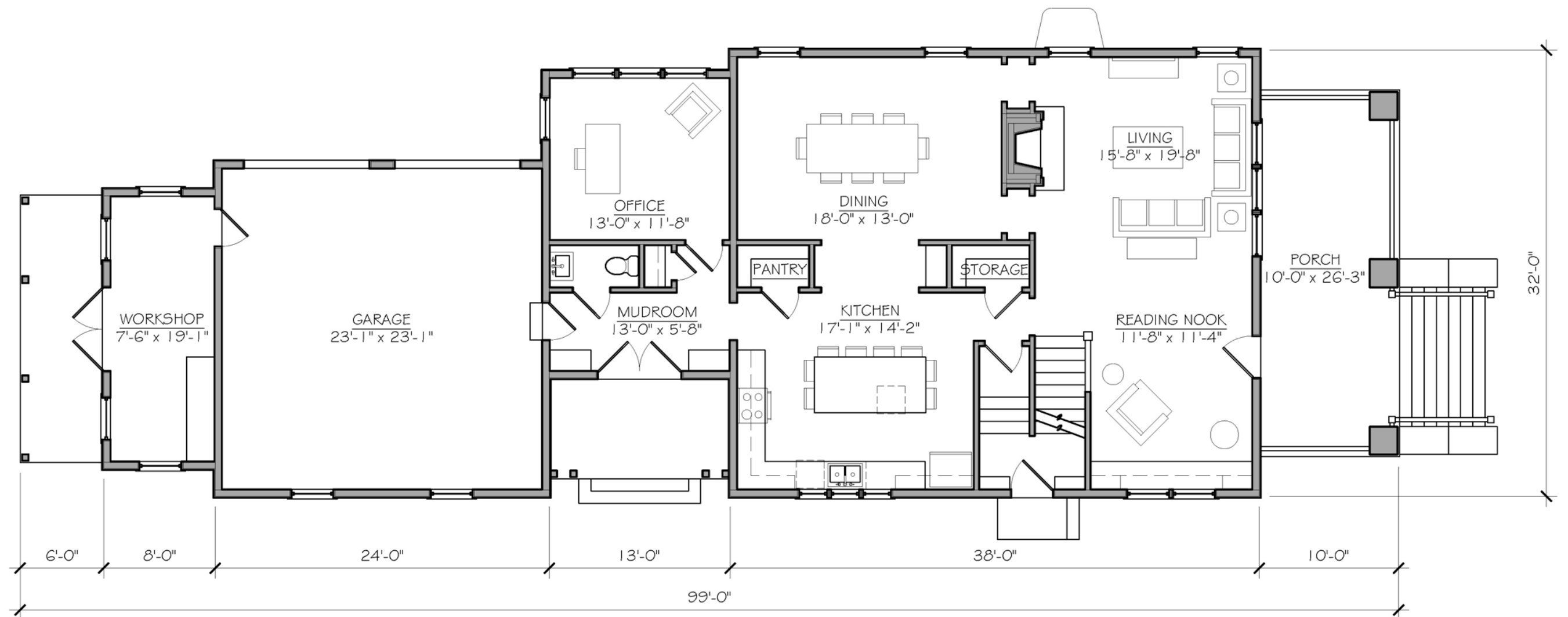
W Jasper St

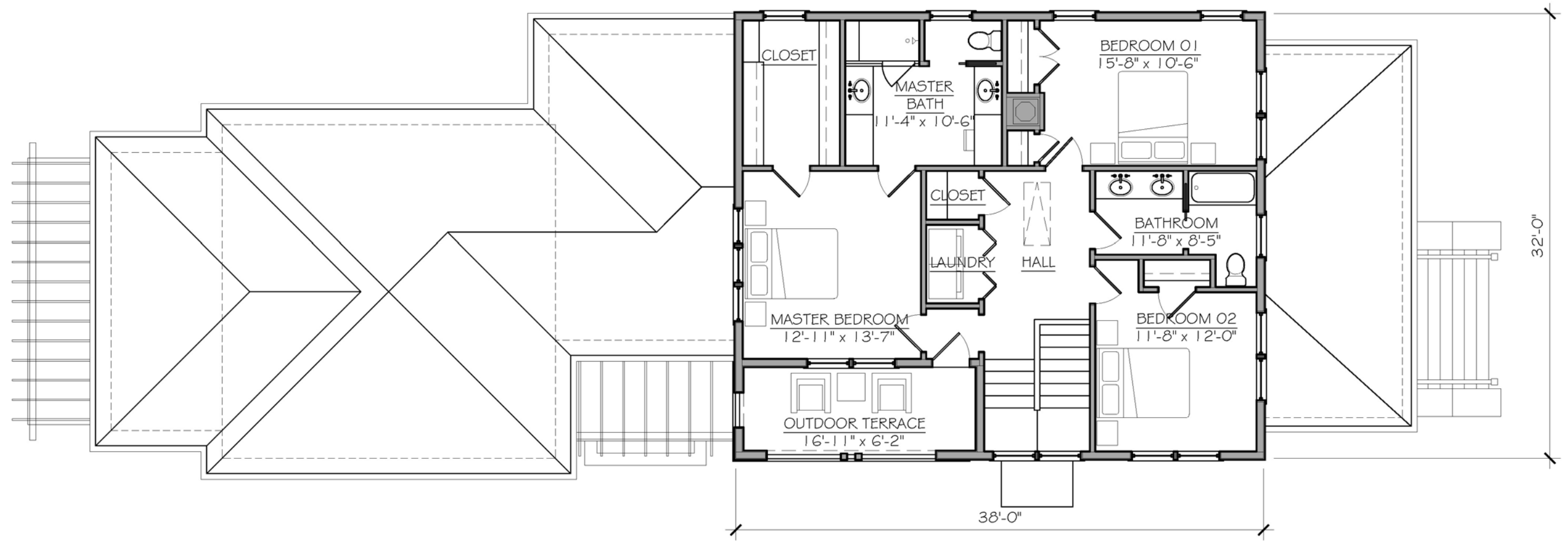


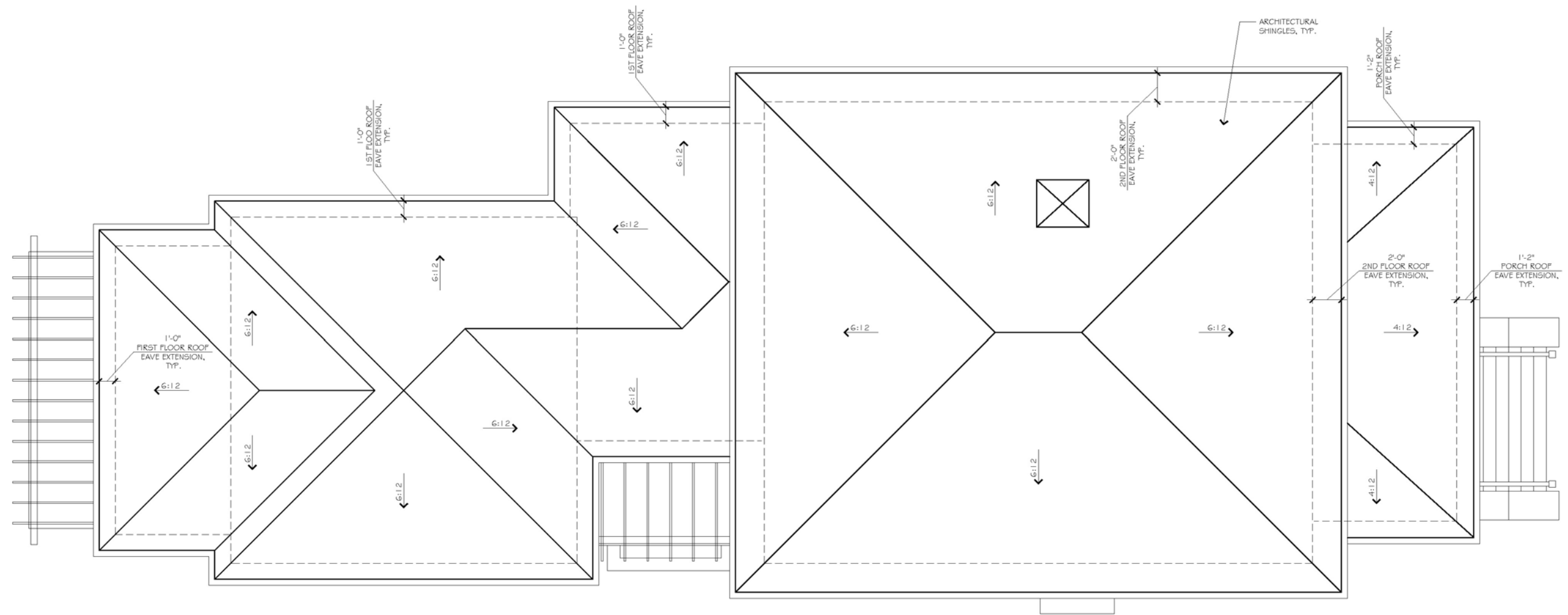


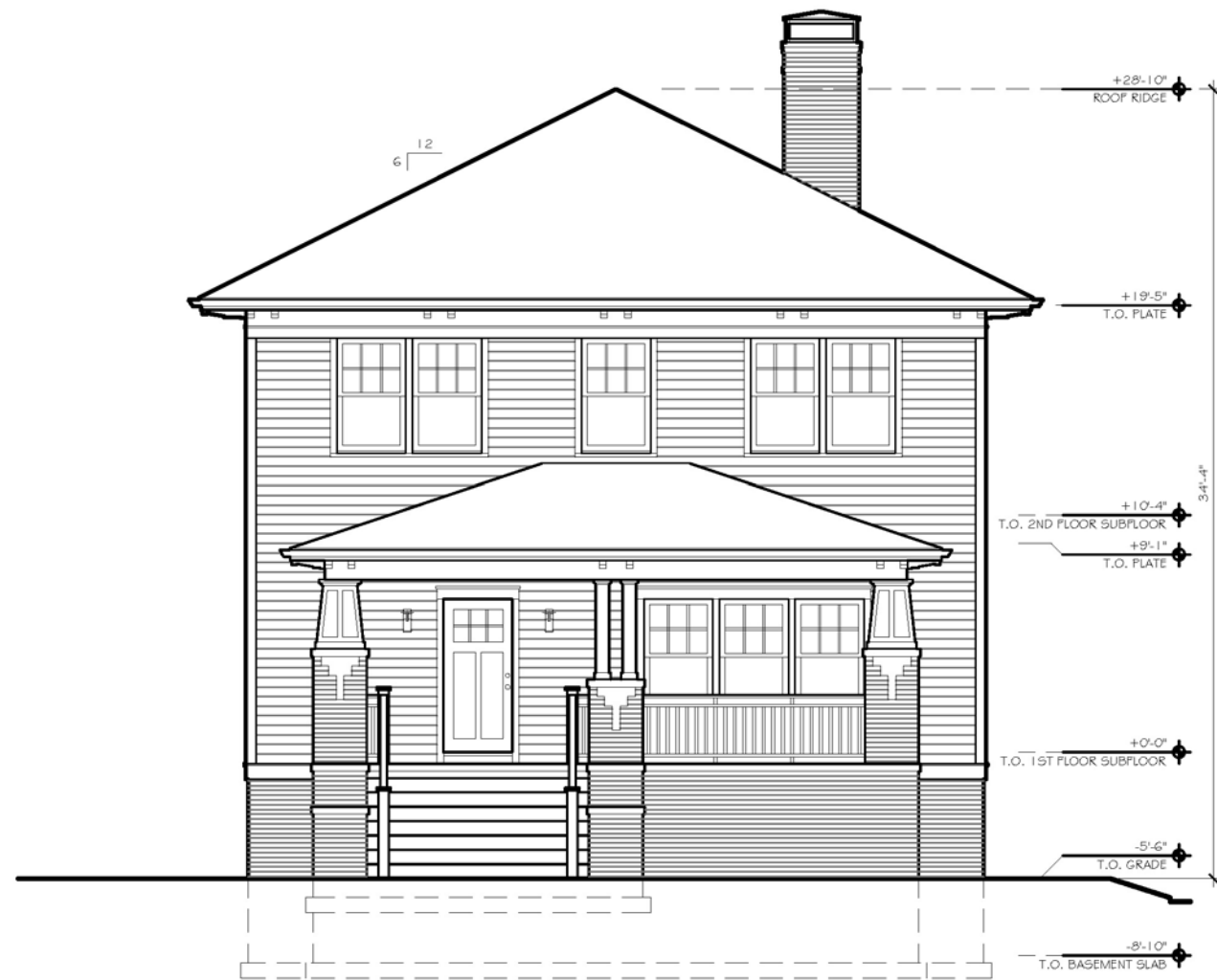








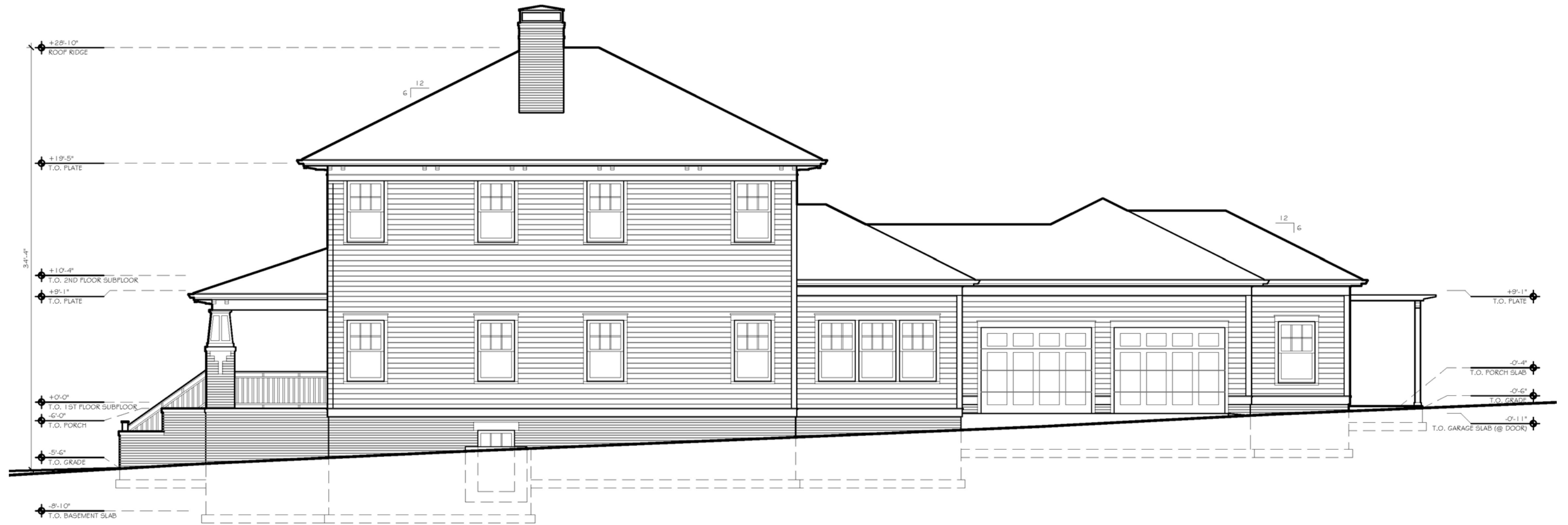




East Elevation
(N Cheyenne Ave)



West Elevation



North Elevation
(W Jasper Street)



South Elevation



J GRIFFIN DESIGN, LLC



J GRIFFIN DESIGN, LLC

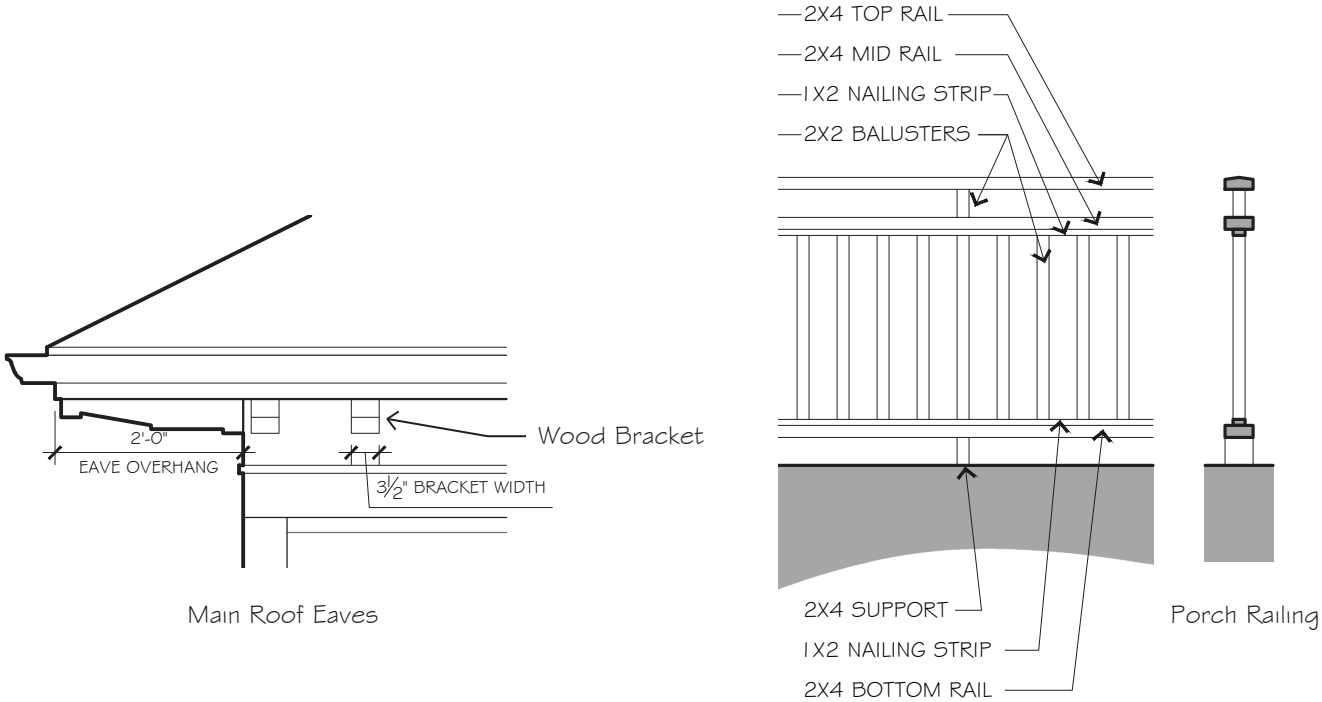
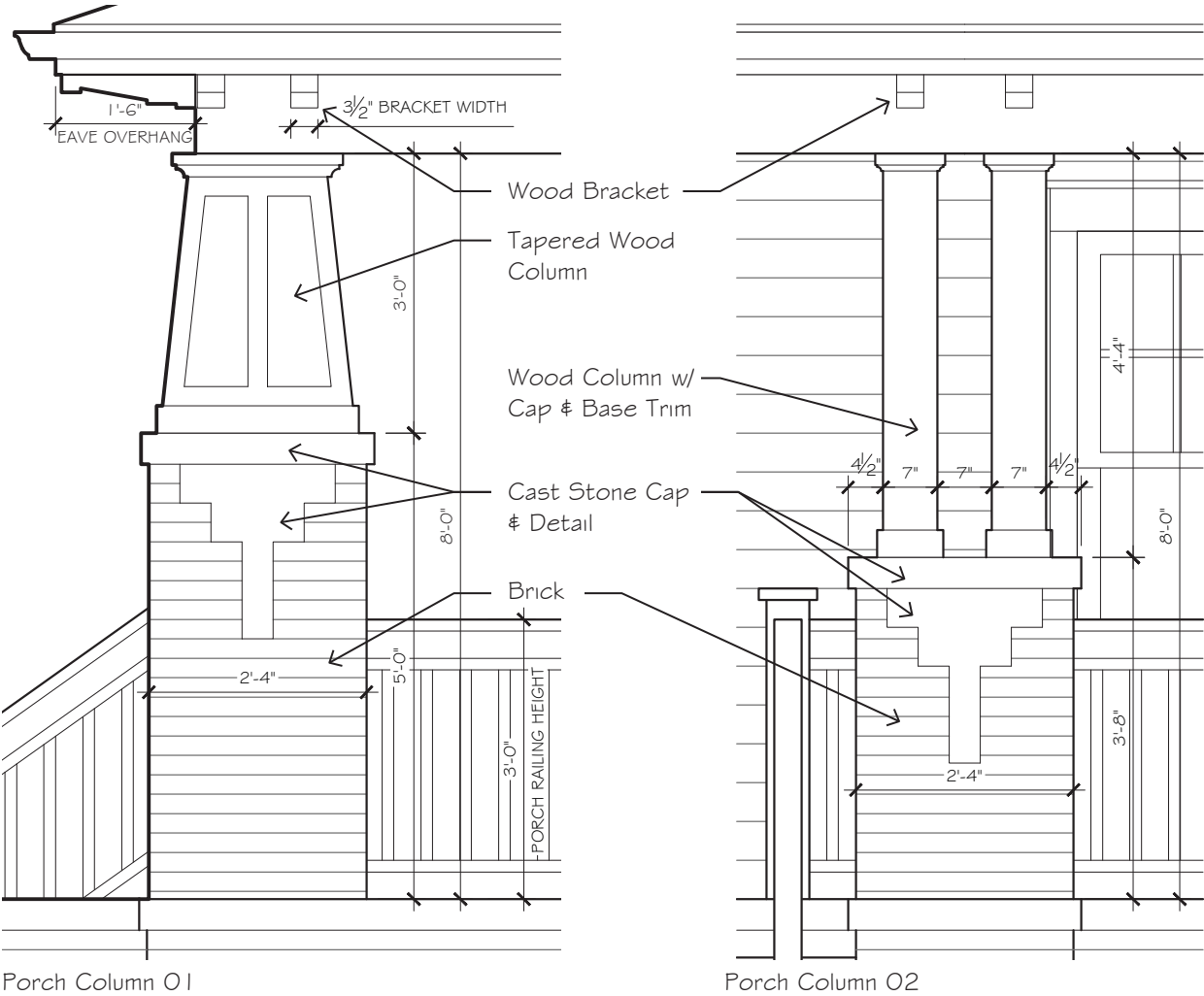
Perspective from NW corner

J GRIFFIN DESIGN, LLC

July 13, 2026
Page 17 of 20

DINSMORE RESIDENCE

EXTERIOR DETAILS



EXTERIOR MATERIALS & PRODUCTS

SIDING

- LP Smartside Lap Siding, Brushed Smooth Finish, 6" boards w/ 5" exposure.

TRIM

- LP Smartside Trim (unless noted otherwise), Brushed Smooth Finish, Size depends on element.

WINDOW TRIM:

- LP Smartside Trim (unless noted otherwise), Brushed Smooth Finish, Sizes depends on element.

WINDOW SILL

- Azek Large Historic Sill.

BRICK

- Acme; Modular Brick; Burgundy, Cranberry, or similar color.

ROOF

- Architectural Shingles, GAF Timberline HDZ Lifetime Shingles (Shakewood).

WINDOWS

- Andersen 100 series, single hung windows.
- Grilles: 3/4" width, full divided light.
- Grille Pattern: Colonial (top sash only).

DOORS

- Doorscapes, 36" x 80" Mahogany 6-Lite Door

DOOR HARDWARE

- Nostalgic Warehouse New York Entry Set with Craftsman Knob, Oil-Rubbed Bronze Finish.

EXTERIOR LIGHTING

- Porch Wall Sconce: Hinkley Manhattan 1-Light Outdoor Wall Sconce, Oil Rubbed Bronze Finish.
- Porch Ceiling Fixture: Craftsman Outdoor Lighting Ceiling Light 15, Old Bronze Finish.

WALKWAYS / DRIVEWAYS

- Concrete.

FENCE

- 6ft privacy fence, cedar dog ear pickets.

NEW TEXTURE. SAME DURABILITY.

LP® SMARTSIDE® TRIM & SIDING BRUSHED SMOOTH TRIM AND SIDING

The advanced durability you expect from LP® SmartSide® Trim & Siding is available in a Brushed Smooth texture. Your homeowners will love this modern design to match their style—and you'll love the fast and easy installation that comes with LP SmartSide Trim & Siding.

- Advanced Durability for Longer Lasting Beauty®
- Primed for exceptional paint adhesion
- Industry-leading 5/50 year prorated limited warranty:
 - 5-year labor and materials and 50-year substrate
- Available in a variety of sizes, profiles and applications



LP® SmartSide®
Brushed Smooth Trim &
Siding is available in a
variety of widths.



For complete product & warranty details, visit LPCorp.com

PRODUCTS AVAILABLE IN LP® SMARTSIDE® TRIM & SIDING BRUSHED SMOOTH TEXTURE

LAP SIDING

- 38 Series 6" – 5.84 in. (148 mm) x 192 in. (4.9 m) •
- 38 Series 8" – 7.84 in. (199 mm) x 192 in. (4.9 m) •
- 38 Series 12" – 11.84 in. (301 mm) x 192 in. (4.9 m)



TRIM

- 440/540 Series 2" – 1.50 (38 mm)
- 440/540 Series 3" – 2.46 in. (62 mm)
- 440/540 Series 4" – 3.46 in. (88 mm)
- 440/540 Series 6" – 5.47 in. (139 mm)
- 440/540 Series 8" – 7.21 in. (183 mm)
- 440/540 Series 10" – 9.21 in. (234 mm)
- 440/540 Series 12" – 11.21 in. (285 mm)



VERTICAL SIDING

- 38 Series 16" x 16' – 15.93 in. (405 mm) x 192 in. (4.9 m)



PANEL

- 38 Series 4' x 8' – 47.88 in. (1216 mm) x 96 in. (2.4 m) Square edge
- 38 Series 4' x 10" – 47.88 in. (1216 mm) x 120 in. (3m) Square edge



CLOSED OR VENTED SOFFIT

- 38 Series 12" Closed or Vented Soffit – 11.94 in. (303 mm) x 192 in. (4.9 m)
- 38 Series 16" Closed or Vented Soffit – 15.94 in. (405 mm) x 192 in. (4.9 m)
- 38 Series 24" Closed or Vented Soffit – 23.94 in. (608 mm) x 192 in. (4.9 m)



OUTSIDE CORNERS

- 540 Series 4" – 3.625 in. (92 mm)
- 540 Series 6" – 5.625 in. (143 mm)



We're not just building for the future, we're promoting forest regeneration and preserving wildlife habitats for the benefit of all generations to come.

WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.



Scan For
Accessories



FOR COMPLETE PRODUCT & WARRANTY DETAILS, VISIT LPCORP.COM

Exterior Moulding

With crisp, architectural details just like premium wood mouldings, high-performance AZEK® Moulding will last beautifully without the maintenance hassles associated with wood. Backed by AZEK's promise of high quality and lasting performance, our moulding will maintain its appearance despite the tests of time and weather. AZEK cellular PVC offers greater stability and predictability when fastening, and unlike traditional wood moulding resists moisture and insect damage and will not rot or split.

BED MOULDING

Similar to crown moulding, a bed mould is used to cover the joint between the ceiling and wall.

RAMS CROWN

Consider installing rams crown at the top of a column or post, or use in place of a crown for a distinctive look.

CROWN MOULDING

Crown moulding is used for a classic look, bridging the corner between the wall and ceiling.

BAND MOULDING

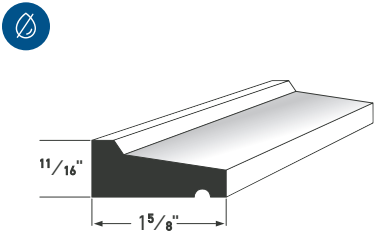
Band moulding can be used alone or added to the base of a crown for a premium finish.



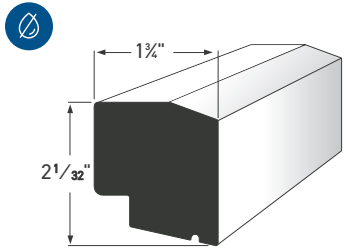
Detail and Sill/Drip Profiles

AZEK® Drip profiles can be used as a water table or brick ledge for separation and watershed against two different materials. AZEK Sill profiles shed water and offer architectural detail.

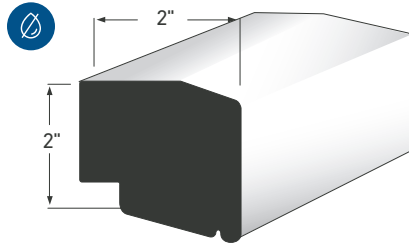
Denotes Water Management Drip Edge



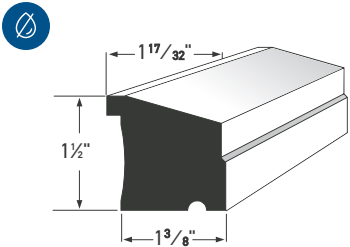
DRIP CAP AZM-197
LENGTH: 16'



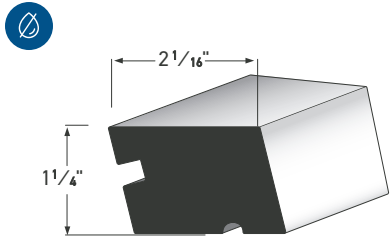
HISTORIC SILL AZM-6930
LENGTH: 16'



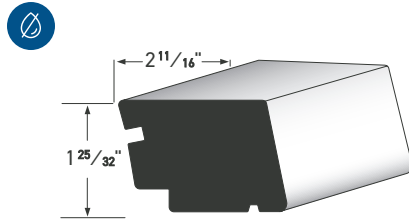
LARGE SILL NOSE AZM-7979
LENGTH: 16'



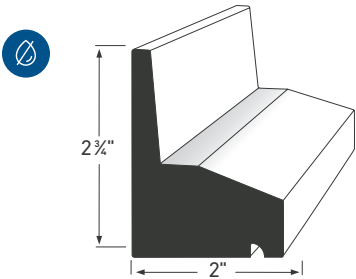
SUB SILL NOSE AZM-6933
LENGTH: 16'



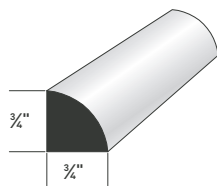
WINDOW SILL NOSE AZM-7974
LENGTH: 12'



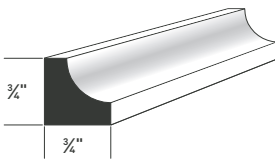
LARGE HISTORIC SILL AZM-7958
LENGTH: 16'



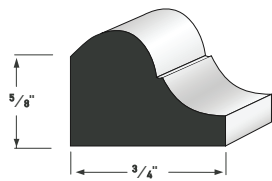
WATER TABLE AZM-6935
LENGTH: 18'



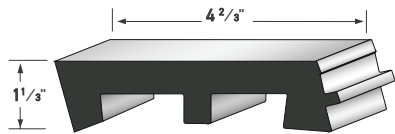
QUARTER ROUND AZM-105
LENGTH: 16'



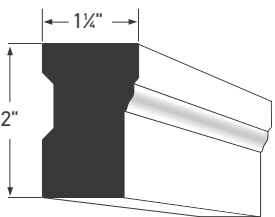
SCOTIA AZM-93
LENGTH: 16'



COVE AZM-7480
LENGTH: 16'



SILL AZM-948
LENGTH: 16'



BRICK MOULD AZM-180
LENGTHS: 16' | 17' | 18''

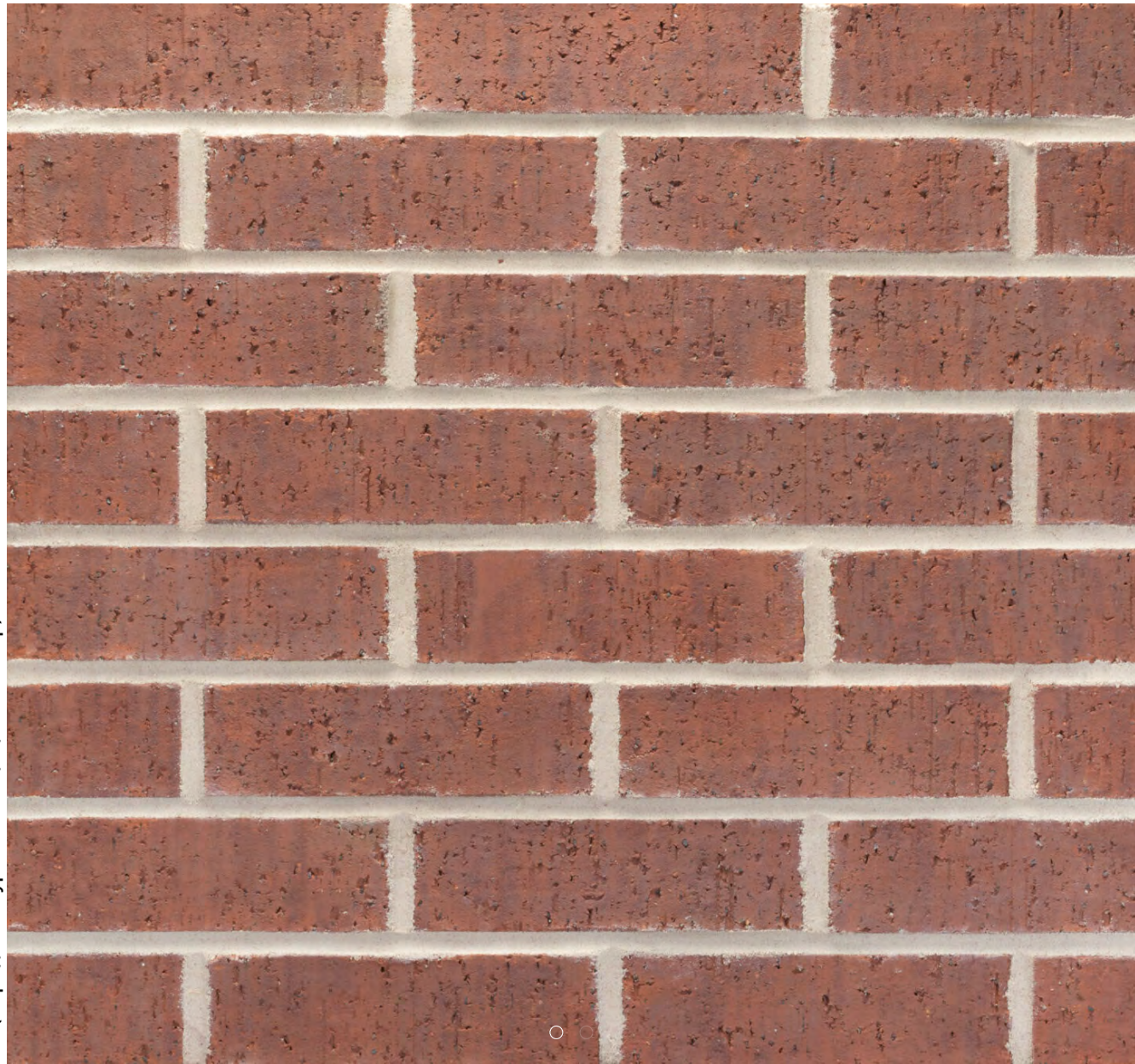
Acme Brick Company is hiring! Come join our team!

ACME
BRICK

What can we help you find?

Select Local Store (https://brick.com/find-brick-locations/)

(https://phg.tbe.taleo.net/phg03/ats/careers/v2/jobSearch?act=redirectCwsV2&cws=376org=ACMEBRIC)



Give Feedback
(https://form.typeform.com/to/W8NUhOjp)

HOME (HTTPS://BRICK.COM) / BRICK (HTTPS://BRICK.COM/STORE/?PRODUCT-CATEGORY:BRICK) / BURGUNDY – MODULAR – HERITAGE

SKU: 127677



New! Request a Quote



What can we help you find?

Other size/texture options may be available. For current availability, click the "Request a Quote" button, <https://brick.com> or Acme representative, or visit your nearest Acme sales location.

Select Local Store (<https://brick.com/find-brick-locations/>)

AVAILABLE AT:

FIND NEAREST LOCATION FOR BURGUNDY – MODULAR – HERITAGE

Additional Information

Manufacturer: Acme Brick

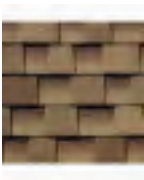
Plant Location: [Denton Plant \(https://brick.com/plants/denton-plant/\)](https://brick.com/plants/denton-plant/)

Dimensions	7.625 × 3.625 × 2.25 in
ASTM Grade	SW
ASTM Spec	C216
ASTM Type	FBS
Brick Size	Modular
Brick Texture	Heritage
Standard List	Commercial
Layup	6.86
Return	0
Grade Rating	A

[groupby=sectionNumber%2520false%252CproductType%2520false&sortby=sectionNumber%252Cproduct1](https://products-spec) (https://products-spec

Brick Blend Information

GAF Timberline HDZ Lifetime Shingles 33.33 sq ft Shakewood



In Stock Only 11 left SKU SHGT30HDSW

Be the first to review this product

\$41.99



[Add to Compare](#)

GAF Timberline HDZ Lifetime Shingles 33.33 sq ft Shakewood

More homeowners and professional installers in North America rely on **Timberline HD Shingles** than any other brand. They offer just the right combination of beauty, performance, and reliability in a genuine wood-shake look and can help improve your home's resale value. When you install **Timberline HD Shingles with Advanced Protection Shingle Technology**, you're getting rugged, dependable performance. And you'll not only protect your most valuable asset - you'll also beautify your home for years to come. Available here in the festive Shakewood hue.

See "**Related Products**" below for more options.

Details

GAF Timberline HDZ Lifetime Shingles 33.33 sq ft Shakewood

- These shingles are Class 3 shingles
- Parts needed for a complete roofing system;
- Ridge cap shingles - the finishing touch that helps defend against leaks at the hips and ridges.
- Attic ventilation - helps to reduce attic moisture and heat.
- Rooftop accessories - designed to enhance the performance of your roofing system (pipe boot flashing, vents, Versa caps, storm collars)
- Shingles - protect your roof for years to come.
- Starter strip shingles - help to guard against shingle blow-offs.
- Roof deck protection - helps shield the roof deck from moisture infiltration.
- Leak barrier - helps prevent leaks caused by wind-driven rain and ice dams.
- DIMENSIONS (SP) 13 1/4" x 39 3/8"(336.55 mm x 1 m)
- STAINGUARD Yes
- ALGAE STAIN PROTECTION StainGuard Protection
- APPROX. NAILS/SQ 256
- DURABILITY & TOUGHNESS Advanced Protection Shingle with GAF Dura Grip Adhesive
- EXPOSURE 5 5/8" (144 mm)
- FIRE RATING Highest Rating - Class A
- MATERIAL Fiberglass Asphalt Construction
- WIND RATING 130 mph
- SHINGLE STYLE Wood-Shake Look
- SHINGLE TYPE Architectural Shingles

Warranty:

The warranty will be honored only through the manufacturer, GAF. For your convenience, product warranty information is attached below; please click the link below to view the current warranty policy on the manufacturer's site. If you need further assistance regarding your coverage or have other inquiries, please contact the manufacturer directly.

[Link - GAF Warranty Information](#)

[More Information](#)

100 SERIES



**A MODERN LOOK
THAT'S EASY ON THE BUDGET**



PERFORMANCE

100 Series products simply perform like modern windows and doors should. They're made from our proprietary Fibrex® material, which is extremely low maintenance and blocks thermal transfer 700 times better than aluminum to help your customers save money on heating and cooling costs.

ATTRACTIVE CORNER SEAMS

Low-visibility corner seams for a cleaner and more modern look.

COLORS THAT LAST

Durable factory-finished interiors and exteriors never need painting and won't fade, flake, blister or peel,* even in extreme cold or heat.

ATTRACTIVE MATTE INTERIORS

Premium matte finish isn't shiny like vinyl and is available in white, Sandtone, dark bronze and black.**

ENERGY EFFICIENT IN EVERY CLIMATE

Energy-efficient 100 Series products are available with options that make them ENERGY STAR® v. 7.0 certified throughout the U.S. so they can help reduce heating and cooling bills.

Visit andersenwindows.com/energystar for more information and to verify that the product with your glass option is certified in your area.



DESIGNED FOR PERFORMANCE

100 Series products are designed to meet or exceed performance requirements in all 50 states†. See pages 112-113 for details.

PG50^{††}

PERFORMANCE
OPTIONAL PERFORMANCE UPGRADE
100SHS4066 PGUP +50/-50
(AAMA/WDMA/CSA 101/I.S.2/A440-08 & -11)

EASY TO OPERATE FOR YEARS TO COME

All 100 Series products are tested to the extreme to deliver years* of smooth, reliable operation.

SUPERIOR WEATHER RESISTANCE

Our weather-resistant construction seals out drafts, wind and water so well that your reputation is protected whatever the weather.

QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE*

Many other window and door warranties end when a home is sold, but our coverage – 20 years on glass, 10 years on non-glass parts – transfers from each owner to the next. And because it's not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.

OWNER2OWNER®
LIMITED WARRANTY

*Visit andersenwindows.com/warranty for details.

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

†See your local code official for code requirements in your area.

††100SHS4066 PGUP +50/-50 (AAMA/WDMA/CSA 101/I.S.2/A440-08 & -11). Optional PG50 performance grade upgrade is available for most sizes. For more information, visit andersenwindows.com/100series.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

DURABILITY

Think vinyl, only stronger. The proprietary Fibrex® material in our 100 Series products has all the benefits of vinyl while holding up better to weather and wear. This way your customers' windows and doors are better protected from warping and cracking, even in tough climates*.



The finish on 100 Series products has superior scratch resistance compared to painted vinyl windows** so they'll look beautiful for years to come.



Fibrex material retains its stability and rigidity in all climates, delivering exceptional durability. It makes our 100 Series products rigid and strong so the weathertight seals stay weathertight.



100 Series products can withstand temperatures up to 150°F, even for dark colors, meaning they won't warp due to sun exposure.

*Visit andersenwindows.com/warranty for details.

**When 100 Series products were tested against five leading competitors' painted vinyl window products.



FIBREX® MATERIAL

Developed by Andersen, Fibrex material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it's composed of 40% reclaimed wood fiber by weight. Special polymer formulations surround and fill each wood fiber, enabling top performance. The result is a material that provides uncommon value and enhances the quality of any project. In use for over two decades in Andersen® products, Fibrex material has proven its strength and durability in all types of climates.

REVOLUTIONARY BUILDING MATERIAL

- Twice as strong as vinyl so weathertight seals stay weathertight
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills
- Retains its stability and rigidity in all climates for exceptional durability
- Offers superior scratch resistance compared to painted vinyl*

ENVIRONMENTALLY RESPONSIBLE

- Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board feet of timber
- 100 Series products can help builders earn LEED® points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality
- 100 Series products meet or exceed California Section 01350 Specification, a California indoor emission standard – one of the toughest in the country
- Like all Andersen products, 100 Series products are designed to last** and help reduce future waste streams



See how Andersen created Fibrex material at andersenwindows.com/fibrex.

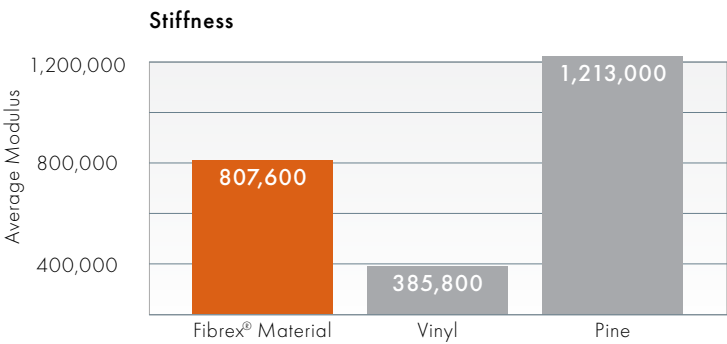


*Visit andersenwindows.com/warranty for details.

**When tested against five leading competitors' painted vinyl window products.

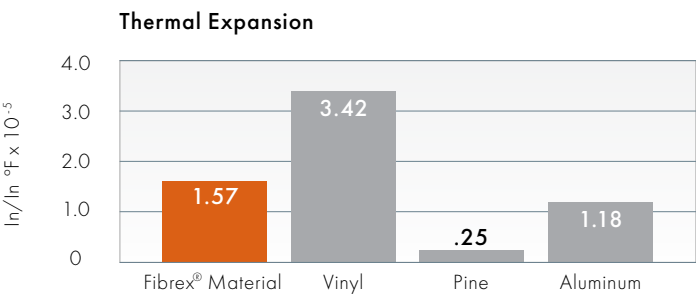
STABLE & PREDICTABLE

Fibrex® material is twice as stiff as vinyl. This strength makes it a better choice over time.



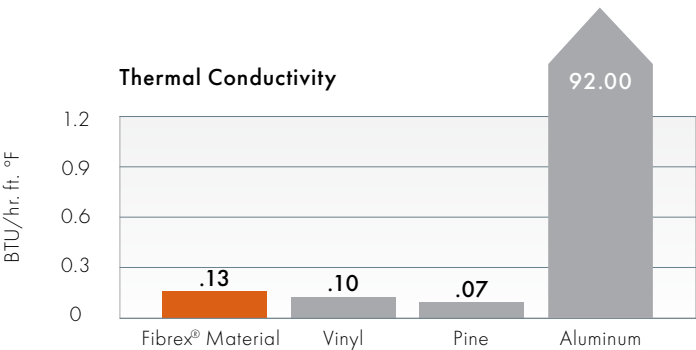
DURABLE & RELIABLE

All materials expand and contract when exposed to extreme temperatures. In these types of conditions, Fibrex material performs twice as well as vinyl, which can bow and crack over time.



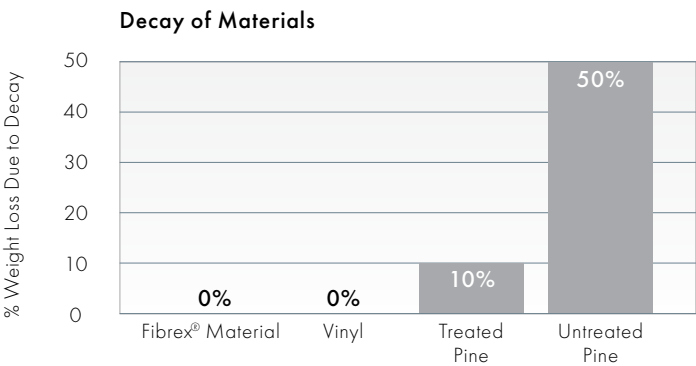
EXCELLENT INSULATOR

The built-in thermal qualities of Fibrex material mean that less heat and cold get transferred through the product into your customers’ homes. As an insulator, it’s on par with vinyl and far superior to aluminum.



MOISTURE RESISTANT

Because Fibrex material combines wood fiber and a special polymer formula, water has a tough time penetrating. The result is an increased resistance to rot.



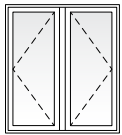
HEAT RESISTANT

Fibrex material can withstand temperatures in excess of 150°F, even for dark colors, making it a great fit for your projects in hot climates.

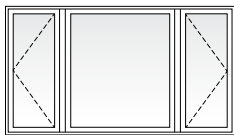
WINDOW & DOOR TYPES

CASEMENT & AWNING WINDOWS

Casement windows are hinged on the side and open outward to the left or right, while awning windows are hinged at the top and open outward. Both are also available as non-operating stationary windows.



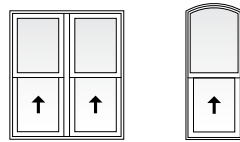
Twin Casement



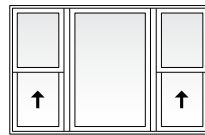
Picture With Flanking Casements

SINGLE-HUNG WINDOWS

Single-hung windows feature a fixed upper sash with an operable lower sash that slides up and down. For convenience, the hardware locks automatically when the window is closed. An arch single-hung is also available to add architectural interest.



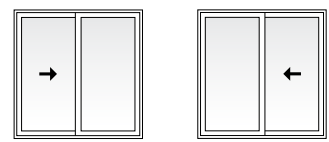
Twin Single-Hung Arch Single-Hung



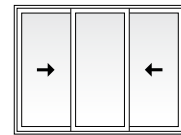
Picture With Flanking Single-Hungs

GLIDING WINDOWS

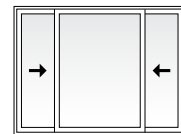
Gliding windows have one stationary sash and one operating sash that glides horizontally. A three-sash configuration, where two sash glide past a fixed center sash, is also available.



Gliding Active-Stationary Gliding Stationary-Active



Gliding Active-Stationary-Active, 1:1:1 Sash Ratio



Gliding Active-Stationary-Active, 1:2:1 Sash Ratio



Available in custom sizes to fit all projects.

PICTURE, TRANSOM & SPECIALTY WINDOWS

Choose from a variety of shapes to make a signature statement or provide a delicate lighting accent. Shapes include picture, transom, half circle, quarter circle, circle, Springline™ and arch windows. Custom shapes are also available, including unequal leg arch, trapezoid, pentagon, octagon and triangle windows.



GLIDING PATIO DOORS

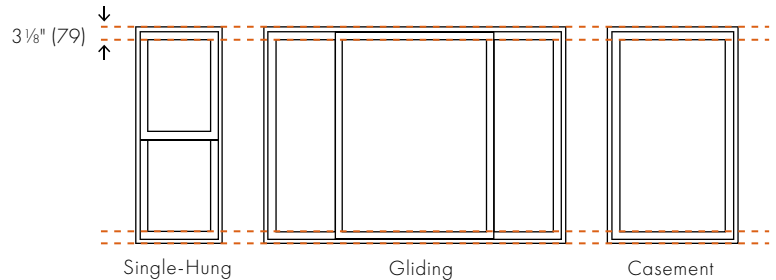
Patio doors feature one stationary panel and one operating panel that glides smoothly on adjustable rollers. They feature a multi-point locking system for enhanced security and an optional exterior keyed lock for convenience. Sidelights and transoms are also available.



WINDOW FRAME OPTIONS

You'll find a 100 Series window to match any project from commercial to residential, no matter the location. And with uniform sight lines, it's easy to specify 100 Series products for the entire project. Additionally, 100 Series window frame options offer the flexibility needed to complete everything from new construction to home improvement, and they're available in 1/8" (3) increments when custom sizing is required.

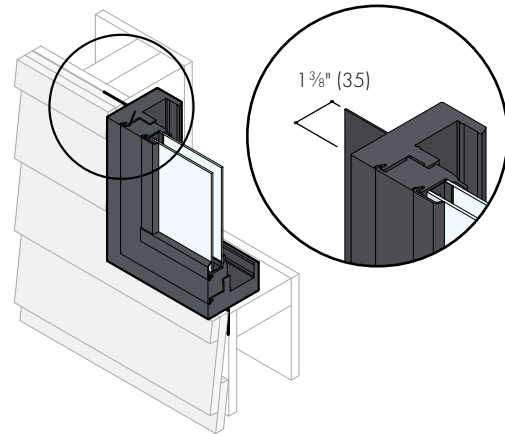
- 3 1/8" (79) uniform sight lines allow for easy specification
- An extension jamb attachment flange is available for easy application of extension jambs on the job site
- Single-hung drywall pass-through windows have an upper sash that can be easily removed on the job site after the window is installed*. With both sash removed, drywall can easily fit through upper-floor windows.



NEW CONSTRUCTION WINDOW FRAME OPTIONS

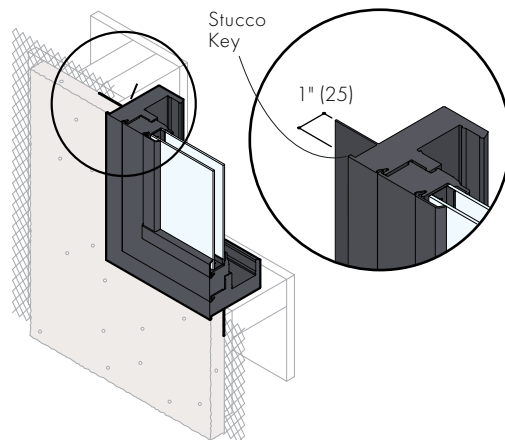
1 3/8" (35) Flange Setback

- Designed for new construction
- Integral installation flange makes installation into a new opening easy and helps make sure the windows and doors are weathertight



1" (25) Flange Setback With Stucco Key

- For new construction with stucco exteriors
- Stucco key eliminates gaps that can result from the natural contraction of the exterior stucco
- Integral installation flange makes installation into a new opening easy and helps make sure the windows and doors are weathertight

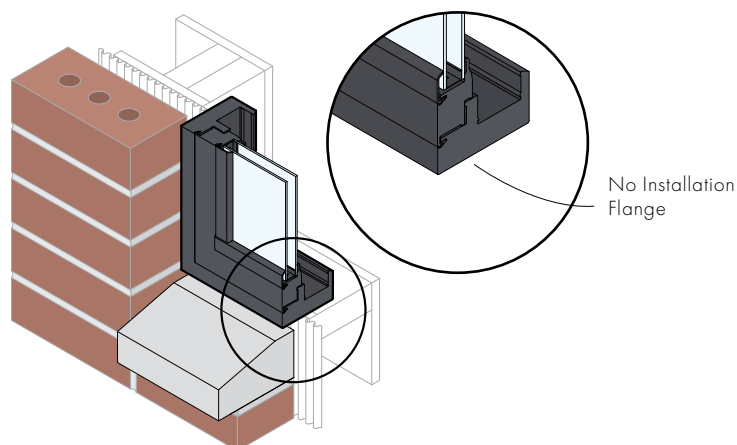


*Optional drywall pass-through window is not available with flush fin frame.
Dimensions in parentheses are in millimeters.

REPLACEMENT WINDOW FRAME OPTIONS

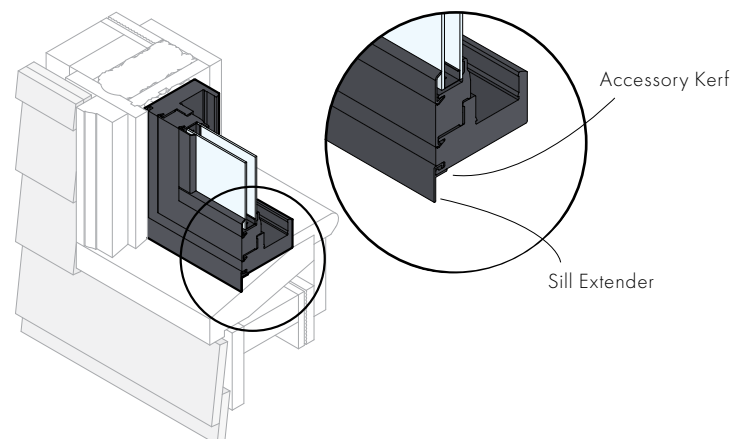
No Flange Frame

- Allows for full removal of an existing window when the existing frame is rotten or damaged
- Installed into the existing rough opening
- Includes pre-drilled, through-the-jamb installation holes and installation screws to save you time



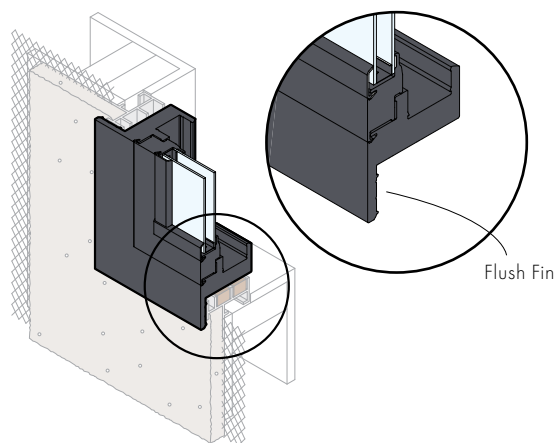
Insert Frame

- Provides fast and easy window replacement when installing into an existing window frame
- Saves time and money with minimal disruption to the interior or exterior trim
- Exterior accessory kerf for convenient finishing of the window
- Installation accessories include an exterior sill extender to fill the gap at the sill (shown) in addition to exterior frame extender for sides and a head expander



Flush Fin Frame **NEW!**

- Allows for easy replacement in stucco applications when installing over an existing aluminum window frame
- Minimizes disruption to the home's stucco exterior
- Flush fin has grooves at ½" (13) and 1" (25) for easy trimming
- Flat and curved interior trim is available to cover the existing window frame
- Available in select Southwestern states including Arizona, California, Nevada, New Mexico and Utah. Limited configuration availability. See your Andersen supplier for more information.



EXTERIORS & INTERIORS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black – colors that are darker and richer than those of most vinyl windows. The interiors feature a premium matte finish for an attractive appearance.

EXTERIOR COLORS



White Sandtone Terratone Dark Bronze Black

INTERIOR COLORS



White Sandtone* Dark Bronze* Black*

*Products with Sandtone, dark bronze and black interiors have matching exteriors.
Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.



HARDWARE

Casement & Awning Windows



Antique Brass | Black | Dark Bronze
Sandtone | **Satin Nickel** | White

Folding handles avoid interference with window treatments.

Single-Hung & Gliding Windows



Standard Lock



Optional Lift/Pull

Hardware color matches the window's interior. Shown in white.
Lock automatically engages when window is closed.



Optional Metal Slim Line Lock

Antique Brass | Black | **Dark Bronze**
Sandtone | **Satin Nickel** | White

Lock automatically engages when window is closed.

WINDOW HARDWARE FINISHES



Antique Brass



Black



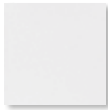
Dark Bronze



Sandtone



Satin Nickel



White

Bold name denotes color or finish shown.

*Available for exterior handle only.
Printing limitation prevent exact replication of colors and finishes.
See your Andersen supplier for actual color and finish samples.

Gliding Patio Doors



TULSA

Standard Handle

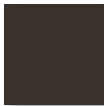
Exterior handle color matches the door's exterior. Interior handle color matches the door's interior.
Exterior handle shown in dark bronze. Interior handle shown in white.

Optional auxiliary foot lock is available.
See page 100.

TULSA HARDWARE FINISHES



Black



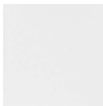
Dark Bronze



Sandtone



Terratone*



White



AFTON

Optional Handle

Antique Brass
Black
Bright Brass
Satin Nickel

Optional auxiliary foot lock is available.
See page 100.
Bold name denotes color or finish shown.

AFTON HARDWARE FINISHES



Antique Brass



Black



Bright Brass



Satin Nickel

GLASS

Andersen has the glass you need to get the performance you want, with options for every climate, project and customer. Check with your supplier for the selections that meet ENERGY STAR® requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ●	● ● ● ○	● ● ● ●
Low-E	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	● ● ● ○	● ○ ○ ○	● ● ● ●	● ● ○ ○
PassiveSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ○ ○ ○	● ● ● ●	● ● ○ ○
Clear Dual-Pane	High visibility, with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of August 2023. Visit andersenwindows.com/energystar for ENERGY STAR map and NFRC total unit performance data.

Triple-pane glass is now available for most casement, awning, picture & transom windows. Click for more information.



HEATLOCK TECHNOLOGY

Applied to the room-side glass surface, HeatLock coating reflects heat back into the home for improved performance.

TIME-SAVING FILM

We protect our products during delivery and construction with translucent film on the glass that peels away for a virtually spotless window.

For more details on our glass options, visit andersenwindows.com/glass.



ADDITIONAL GLASS OPTIONS

Tempered safety glass is standard on patio doors and required for larger window sizes.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch.



Cascade



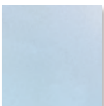
Fern



Obscure



Reed



Satin Etch

Cascade and Reed patterns are only available in a vertical orientation.

GLASS SPACER OPTIONS

In addition to stainless steel glass spacers, black glass spacers are available as another way to customize project designs and achieve a contemporary style. Black glass spacers can blend in with the color of the window or door for a sleek design or serve as a shadow line.

Add full divided light grilles and the grille spacer bar between the glass will match.



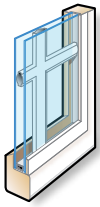
Black



Stainless Steel

GRILLES

Grilles for 100 Series windows and patio doors are available in a wide variety of patterns to complement virtually any style of home. Plus, they have options for easy cleaning and architectural authenticity many vinyl windows can't match.



Finelight grilles-between-the-glass



Finelight grilles-between-the-glass with permanent exterior



Permanent exterior and permanent interior with spacer



Permanent exterior and permanent interior without spacer

FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

Make glass easy to clean and have an elegant, sculpted profile. Choose a two-sided color scheme to match both the interior and exterior of the window or patio door. Also available with exterior grilles to provide architectural style and detail.

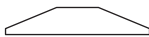
FULL DIVIDED LIGHT

Permanently applied to the exterior and interior of the window, with a spacer between the glass.

SIMULATED DIVIDED LIGHT

Permanently applied to the exterior and interior of the window, without a spacer between the glass.

Grille Bar Widths Actual width shown.



¾" (19) width grille bar for windows.

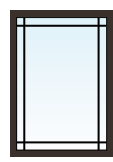


1" (25) width grille bar for patio doors.

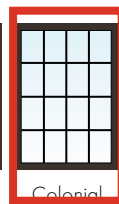


A 2 ¼" (57) width grille is available for most units to simulate a meeting rail or a multi-unit combination such as a transom over a window or patio door.

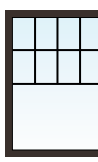
Grille Patterns



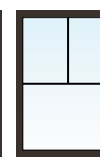
Prairie A



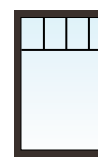
Colonial



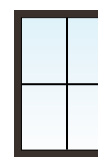
Modified Colonial



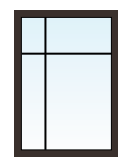
Tall Fractional



Short Fractional



Specified Equal Light*

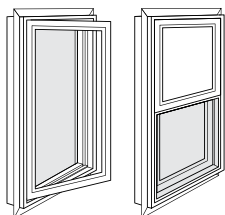


Custom

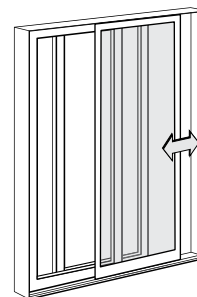
To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide or contact your Andersen supplier.

Top Sash Only

INSECT SCREENS



Insect screens for venting windows have a fiberglass screen mesh. Optional TruScene® insect screens are made with a micro-fine stainless steel mesh, providing more than 50% greater clarity than our conventional insect screens. Insect screen frames for casement and awning windows are color matched to the product interior and for single-hung and gliding windows are matched to the product exterior.



Gliding insect screens for two-panel gliding patio doors have a fiberglass screen mesh. Insect screen frames for doors are color matched to the product exterior.

*Specify number of same-size rectangles across or down.
Dimensions in parentheses are in millimeters.

FEATURES

CASEMENT & AWNING

FRAME

A Constructed with Fibrex® composite material. This construction produces a rigid frame. The durable, low-maintenance finish won't fade, flake, blister or peel.*

Concealed receiving brackets mounted on the hinge side of the frame keep the sash tightly secured within the window frame when closed.

B See Common Features for frame options.

SASH

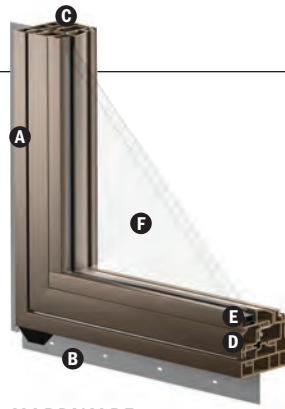
C Fibrex material construction provides long-lasting performance.* The sash, finished with a durable capping, provides maximum protection and a low-maintenance matte finish.

D The dual weatherstrip system combines both an exterior watershed design and a bulb weatherstrip seal between the sash and frame. The result is a long-lasting,* energy-efficient barrier against wind, water and dust.

GLASS

E A glazing bead and silicone provide superior weathertightness and durability.

F See Common Features for glass options.



HARDWARE

Sash operator provides easy to operate opening and closing, regardless of window size. Long-lasting stainless steel hinge channels are used at the head and sill to provide easy operation.

Single-Action Casement Sash Lock

A single-action lock easily releases all concealed locking points on the casement sash. The color or finish of the lock hardware matches the handle.

Awning Sash Locks



Awning sash locks provide an added measure of security and weathertightness. The standard sash lock matches the window's interior color.

SINGLE-HUNG

FRAME

A Constructed with Fibrex® composite material. This construction produces a rigid frame. The durable, low-maintenance finish won't fade, flake, blister or peel.*

B A durable side-loaded balancer provides for easy sash opening and closing. The lower sash can be removed without the use of tools.

C Weep holes are located on the exterior nose of the sill for proper water management.

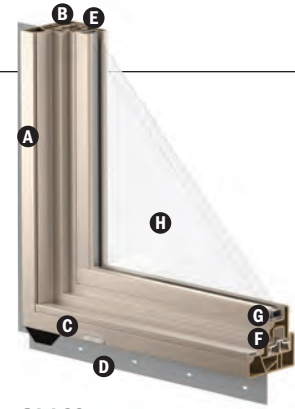
D See Common Features for frame options.

SASH

The lower sash has a meeting rail cover with a unique raised profile design, allowing the sash to be opened and closed easily.

E Fibrex material construction provides long-lasting performance.* The sash, finished with a durable capping, provides maximum protection and a matte low-maintenance finish.

F Dual felt weatherstrip provides a long-lasting,* energy-efficient barrier against wind, water and dust.



GLASS

G A glazing bead and silicone provide superior weathertightness and durability.

H See Common Features for glass options.

HARDWARE

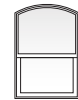
Sash Lock

The sash lock engages automatically when the lower sash is closed. The standard sash lock matches the window's interior color.

SHAPES & SASH OPTIONS



Single-Hung



Arch Single-Hung



Equal Sash



Reverse Cottage Sash

COMMON FEATURES

FRAME

Five frame options include:

- 1 3/8" (35) flange setback for new construction siding applications.
- 1" (25) flange setback with stucco key for new construction stucco applications.
- No flange for full removal and replacement of an existing window when the existing frame is rotten or damaged.
- Insert for window replacement into an existing window frame.
- Flush fin† for stucco applications when installing over an existing aluminum window frame.

For frame drawings and more detailed information, see pages 8-9.

GLASS

Glass spacers are available in stainless steel and black.

High-Performance options include:

- Low-E SmartSun™ glass
- Low-E SmartSun HeatLock® glass
- Low-E glass
- Low-E HeatLock glass
- Low-E Sun glass
- Low-E PassiveSun® glass
- Low-E PassiveSun HeatLock glass
- Clear dual-pane glass

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

Triple-pane glass is now available for most casement, awning, picture & transom windows. Click for more information.



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

Patterned Glass

Patterned glass options are available. See page 13 for more details.

PERFORMANCE OPTIONS

Performance Grade (PG) Upgrades

PG upgrades are available for select sizes of standard non-impact windows, allowing units to achieve PG50. PG ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. Choosing the PG50 upgrade doesn't change the appearance of the unit. For up-to-date performance ratings, visit andersenwindows.com.

EXTERIORS & INTERIORS

EXTERIOR COLORS



White



Sandtone



Terratone



Dark Bronze



Black

INTERIOR COLORS



White



Sandtone†



Dark Bronze†



Black†

*Visit andersenwindows.com/warranty for details.

**Available in select Southwestern states including Arizona, California, Nevada, New Mexico and Utah. Limited configuration availability. See your Andersen supplier for more information.

†Products with Sandtone, dark bronze and black interiors have matching exteriors.

Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.

Dimensions in parentheses are in millimeters.

GLIDING

FRAME

A Constructed with Fibrex® composite material. This construction produces a rigid frame. The durable, low-maintenance finish won't fade, flake, blister or peel.*

B See Common Features for frame options.

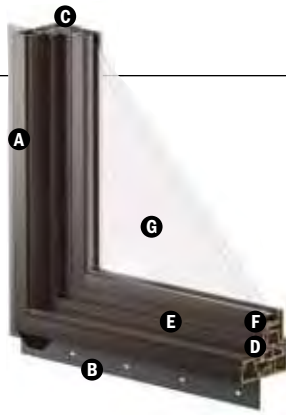
SASH

The operating sash has a meeting stile cover with a unique raised profile design, allowing the sash to be opened and closed easily.

C Fibrex material construction provides long-lasting performance. The sash, finished with a durable capping, provides maximum protection and a matte low-maintenance finish.

D Dual felt weatherstrip provides a long-lasting, energy-efficient barrier against wind, water and dust.

E Operating sash has four metal rollers mounted at the bottom for easy, smooth travel over the sill.



GLASS

F A glazing bead and silicone provide superior weathertightness and durability.

G See Common Features for glass options.

HARDWARE

Sash Lock

The sash lock engages automatically when the operable sash is closed. The standard sash lock matches the window's interior color.

PICTURE, TRANSOM & SPECIALTY

FRAME

A Constructed with Fibrex® composite material. This construction produces a rigid frame. The durable, low-maintenance finish won't fade, flake, blister or peel.*

B See Common Features for frame options.

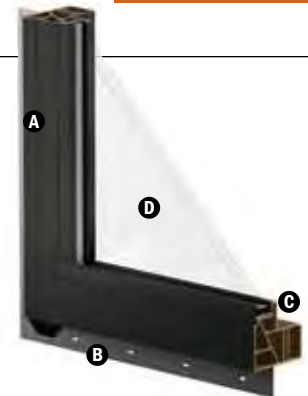
GLASS

C A glazing bead and silicone provide superior weathertightness and durability.

D See Common Features for glass options.

SHAPES

Along with rectangular windows, half circle, quarter circle, circle, Springline™ and arch windows are available in both standard and custom sizes. Custom windows are also available in unequal leg arch, trapezoid, pentagon, octagon and triangle shapes.



HARDWARE

Casement & Awning



Antique Brass
Black
Dark Bronze
Sandtone
Satin Nickel
White

Folding handles avoid interference with window treatments.

Single-Hung & Gliding



Standard Lock

Optional Lift/Pull

Hardware color matches the window's interior.
Shown in white.



Optional Metal Slim Line Lock

Antique Brass | Black | **Dark Bronze**
Sandtone | Satin Nickel | White

Bold name denotes color or finish shown.

HARDWARE FINISHES



Antique Brass | Black | Dark Bronze | Sandtone | Satin Nickel | White

*Visit andersenwindows.com/warranty for details.

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

ACCESSORIES Sold Separately

HARDWARE

Window Opening Control Device

A window opening control device is available for casement, single-hung and gliding windows, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone, white and black.

Vent Limiter for Awning Windows

A vent limiter is available for awning windows, which prevents opening the sash more than 4" (102). Available factory applied or as a field-applied kit.

GRILLES

Grilles are available in a variety of configurations. See page 14 for details.

INSECT SCREENS

Conventional Insect Screens

Insect screens have charcoal gray fiberglass screen mesh. For casement and awning windows, frames are color matched to the product interior. For single-hung and gliding windows, stainless steel springs hold the insect screen tightly to the window frame, and their frames are available in colors to match the product's exterior.

TruScene® Insect Screens

Our TruScene insect screens let in over 25% more fresh air** and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects. For casement and awning windows, the frame color matches the product interior. For single-hung and gliding windows, the frame color matches the product's exterior.

Dimensions in parentheses are in millimeters.

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

SINGLE-HUNG WINDOWS

Table of Single-Hung Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-5 1/2" (445)	1'-11 1/2" (597)	2'-5 1/2" (749)	2'-11 1/2" (902)	3'-5 1/2" (1054)	3'-11 1/2" (1207)
Minimum Rough Opening	1'-6" (457)	2'-0" (610)	2'-6" (762)	3'-0" (914)	3'-6" (1067)	4'-0" (1219)
Unobstructed Glass (height of single sash)	11 1/4" (286)	17 1/4" (438)	23 1/4" (591)	29 1/4" (743)	35 1/4" (895)	41 1/4" (1048)
CUSTOM WIDTHS – 17 1/2" to 47 1/2"						
CUSTOM HEIGHTS – 23 1/2" to 77 1/2"	1'-11 1/2" (597)	2'-0" (610)	2'-6" (762)	2'-11 1/2" (902)	3'-5 1/2" (1054)	3'-11 1/2" (1207)
	2'-5 1/2" (749)	2'-6" (762)	2'-11 1/2" (902)	3'-5 1/2" (1054)	3'-11 1/2" (1207)	4'-0" (1219)
	2'-11 1/2" (902)	3'-0" (914)	3'-6" (1067)	3'-11 1/2" (1207)	4'-0" (1219)	4'-6" (1271)
	3'-5 1/2" (1054)	3'-6" (1067)	3'-11 1/2" (1207)	4'-0" (1219)	4'-6" (1271)	5'-0" (1324)
	3'-11 1/2" (1207)	4'-0" (1219)	4'-6" (1271)	5'-0" (1324)	5'-6" (1377)	6'-0" (1430)
	4'-5 1/2" (1359)	4'-6" (1372)	5'-0" (1424)	5'-6" (1477)	6'-0" (1530)	6'-6" (1583)
	4'-11 1/2" (1511)	5'-0" (1524)	5'-6" (1577)	6'-0" (1630)	6'-6" (1683)	7'-0" (1736)
	5'-5 1/2" (1664)	5'-6" (1677)	6'-0" (1730)	6'-6" (1783)	7'-0" (1836)	7'-6" (1889)
	5'-11 1/2" (1816)	6'-0" (1829)	6'-6" (1882)	7'-0" (1935)	7'-6" (1988)	8'-0" (2041)
	6'-5 1/2" (1969)	6'-6" (1981)	7'-0" (2034)	7'-6" (2087)	8'-0" (2140)	8'-6" (2193)
CUSTOM HEIGHTS	6'-11 1/2" (2121)	7'-0" (2134)	7'-6" (2187)	8'-0" (2240)	8'-6" (2293)	9'-0" (2346)
	7'-0" (2134)	7'-6" (2187)	8'-0" (2240)	8'-6" (2293)	9'-0" (2346)	9'-6" (2399)

2:1 sash ratio is not available for heights 6'-5 1/2" (1969) and less.

Reverse cottage sash is available based on a 3:2 ratio. Available in standard widths for the heights shown below.

REVERSE COTTAGE CUSTOM WIDTHS – 17 1/2" (445) to 47 1/2" (1207)

REVERSE COTTAGE CUSTOM HEIGHTS – 29 1/2" (749) to 77 1/2" (1969)



Reverse Cottage*



Custom-size windows are available in 1/8" (3) increments. See page 96 for custom sizes and specifications.

For construction site convenience, an optional drywall pass-through window is available for removal and installation of the upper and lower sash.



Windows with a height greater than 6'-5 1/2" (1969) are only available with a 2:1 reverse cottage sash ratio.** To see all windows sizes with reverse cottage sash, visit andersenwindows.com/sizing.

Grille patterns shown on page 49.

Details shown on pages 52-54.

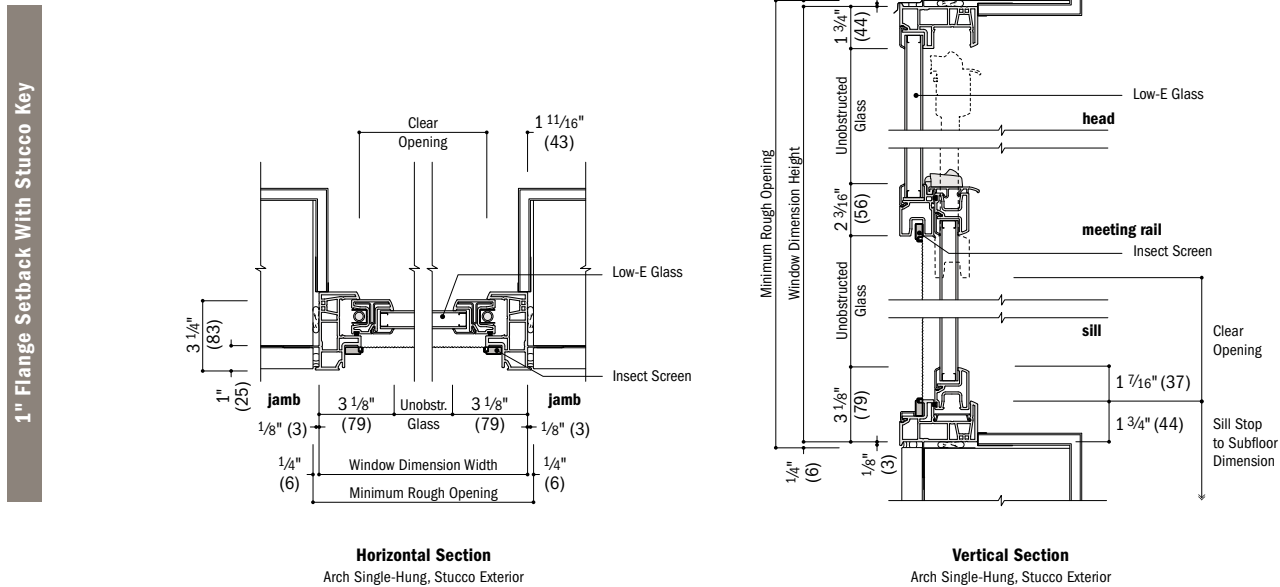
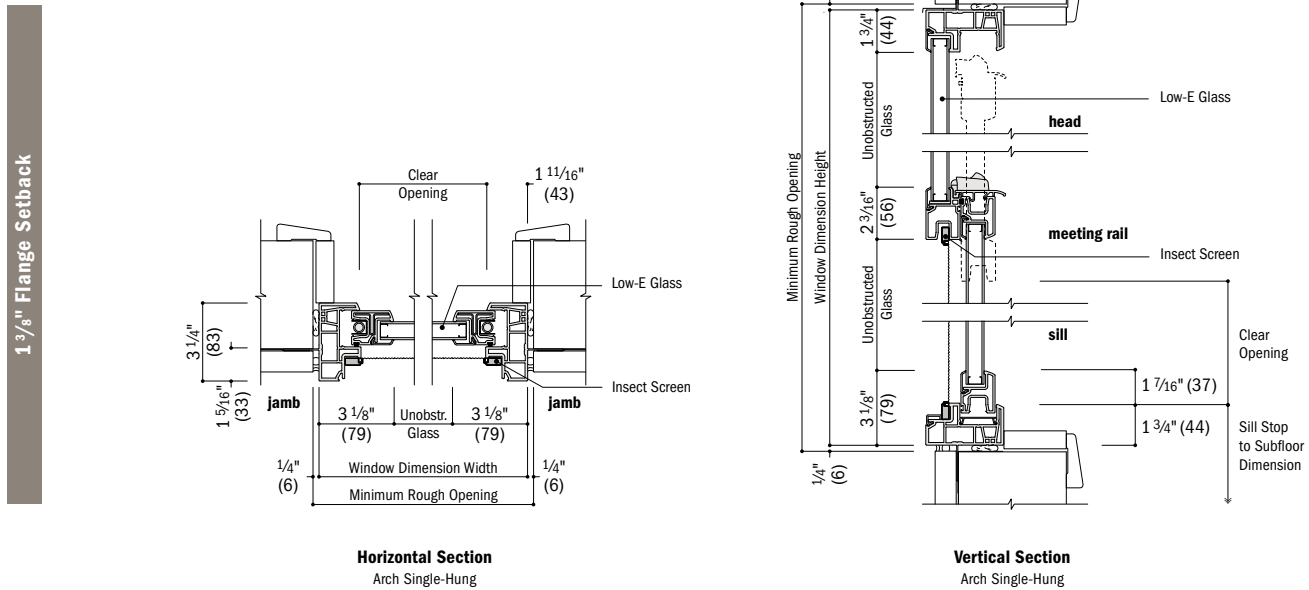
- *Window Dimension always refers to outside frame-to-frame dimension.
- Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See page 121 for more details.
- Dimensions in parentheses are in millimeters.
- ♦ Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610). See table on page 35.
- † Drywall pass-through window available for these standard and reverse cottage sizes and for custom-size windows wider than 1'-11 1/2" (597) and taller than 4'-5 1/2" (1359).
- **For reverse cottage sash windows, meeting rail location = (window height in inches x 0.40) + 1.96".
- **For heights greater than 6'-5 1/2" (1969), meeting rail location = (window height in inches x 0.33) + 1.96".

continued on next page

SINGLE-HUNG WINDOWS

Arch Single-Hung Window Details – New Construction

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **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 page 121.**
- Drip cap is required to complete window installation as shown but may not be included with window. Use of drip cap is recommended for proper installation.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.



Get Your FREE Kitchen Plan



0

Search All Products



Tulsa OK Delivery Method: Pick Up In-Store



[Home](#) / [Doors & Windows](#) / [Doors](#) / [Exterior Doors](#) / [Wood Doors](#)
/ 36" x 80" Unfinished Mahogany 6-Lite Left-Hand Door Unit with Brickmould



Touch to zoom



36" x 80" Unfinished Mahogany 6-Lite Left-Hand Door Unit with Brickmould

SKU: 4526335



No Reviews

[Write the First Review](#)

- Ready to Paint or Stain
- Pre-Hung
- Insulated Clear Glass
- Double-Pane
- Fully Weatherstripped

You can add the finish you want to the unfinished LH Mahogany door unit with painting or staining. The door is a 6 lite with matching jambs. Brickmould is included.

Door includes double-pane, insulated, low-e, clear glass.



[Free Pick-Up Store](#)



[Quick & Easy Returns](#)



[Delivery Available](#)



[Nationwide Shipping](#)

\$695.99 Per Each



\$58/mo suggested payments with 12-month special financing. [Learn how](#)



- Product Specifications

Model Number	UM-3118	Return Information	To Store With Receipt
Supplier Code	261026	Country of Origin	United States
Indoor/Outdoor	Outdoor	Material	Wood
Finish	Unfinished	Color Group	Brown
Color Description	Light	Rough Opening Width	37.75 Inches
Rough Opening Height	81.50 Inches	Swing	Inswing
Left Hand / Right Hand	Left Hand	Door Material	Wood
Moulding Included	Included	Height	80.00 Inches
Warranty Info	1 Year Limited	Weight	120 Pounds
Width	36.00 Inches		

+ Product Features

+ Product Documentation

+ Q&A

+ Product Reviews

+ Project Planning Tools



Related Products





Search

Home / SKU: P110009351



Nostalgic Warehouse

Nostalgic Warehouse New York Entry Set with Craftsman Knob

\$390

~~\$520~~

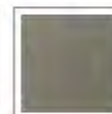
or

As low as \$25/mo. or 0% APR with

affirm

Design today. Pay over time.

Finish: Oil-Rubbed Bronze



Backset: 2.75

Free Fast Delivery

Get it by Thu, Jul 9 to 74103

−

1

+

ADD TO CART

Shop With Confidence

Discover complimentary design advice.

Enroll in Perigold Trade.

Customer Reviews (3)



\$390 ~~\$520~~

ADD TO CART

Specifications

Return Policy

Compare Similar Items

From the Brand

Customer Reviews

Overview

Dimensions

Details

Returns

Overall Dimensions 10.5" H X 2.5" W X 2.58" D

Bore Hole - Center to Center 5.5"

Overall Product Weight 4.5 lb.

Compatible Door Thickness 1.75"

Backset 2.75"

Edge Bore Diameter 1"

Bore Hole Diameter 2.13"

\$390 ~~\$520~~

ADD TO CART

Specifications

Return Policy

Compare Similar Items

From the Brand

Customer Reviews

Features

- Product Type** Knobs with Deadbolt
- Pieces Included** Complete Entry Set
- Function** Keyed (Entry)
- Material** Brass
- Door Handing** Reversible
- Handleset Mount Style** Two Piece
- Lock Type** Tubular
- Number of Lock Points** 1
- Latch Included** Yes
- Handle Style** Knob
- Series** Nostalgic Warehouse
- Number of Deadbolt Cylinders** Single Cylinder
- Knob / Lever Included** Yes
- Imported** Yes
- Power Source** No Power Source Required / Manual
- App Enabled** Not App Enabled
- Number of Knobs** 2
- Smart Connection Compatibility** Not App Enabled
- Strike Style** Full lip
- Number of Keys Included** 2

Assembly

Installation Hardware Included Yes

Warranty

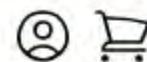
- Commercial Warranty** Yes
- Commercial Warranty Length** 5 Years
- Product Warranty** Yes
- Warranty Length** 5 Years
- Full or Limited Warranty** Full

WARNING California's Proposition 65

Additional Features

- **SOLID FORGED BRASS:** Engineered from durable solid brass, this door entry set resists wear, corrosion, and daily use, offering long-term performance without sacrificing style or structural integrity.
- **EASY INSTALLATION:** Designed for straightforward setup on doors with pre-drilled bore holes, this entry set fits standard 1-3/4" thick doors with backset, making it ideal for both new construction and restoration projects.
- **KEYED ALIKE:** When multiple door entry sets are purchased in a single order, all will be keyed the same for easy convenience.
- **BOX CONTENTS:** Door knob and chosen plate for both sides of door, latch mechanism, standard spindle, strike plate and mounting screws. Exterior and interior trim deadbolt, deadbolt latch and kit, screws to install and two keys.
- **WARRANTY AND CRAFTSMANSHIP:** Hand-assembled in the USA and protected by a 5-year finish and mechanical warranty, Nostalgic Warehouse products are engineered for beauty and built for life.





Q Search

Home / Lighting / Outdoor Lighting / Hinkley / Item #: HY22300Z



Hinkley

Hinkley Manhattan 1-Light Outdoor Wall Sconce in Oil Rubbed Bronze

Manhattan Collection

\$194.65

~~\$229.00~~ 15% Off

Starting at \$18/month

[Learn more about Affirm](#)

15% Savings Today - Offer Ends 07/06/2026



Need help?

 [Live Chat](#)  [Call Us](#)  Item #: HY22300Z

OVERVIEW

Features

- 1 medium base E26 socket accepts up to 100W equivalent bulb
- Durable die-cast aluminum construction in Oil Rubbed Bronze finish
- Etched seedy glass panels diffuse light for a warm glow
- Wet rated for reliable outdoor performance in all weather conditions
- Fixture measures 11.75 inches high x 7.25 inches wide
- Extends 8 inches from the wall
- Dimmable with compatible bulb and dimmer switch
- Classic train station lantern design for traditional and craftsman exteriors
- Hardwired 120V installation
- Part of the Hinkley Manhattan collection

Brand Info

Item #: HY22300Z

SKU: 22300Z

Brand: [Hinkley](#)

Collection: [Manhattan](#)

Warranty: [See Warranty Details](#)

Weight & Dimensions

Dimensions: 7.25"W x 8" D x 11.75"H

Weight: 5 lbs

More Documents

-  [Hinkley Lighting Catalog](#)
-  [Care and Maintenance](#)
-  [Wall Sconce Buying Guide](#)
-  [Outdoor Lighting Buying Guide](#)

DESCRIPTION



DESCRIPTION



DETAILS & SPECIFICATIONS



Light Bulb Type: [Incandescent](#)

Commercial Rated: [Yes](#)

Location Rating: [Wet Location](#),

Certification: [UL Listed Wet](#)

Color Temperature: [No Color Temperature](#)

Voltage: [120 Volts](#),

Glass Type: [Etched](#)

Fixture Material: [Metal](#)

Light Design: [Geometric](#), [Lantern](#), [Shaded](#)

Light Features: [Dimmable](#)

Lamp Shade Material: [Glass](#)

Outdoor Light Type: [Wall Lighting](#)

Light Shape: [Rectangle](#)

Light Style: [American Traditional](#), [Glass](#), [Industrial](#), [Transitional](#)

Style: Traditional

Number of Lights: 1

Bulb Type: Medium Base E26

Max Wattage: 100W Equivalent

Material: Aluminum

Shade Material: Etched Seedy Glass

Finish: Oil Rubbed Bronze

Color Family: Bronze

Fixture Height: 11.75 in

Fixture Width: 7.25 in

Fixture Depth: 8 in

Weight: 4 lbs

Mount Type: Wall Mount

Dimmable: Yes

Bulbs Included: No

Safety Listing: UL Listed



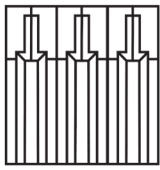
[Home](#) / [Ceiling Lights](#) / Ceiling Lights – Item 15



Description	Additional information	
Additional information		
Dimensions	N/A	
Glass Type	Clear Seedy, Crystal Clear, German Optic, Gold Iridescent, Heavy Seedy, Honey, Opalescent White, Sand Blasted, Water Glass	
Metal Finish	Antique Brass, Cappuccino, Flat Black, Lustre Bronze, Old Bronze, Painted Verde, Polished Verde, Rust, Silver Mist, Tex Black, Tex White, Verde	
Ceiling Light Dimensions	10" width x 4" length, 12" width x 4" length, 8" width x 4" length	

Privacy Fence - Cedar Dog Ear Pickets





HP PERMIT NUMBER: HP-0801-2026

PROPERTY ADDRESS: 1123 South Newport Avenue

DISTRICT: Tracy Park

APPLICANT: Amna Quraishi

OWNER: Halloran Enterprises LLC and Jaanke LLC

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of windows

B. BACKGROUND

DATE OF CONSTRUCTION: 1930

ZONED HISTORIC PRESERVATION: 2023

NATIONAL REGISTER LISTING: Tracy Park Historic District, 1982

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION: Craftsman Bungalow

1-story frame bungalow with brick porch pins, built 1923 by William Webb, oil producer

(National Register of Historic Places, Tracy Park Historic District, NRIS #82003707)

PREVIOUS ACTIONS:

HP-0633-2024 – November 14, 2024 – TPC Approval

Replacement of front door and hardware as proposed

HP-0802-2026 – June 26, 2026 – Staff Approval

Repair of damaged masonry columns on porch

Replacement in-kind of damaged concrete walkway in street yard

Removal of non-historic vinyl siding

Repair of wood siding

HP-0801-2026 – July 2, 2026 – TPC Approval

Replacement of front door and hardware

Installation of mailbox

Installation of house numbers

Installation of trim

Installation of light fixture

C. ISSUES AND CONSIDERATIONS

1. In late October 2025, work began on the property without HP Permit approval. Non-original siding and original windows were removed throughout the residence by the previous owner. Code enforcement issued a notice of violation and stop work order on October 31, 2025. An HP Permit application was submitted but never completed by the previous owner. The current owner purchased the property in June 2026 and is now seeking approval for the work begun on the property, as well as several new items. Also included in the scope of work is repair of columns on the porch, removal of non-original siding, repair of original novelty siding, and replacement in-kind of a concrete walkway, all of which have been approved by staff.

First proposed is the replacement of all windows on the residence. The original, double-hung, wooden windows with vertical divisions in the upper sashes are no longer present. The applicant has proposed the new windows be double-hung, vinyl windows supplied by CRBS in the color "clay." The applicant intends to match the divisions of the original windows with simulated divided lites. An example photograph showing the proposed style is included. Also included in this proposal is the replacement of the fixed window previously present in the gable.

The second proposal is the installation of a Craftsman-style, flat panel, wooden door with three clear glass lites in the upper portion. The proposed hardware is a black metal finish, and the door will be stained. A similar door was previously approved by the preservation commission in November 2024.

Finally proposed is the installation of corner trim, which will be done with 1 X 4 trim boards, and the installation of a mailbox, house numbers, and a light fixture.

During the review on June 25, 2026, the Historic Preservation Permit Subcommittee found that they did not have enough information about the proposed window product. The applicant indicated that Andersen 100 Series windows could be used instead. The subcommittee requested elevations and cross sections of the proposed windows, as well as the number of windows that would be installed in each opening. The subcommittee also noted that the window trim should be restored to match its previous appearance. After discussion, the applicant withdrew the previous proposal for installation of porch rails. The subcommittee recommended approval of the application with the conditions that no rails be installed and that additional information about the windows, trim, mailbox, house numbers, and light fixture be provided to the full commission. The subcommittee cited Unified Design Guidelines sections A.3.3, A.3.5, A.4.3, A.4.5, A.4.6, and A.6.1 in their recommendation.

During the commission review on July 2, 2026, the Commission received the additional product information requested by the Historic Preservation Permit Subcommittee regarding the proposed mailbox, house numbers, trim, and light fixture. These items were determined to be appropriate and were approved. Commissioners found that the information provided for the proposed window product remained insufficient. The Commission again requested detailed window specifications, including a physical mockup that illustrates the window and associated trim details. The applicant was also asked to provide the total number of window openings, the number of windows to be installed in each opening, and the dimensions of the proposed windows, particularly any variations from the previously submitted sizes.

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.2 Exterior Walls

- A.2.1 Retain and preserve the original historic wall materials and character-defining details, including, but not limited to, window and door trim, eave brackets, and embedded porch columns.
- A.2.2 To return the home to its original historic appearance, remove non-historic siding and trim. Repair and restore the underlying historic siding, trim, and details. Removal of non-historic siding is encouraged (and may be staff approved).
- A.2.3 If replacement of deteriorated wall materials is necessary, use matching materials (wood, brick, etc.) that maintain the size, shape, pattern, texture, and directional orientation of the original historic material.
- A.2.4 When proposing to use materials different from the original historic wall materials, replacement materials that maintain the character of the structure and the size, shape, pattern, texture, and directional orientation of the original historic siding will be considered on a case-by-case basis.
- A.2.5 In order to maintain the historic appearance of the structure, do not apply paint to unpainted brick or stone walls. Staff can approve the removal of paint from brick or stone surfaces to return the structure to its original historic appearance. Repainting previously painted surfaces does not require HP Permit review.

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



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.

Exterior paint existing siding (repair with like trim if needed) paint soffits and trim. Repair car siding above porch.

Repair brick on front porch and add porch railing. Exterior paint colors SW Dried Thyme and SW Natural Stone

for the trim. Replace and Stain front door. Replacing all windows with like windows. Tan with vertical grids on top sash double hung windows.

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](#))

- 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.



Google Streetview (March 2025)



Work in progress, October 2026



Work in progress, October 2026



November 12, 2025



November 12, 2025



November 12, 2025



July 14, 2026



July 14, 2026



July 14, 2026



Porch gable window opening



Interior window openings



Interior window openings



Mockup of window trim



Mockup of window trim



Mockup of window trim



Side casing



Mullion



Mullion width



Mullion depth



Sill



Sill



Top casing



Top and side casing



Crown moulding on window (previous) and door (current)



Crown moulding on door



Crown moulding on door



Proposed header on window (right side of image)



Product Information



Window Sample

4-5/8"

5-1/4"

6-1/2"

5-1/2"

57-1/4"

103-3/8"

44-3/8"

43-7/8"





1

2

3

4

5

6

7

8

9

16



6

7

8

9

16

APPROVED PROJECT
HISTORIC PRESERVATION



16

6

7

8

9

10

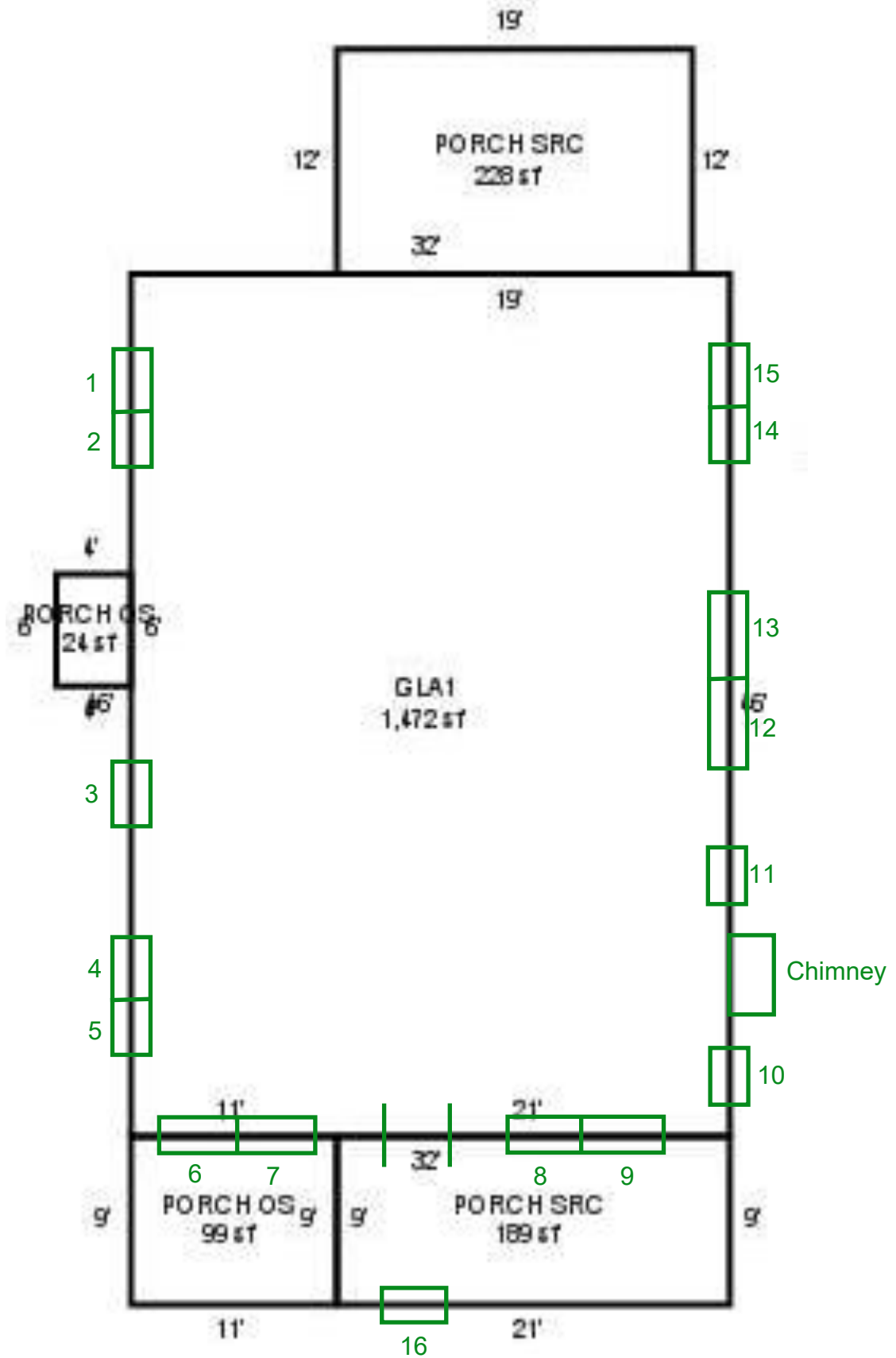
11

12

13

14

15



Window Sizes

Window openings, measured during staff visit on July 13, 2026. Measurements are for entire window openings without trim, unless otherwise specified.

Windows 1-2: Unable to measure (similar to windows 4-5 and 14-15)

Window 3: 38-5/8" W x 38-1/2" H

Windows 4-5: 75-1/2" W x 63-3/4" H

Windows 6-7: 99" W x 63" H

Windows 8-9: Trim in place; each opening between trim pieces is 43-7/8" W x 57-1/4" H.
Width between outer edges of trim is 103-3/8"

Window 10: 35-1/2" W x 35" H

Window 11: 35-1/2" W x 35" H

Window 12-13: 105-3/4" W x 62" H

Window 14-15: 74-1/2" W x 63" H

Window 16: Approx. 3-1/2' W x 2' H (in gable over porch)

Good, Felicity

From: Amna Quraishi <aquraishi@afncorp.com>
Sent: Wednesday, June 24, 2026 11:54 AM
To: Harris, William G
Cc: Good, Felicity; Katie Blackard
Subject: [External Mail] Re: Project Questions & Agenda

Hi William,

1. What are the dimensions for the proposed porch railing? 10ft x 3 ft on the right side and 10ft x 3 ft on the left side.
2. Can you provide the total number of windows that will be replaced, and the size of their openings?
16 windows Double hung

48 x 61.5 size (4 windows)
36 x 61.5 size (6 windows)
33.75 x 61.5 size (3 windows)
33.75 x 32.5 size (2 windows)
38 x 36.5 size (1 window)

3. Would your window person know the profile of the exterior muntin's/grills (width/depth and shape), and the dimensions of the trim pieces (mullions, frames, etc.)? The brochure is missing information, and we anticipate the subcommittee will want to address this.

It will be a double hung window with a simulated divide lite (SDL) upper sash and a clear lower sash.

The depth of the grills is 3" to 3.25"

Grilles/Muntin's vertical only, exterior and interior colonial style casing for windows.

Windows will be a warm tan/clay color.

Thank you



Amna Quraishi

Sr. Loan Officer

aquraishi@afncorp.com

American Financial Network, Inc.

D: 918-805-4574

7134 S Yale Suite 210

Tulsa OK 74136

NMLS #: 493040

[Click here to apply](#)

* THIS ELECTRONIC COMMUNICATION IS PRIVILEGED AND CONFIDENTIAL. DO NOT read, copy, or disseminate this communication unless you are the intended addressee. Access to the email message by anyone other than the addressee is unauthorized. Do not forward or disseminate this email to any third party. Unauthorized interception of this email is a violation of federal law. Anyone who receives this email by error should treat it as confidential and should be asked to contact American Financial Network, Inc. at 714-831-4000. Please do not include social security numbers, account numbers or any other private personal information in the content of this email. American Financial Network, Inc. is licensed by the California Department of Business Oversight under the Finance Lenders Law License (60317581) and holds a California Department of Real Estate, Real Estate Broker's License (01317581) under the Nationwide Mortgage Licensing System (NMLS), unique identifier of 237341. Lender is performing acts for which a license is required. Refer to <http://www.nmlsconsumeraccess.org> and input NMLS # 237341 to see where AFN is a licensed lender. In all states, the principal licensed office of American Financial Network, Inc. is 10 Pointe Dr., Ste. 330, Brea, CA 92821; Phone: (888) 636-7573. American Financial Network, Inc. is an Equal Housing Lender.

From: Harris, William G <wharris@cityoftulsa.org>

Sent: Wednesday, June 24, 2026 11:24 AM

To: Amna Quraishi <aquraishi@afncorp.com>

Cc: Good, Felicity <fgood@cityoftulsa.org>

Subject: Project Questions & Agenda

Hi Amna,

Please find attached the agenda for tomorrow's HP Permit Subcommittee meeting. It will take place June 25, at 4pm. The meeting will be held in Room 10-203 on the 10th floor of City Hall.

Staff reports will be available here shortly. <https://tulsapreservationcommission.org/meetings-events/agendas-staff-reports-minutes/>

I have some questions regarding the project. Could you let us know the following:

1. What are the dimensions for the proposed porch railing?
2. Can you provide the total number of windows that will be replaced, and the size of their openings?

3. Would your window person know the profile of the exterior muntins/grills (width/depth and shape), and the dimensions of the trim pieces (mullions, frames, etc)? The brochure is missing information, and we anticipate the subcommittee will want to address this.

Best,

Gunner Harris
Historic Preservation Planner
Tulsa Planning Office

175 E. 2nd Street, Suite 480

Tulsa, OK 74103

T: 918-596-7614

E: wharris@cityoftulsa.org

www.tulsaplanning.org



CAUTION: This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.

Harris, William G

From: Amna Quraishi <aquraishi@afncorp.com>
Sent: Tuesday, July 14, 2026 12:04 PM
To: Good, Felicity; katiesgotthekeys@gmail.com
Cc: Harris, William G
Subject: Re: [External Mail] Re: Quick Question

Ok, I don't want to delay so we will just do as they say.



Amna Quraishi
Sr. Loan Officer
aquraishi@afncorp.com
American Financial Network, Inc.
D: 918-805-4574
7134 S Yale Suite 210
Tulsa OK 74136
NMLS #: 493040
[Click here to apply](#)

* THIS ELECTRONIC COMMUNICATION IS PRIVILEGED AND CONFIDENTIAL. DO NOT read, copy, or disseminate this communication unless you are the intended addressee. Access to the email message by anyone other than the intended addressee is unauthorized. Do not forward or disseminate this email to any third party. Unauthorized interception of this email is a violation of federal law. Anyone who receives this email by error should treat it as confidential and should be asked to contact American Financial Network, Inc. at 714-831-4000. Please do not include social security numbers, account numbers or any other private personal information in the content of this email. American Financial Network, Inc. is licensed by the California Department of Business Oversight under the Finance Lenders Law License (60317581) and holds a California Department of Real Estate, Real Estate Broker's License (01317581) under the Nationwide Mortgage Licensing System (NMLS), unique identifier of 237341. Lender is performing acts for which a license is required. Refer to <http://www.nmlsconsumeraccess.org> and input NMLS # 237341 to see where AFN is a licensed lender. In all states, the principal licensed office of American Financial Network, Inc. is 10 Pointe Dr., Ste. 330, Brea, CA 92821; Phone: (888) 636-7573. American Financial Network, Inc. is an Equal Housing Lender.

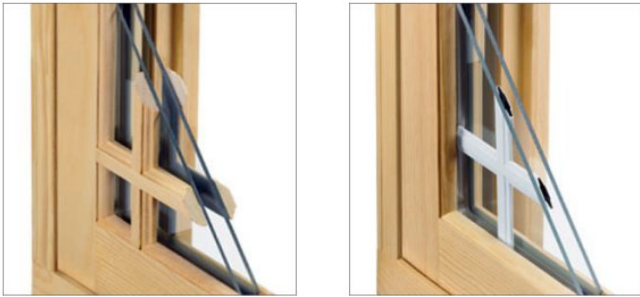
From: Good, Felicity <fgood@cityoftulsa.org>
Sent: Tuesday, July 14, 2026 12:00 PM
To: Amna Quraishi <aquraishi@afncorp.com>; katiesgotthekeys@gmail.com <katiesgotthekeys@gmail.com>
Cc: Harris, William G <wharris@cityoftulsa.org>
Subject: RE: [External Mail] Re: Quick Question

Amna,

We can include that change in the staff report as your preference, but I would anticipate the commission would make simulated divided lites a condition of approval. Our [unified design guidelines](#), which the commission bases their decisions on, require exterior muntins because grills between the glass don't match how a historic window would look.

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.4.5 Exterior muntins (left)—“simulated divided lights” or SDLs—create a profile that more closely resembles historic windows than grids between the panes of glass (right). True divided light windows are available, and their installation is encouraged.

We will put everything together this afternoon and send it your way to make sure we have all the information correct.

Thank you!

Felicity Good, AICP
Senior Planner
Tulsa Planning Office
175 E. 2nd Street, Suite 480
Tulsa, OK 74103
T: 918-596-7602
E: fgood@cityoftulsa.org
www.tulsaplanning.org



From: Amna Quraishi <aquraishi@afncorp.com>
Sent: Tuesday, July 14, 2026 11:28 AM
To: Good, Felicity <fgood@cityoftulsa.org>; katyesgotthekeys@gmail.com
Cc: Harris, William G <wharris@cityoftulsa.org>
Subject: Re: [External Mail] Re: Quick Question

The windows are costing us double if we have to do the dividers on the outside versus in the window between the glass.

They will look the same, may we get approval for that?



Amna Quraishi

Sr. Loan Officer

aquraishi@afncorp.com

American Financial Network, Inc.

D: 918-805-4574

7134 S Yale Suite 210

Tulsa OK 74136

NMLS #: 493040

[Click here to apply](#)

* THIS ELECTRONIC COMMUNICATION IS PRIVILEGED AND CONFIDENTIAL. DO NOT read, copy, or disseminate this communication unless you are the intended addressee. Access to the email message by anyone other than the addressee is unauthorized. Do not forward or disseminate this email to any third party. Unauthorized interception of this email is a violation of federal law. Anyone who receives this email by error should treat it as confidential and should be asked to contact American Financial Network, Inc. at 714-831-4000. Please do not include social security numbers, account numbers or any other private personal information in the content of this email. American Financial Network, Inc. is licensed by the California Department of Business Oversight under the Finance Lenders Law License (60317581) and holds a California Department of Real Estate, Real Estate Broker's License (01317581) under Nationwide Mortgage Licensing System (NMLS), unique identifier of 237341. Lender is performing acts for which a license is required. Refer to <http://www.nmlsconsumeraccess.org> and input NMLS # 237341 to see where AFN is a licensed lender. In all states, the principal licensed office of American Financial Network, Inc. is 10 Pointe Dr., Ste. 330, Brea, CA 92821; Phone: (888) 636-7573. American Financial Network, Inc. is an Equal Housing Lender.

From: Good, Felicity <fgood@cityoftulsa.org>

Sent: Tuesday, July 14, 2026 11:06 AM

To: Amna Quraishi <aquraishi@afncorp.com>; katyesgotthekeys@gmail.com <katyesgotthekeys@gmail.com>

Cc: Harris, William G <wharris@cityoftulsa.org>

Subject: RE: [External Mail] Re: Quick Question

Hi Amna,

Thank you!

Are you asking about the window in the porch gable? That should match the previous divisions which would have been 5 panes of glass.

Just to clarify, your previous email had indicated that you'd do simulated divided lites with vertical divisions for the upper sashes, like the previous windows and your example. Simulated divided lites would mean grilles on the outside of the windows, not between the panes.



Felicity Good, AICP
Senior Planner
Tulsa Planning Office
175 E. 2nd Street, Suite 480
Tulsa, OK 74103
T: 918-596-7602
E: fgood@cityoftulsa.org
www.tulsaplanning.org



From: Amna Quraishi <aquraishi@afncorp.com>
Sent: Tuesday, July 14, 2026 11:00 AM
To: Good, Felicity <fgood@cityoftulsa.org>; katiesgotthekeys@gmail.com
Cc: Harris, William G <wharris@cityoftulsa.org>
Subject: [External Mail] Re: Quick Question

1. For the largest window opening on the middle of the south side, will two windows or three go in that space? **Two windows**
2. Will the two small windows on either side of the chimney be *fixed* or *hung* windows? **Hung Windows**
3. Will the window in the gable over the porch be the same CRBS window? **Yes, fixed.**

And Yes that is fine, you can go.

What about the Grids? Need to know if needed inside window?



Amna Quraishi

Sr. Loan Officer

aquraishi@afncorp.com

American Financial Network, Inc.

D: 918-805-4574

7134 S Yale Suite 210

Tulsa OK 74136

NMLS #: 493040

[Click here to apply](#)

* THIS ELECTRONIC COMMUNICATION IS PRIVILEGED AND CONFIDENTIAL. DO NOT read, copy, or disseminate this communication unless you are the intended addressee. Access to the email message by anyone other than the intended addressee is unauthorized. Do not forward or disseminate this email to any third party. Unauthorized interception of this email is a violation of federal law. Anyone who receives this email by error should treat it as confidential and should not disseminate it. Please contact American Financial Network, Inc. at 714-831-4000. Please do not include social security numbers or any other private personal information in the content of this email. American Financial Network, Inc. is licensed by the California Department of Business Oversight under the Finance Lenders Law License (60317581) and holds a California Department of Real Estate, Real Estate Broker's License (01317581) under Nationwide Mortgage Licensing System (NMLS), unique identifier of 237341. Lender is performing acts for which a license is required. Refer to <http://www.nmlsconsumeraccess.org> and input NMLS # 237341 to see where AFN is a licensed lender. In all states, the principal licensed office of American Financial Network, Inc. is 10 Pointe Dr., Ste. 330, Brea, CA 92821; Phone: (888) 636-7573. American Financial Network, Inc. is an Equal Housing Lender.

From: Good, Felicity <fgood@cityoftulsa.org>

Sent: Tuesday, July 14, 2026 10:50 AM

To: Amna Quraishi <aquraishi@afncorp.com>; katyesgotthekeys@gmail.com <katyesgotthekeys@gmail.com>

Cc: Harris, William G <wharris@cityoftulsa.org>

Subject: Quick Question

Amna and Katye,

We're putting together your staff report for Thursday. Could you clarify a couple things for us -

1. For the largest window opening on the middle of the south side, will two windows or three go in that space?
2. Will the two small windows on either side of the chimney be *fixed* or *hung* windows?
3. Will the window in the gable over the porch be the same CRBS window?

Also, would it be okay if we go back and take one more measurement of the trim around the front window today or tomorrow? You don't have to meet us there, but I wanted to be sure it's okay if we go up to the porch with a tape measure.





CRBSINC.COM



Building Material Solutions

We are a provider with
best-in class services



REPLACEMENT

Whether you're renovating a historic home or you just need better insulated options, CRBS catalogue of replacement windows fits any project.

Our products are built with purpose: to make your neighbors do a double-take, to save you money and to keep your most important memories in sight. How do we do that? CRBS puts cutting-edge technology in the hands of dedicated professionals.

The results? Well, you'll see those after installation.

CRBS Select

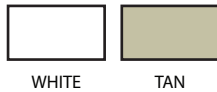
The CRBS Select series is perfect for any home. Looking for a double hung replacement to help with energy savings? Our Intercept® Warm Edge Glass Spacer System has you covered. Looking for a 3-lite glider to match your home's new forest green trim? We have 11 color options to match your style. Any other questions?

- 3 ¼" overall frame size
- LowE/Argon
- Double Strength Glass
- Heavy Duty Screen
- Lifetime Glass Breakage
- Balance Covers
- Dual Vent Stops
- Intercept® Warm Edge Glass System (Super Spacer Option)

Available Styles:

- Double Hung
- Picture
- Double Glider
- 3-Lite Glider
- Geometric Shapes

Interior Color Options:



Grid Options:

- Flat ⅝"
- Contour ¾"
- Simulated Divided Lite (SDL) ⅞"
- 6 Lite Prairie, 9 Lite Prairie

Glass Options:

- Clear
- Emax®
- Advanced Emax®
- Emax 4®
- Tempered Glass
- Obscured Glass
- Gray
- Bronze



CRBS Select Elite

The CRBS Select Elite series comes with enough bells and whistles to make grown men cry - tears of joy that is. The CRBS Select Elite series' double-strength glass prepares homeowners for almost anything, pop flies and low-flying birds included.

- Limited Lifetime Non-Prorated Glass Warranty included
- SuperSpacer® Warm Edge Glass System
- Dual Vent Stops
- 3.0 mm glass (standard glass is 2.2 mm thick)
- 3 1/4" overall frame size
- Window Opening Control Devices available upon request

Available Styles:

- Double Hung
- Picture
- Double Glider
- 3-Lite Glider
- Geometric Shapes

Interior Color Options:



Grid Options:

- Flat 5/8"
- Contour 3/4"
- Simulated Divided Lite (SDL) 7/8"
- 6 Lite Prairie, 9 Lite Prairie

Glass Options:

- Clear
- Emax®
- Advanced Emax®
- Emax 4®
- Tempered Glass
- Obscured Glass
- Gray
- Bronze





NEW CONSTRUCTION

Building a home is a big project. CRBS makes it easier.

Our products are built with purpose: to make your neighbors do a double-take, to save you money and to keep your most important memories in sight.

How do we do that? CRBS puts cutting-edge technology in the hands of dedicated professionals. The results? Well, you'll see those after installation.

CRBS Select Brickmould

When affordability is at the top of your mind, think of our CRBS Select Brickmould.

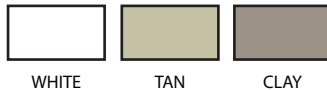
The CRBS Select Brickmould series offers a quality CRBS product at a price range that makes sense. Heralded as the standard for our product line, this window provides customization options for young homeowners who want to turn heads, no matter the budget.

- 2 7/8" overall frame size
- Designed for long-term, easy operation
- Window Opening Control Devices available upon request

Available Styles:

- Single Hung
- Picture
- Double Glider
- 3-Lite Glider
- Geometric Shapes

Interior Color Options:



Grid Options:

- Flat 5/8"
- Contour 3/4"
- Simulated Divided Lite (SDL) 7/8"
- 6 Lite Prairie, 9 Lite Prairie

Glass Options:

- Clear
- Emax®
- Advanced Emax®
- Emax 4®
- Tempered Glass
- Obscured Glass
- Gray
- Bronze



CRBS Select New Construction

The CRBS Select New Construction series is the premier new construction option.

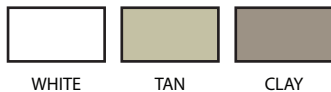
Our CRBS Select New Construction series is available in all window styles and matching geometric shapes. Built with long-term home insulation in mind, this window is a no-brainer for homeowners looking for energy-efficient, high quality window options for their newest project.

- 3" overall frame size
- Composite cam locks and keepers for added strength and security
- Window Opening Control Devices available upon request

Available Styles:

- Single Hung
- Double Hung
- Picture
- Double Glider
- 3-Lite Glider
- Geometric Shapes

Interior Color Options:



Grid Options:

- Flat 5/8"
- Contour 3/4"
- Simulated Divided Lite (SDL) 7/8"
- 6 Lite Prairie, 9 Lite Prairie

Glass Options:

- Clear
- Emax®
- Advanced Emax®
- Emax 4®
- Tempered Glass
- Obscured Glass
- Gray
- Bronze



Casement/Awning

Casement windows swing out and awning windows swing up. Besides that, these are the same quality CRBS products we promised from the start.

This window series' closing mechanism creates an even more airtight seal than most sliding options. This product also comes with the SuperSpacer® Warm Edge Glass System, making it perfect for homeowners with an eye for a unique look and energy savings.

- 3 1/4" overall frame size
- Heavy-duty multi point locks included for longer-lasting security
- Thicker, sturdier frame than other window options
- Built for maximum ventilation and easy cleaning

Available Styles:

Casement, Awning, Picture

Interior Color Options:



Grid Options:

- Flat 5/8"
- Contour 3/4"
- Simulated Divided Lite (SDL) 7/8"
- 6 Lite Prairie, 9 Lite Prairie

Glass Options:

- Clear
- Emax®
- Advanced Emax®
- Emax 4®
- Tempered Glass
- Obscured Glass
- Gray
- Bronze



Bow/Bay Windows

Our Bay and Bow windows come with the same attention to detail and energy savings we pride ourselves on at CRBS. Your installation guy can thank us later.

- 144" x 84" maximum frame size
- Available in a variety of colors or woodgrain
- Low-voltage overhead recessed light optional
- Birch or Oak seats
- Turnbuckle Support

Available in custom sizes to fit your job!

Pre-Stained & Sealed Interior Options:

Medium Oak, Colonial Cherry

Glass Options:

Clear, Emax®, Advanced Emax®, Emax 4®, Tempered Glass, Obscured Glass, Gray, Bronze



CRBS *SELECT*

Garden Windows

CRBS Select Garden windows bring the beauty of the outdoors to the forefront of your home.

Designed for optimal water run-off, each window unit is perfect for showcasing anything your heart desires while maintaining energy savings and long-term durability.

- Tempered glass shelf up to 50" wide or a wire shelf over 50" wide
- 3" heavy-duty, R-9 insulated wooden seat board included

Garden windows are made to order at a minimum size of 24 x 27 ¼" and a maximum size of 84 x 71 ¾", with an 18" projection.

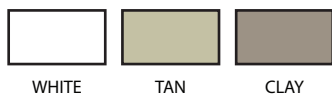


Specialty

Do you have a vision, but your vision doesn't match up with any regular window series? We have you covered. Design your own windows and leave the rest to us!

Choose between multiple grid patterns, nine pre-planned shapes or your own custom geometric shapes.

Interior Color Options:



Grid Options:

Flat $\frac{5}{8}$ "
Contour $\frac{3}{4}$ "
Simulated Divided Lite (SDL) $\frac{7}{8}$ "
6 Lite Prairie, 9 Lite Prairie

Glass Options:

Clear, Emax®
Advanced Emax®
Emax 4®
Tempered Glass
Obscured Glass,
Gray
Bronze



CRBS Select & New Construction Traditional Sliding Door

This two-track base gives homeowners everything they need: customizable options to match any home, energy-savings technology to keep more money in your wallet and double weather stripping to keep outdoor moisture, well, outdoors

- SuperSpacer® TrueWARM Edge Technology included
- No-jump screen for smooth operation, year after year
- Can be ordered with up to two panels
- Standard Two Lite with Side Lites or Trans available

Interior Color Options:



Grid Options:

- Flat $\frac{5}{8}$ "
- Contour $\frac{3}{4}$ "
- Simulated Divided Lite (SDL) $\frac{7}{8}$ "
- 6 Lite Prairie, 9 Lite Prairie

Glass Options:

- Emax®
- Advanced Emax®
- Emax 4®
- Gray
- Bronze



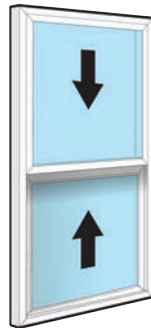
CRBS *SELECT*

REFERENCE GUIDE

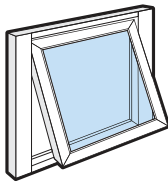
Style Options:



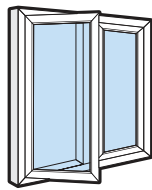
SINGLE HUNG



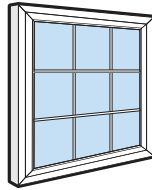
DOUBLE HUNG



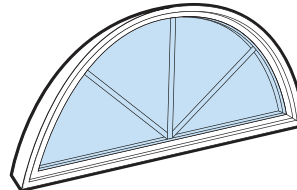
AWNING



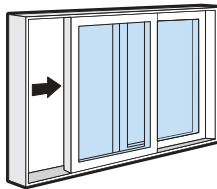
CASEMENT



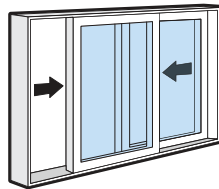
PICTURE



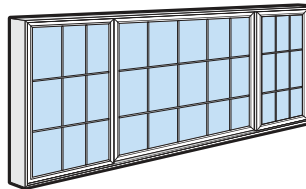
GEOMETRIC SHAPES



SINGLE GLIDER

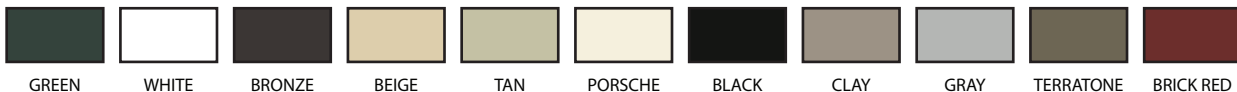


DOUBLE GLIDER



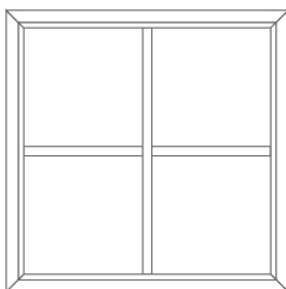
3-LITE GLIDER

Exterior Color Options:

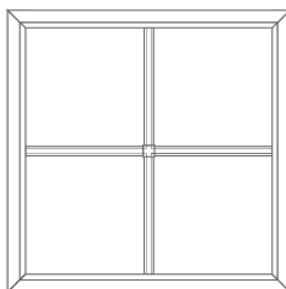


Grid Options:

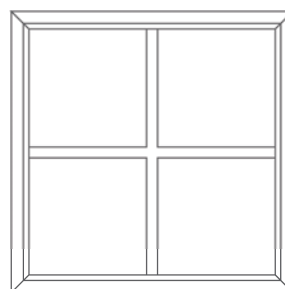
Flat $\frac{5}{8}$ ", Contour $\frac{3}{4}$ ", Simulated Divided Lite (SDL) $\frac{7}{8}$ ", 6 Lite Prairie, 9 Lite Prairie



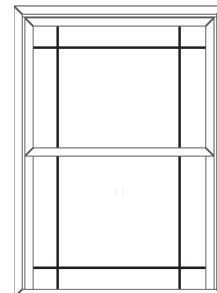
FLAT 5/8"



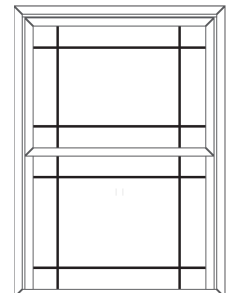
CONTOUR 3/4"



SIMULATED DIVIDED LITE (SDL) 7/8"



6 LITE PRAIRIE



9 LITE PRAIRIE

Emax® Glass

Emax® High Performance Glass is a specially formulated, Low-E clear double-coating on the interior surface of your window's insulating glass unit. This coating blocks heat radiation by reflecting light and heat energy back at its source.

Advanced Emax® Glass

Our Advanced Emax® Performance Glass is the ultimate choice for energy-savings and year-round comfort, no matter where you are. Advanced Emax® Performance Glass sports the same specially formulated, Low-E coating as our standard Emax® glass, but is triple coated for superior protection in southern climates, where solar heat gain is more of an issue.

Emax 4®

Our Emax 4 glass is specially designed to withstand the cold from Northern regions. Sporting our time-tested Low-E coating, Emax 4 glass offers you the same energy savings technology, no matter the climate.

Energy Star

Which glass is right for you? That all depends on where you are.

Your region determines your window options for things like tax rebates. For more information, visit www.energystar.gov/.

Argon fill

Argon fill is an industry-standard gas fill used between the panes of insulated glass units. Unlike air, argon gas enhances soundproofing and, most importantly, doesn't retain moisture, leading to a more impressive thermal performance rating and reduced condensation on your interior window pane.

SuperSpacer® TrueWarm® Edge Glass System

Most window units use a metal spacer bar to separate the interior and exterior glass panes. Indoor heat escapes through your windows metal frame. Cool air slips into your home and energy savings literally fly out the window.

The SuperSpacer® TrueWarm® Edge Glass System's 100% foam design keeps outside temperatures out and indoor temperatures in. The SuperSpacer® bounces back against winds, temperature fluctuation, rain, snow and UV light, while always returning to its original shape. On top of all of that, this technology withstands the industry's toughest durability test – the P1 Chamber: 140-degree Fahrenheit temperatures, 100 percent humidity and constant UV bombardment.

Intercept® Stainless Steel Spacer System

The Intercept® Stainless Steel Spacer System is designed to keep your window unit's argon fill between each glass pane for as long as possible. Less argon escapes, more heat stays inside and more savings find their way into your pocket.

The Intercept® spacer system was built for durability and long-lasting performance. Its metal, U-Shaped design is flexible enough to move with your window and strong enough to keep your window seal as airtight as possible. This spacer looks good, is strong enough for the tightest of seals and keeps homeowners' long-term energy savings steady for years to come.



CRBSINC.COM

HP PERMIT NUMBER: HP-0808-2026

PROPERTY ADDRESS: 1701 South Newport Avenue

DISTRICT: North Maple Ridge

APPLICANT: Kyle Gibson

OWNER: Connor & Madeleine Hasbrook

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of vents with windows in gables

B. BACKGROUND

DATE OF CONSTRUCTION: 1918

ZONED HISTORIC PRESERVATION: 1993; Ordinance amendment 2005

NATIONAL REGISTER LISTING: Maple Ridge Historic Residential District, 1983

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

STYLE/CONSTRUCTION: Prairie School

PREVIOUS ACTIONS:

COA – July 9, 2009 – TPC Approval

Construction of addition

HP-0341-2022 – March 22, 2022 – TPC Approval

Removal of the windows on the porch with the condition that the present height of the sills be retained

Replacement of the floor on the porch

Installation of windows on the west façade of the residence

Installation of siding on the west façade of the residence

HP-0417-2023 – February 28, 2023 – TPC Denial

Construction of retaining wall

Construction of fence and gates

HP-0435-2023 – March 9, 2023 – TPC Approval

Construction of retaining wall

Construction of fence and gates

C. ISSUES AND CONSIDERATIONS

1. The applicant proposes replacement of vents with windows in the north and south side gables. The proposed windows are Sierra Pacific aluminum-clad wood casement windows with simulated divided lites. During the review on July 9, 2026, the Historic Preservation Permit Subcommittee recommended approval of the application with the condition that details about the trim be provided to the full commission.

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.2 Exterior Walls

- A.2.1 Retain and preserve the original historic wall materials and character-defining details, including, but not limited to, window and door trim, eave brackets, and embedded porch columns.
- A.2.2 To return the home to its original historic appearance, remove non-historic siding and trim. Repair and restore the underlying historic siding, trim, and details. Removal of non-historic siding is encouraged (and may be staff approved).
- A.2.3 If replacement of deteriorated wall materials is necessary, use matching materials (wood, brick, etc.) that maintain the size, shape, pattern, texture, and directional orientation of the original historic material.
- A.2.4 When proposing to use materials different from the original historic wall materials, replacement materials that maintain the character of the structure and the size, shape, pattern, texture, and directional orientation of the original historic siding will be considered on a case-by-case basis.
- A.2.5 In order to maintain the historic appearance of the structure, do not apply paint to unpainted brick or stone walls. Staff can approve the removal of paint from brick or stone surfaces to return the structure to its original historic appearance. Repainting previously painted surfaces does not require HP Permit review.

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.

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.



January 4, 2023



January 4, 2023



Historic Preservation

Permit

APPLICATION FORM

ATTACHMENT A: SUBMITTAL MATERIALS

PROJECT DESCRIPTION

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

We propose the rehabilitation of this single family residence's gable vents into window units located in the Maple Ridge Historic District. The rehabilitation will follow the Unified Guidelines for Residential Structures as noted below and will respect the scale, proportions, and details common throughout the rest of the district.

PROJECT CHECKLIST

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

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

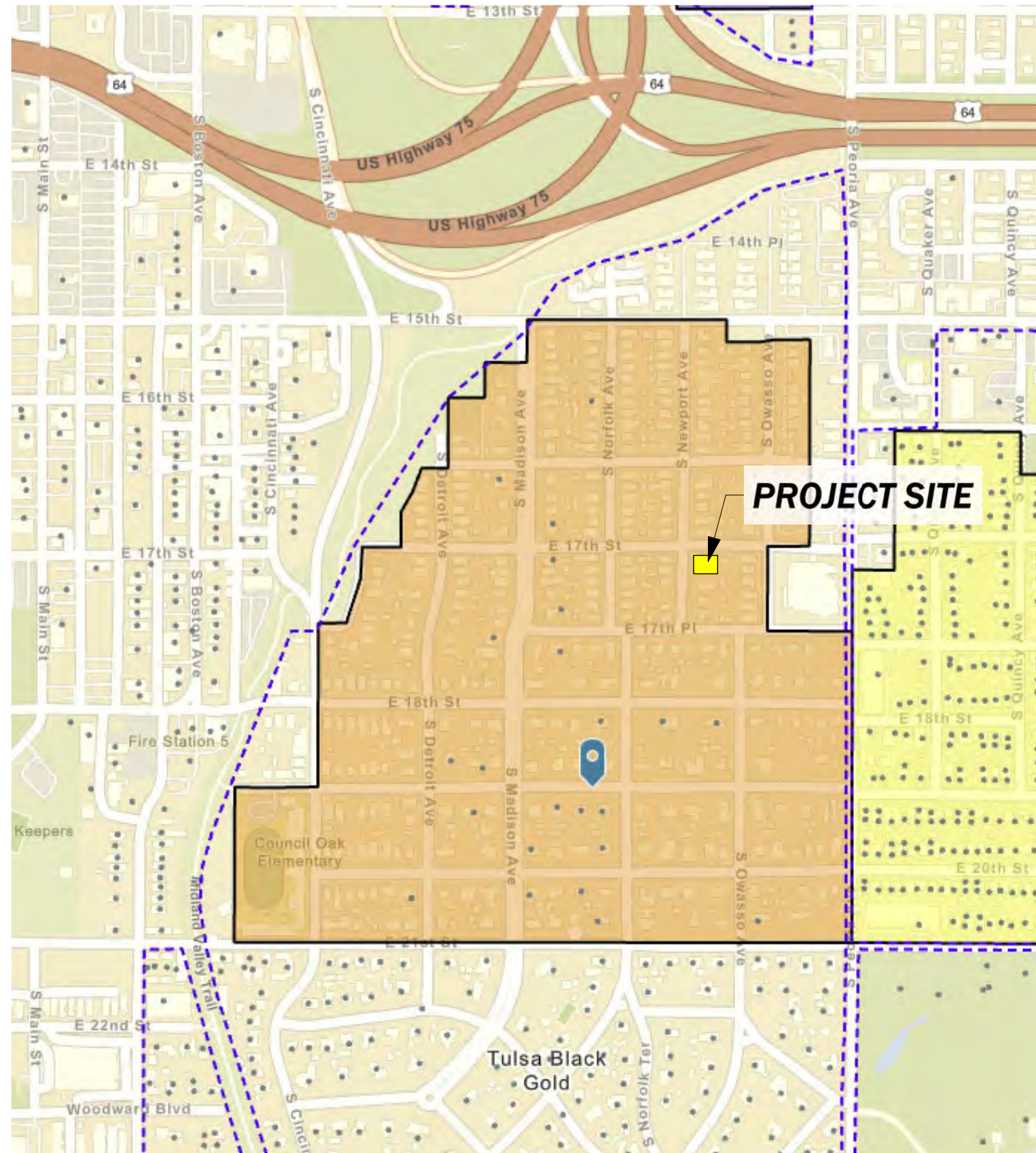
- ☒ Site Plan, Floor Plans, and Elevations should be at a scale of 1 inch = 20 feet, or greater
- ☒ Architectural rendering (optional)
- ☒ Legal description of the property as recorded on the deed
- ☒ Location of all existing and proposed structure(s), with front and side setback distances indicated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

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

HASBROOK RESIDENCE - INTERIOR REMODEL

1701 S NEWPORT AVE - TULSA, OK 74120

7/2/2026



PROJECT INFORMATION

PROJECT ADDRESS:	1701 SOUTH NEWPORT AVENUE TULSA, OK 74120
LEGAL DESCRIPTION:	LOTS 21, 22, 23, 24, BLOCK 11 MORINGSIDE ADDITION
BUILDING CODE INFORMATION:	
CONSTRUCTION TYPE:	TYPE III
ZONING:	RS-3
OCCUPANCY:	RESIDENTIAL
NUMBER OF STORIES:	TWO



Project Description:

We propose the rehabilitation of this single family residence's gable vents into window units located in the Maple Ridge Historic District. The rehabilitation will follow the Unified Guidelines for Residential Structures as noted below and will respect the scale, proportions, and details common throughout the rest of the district.

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

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.

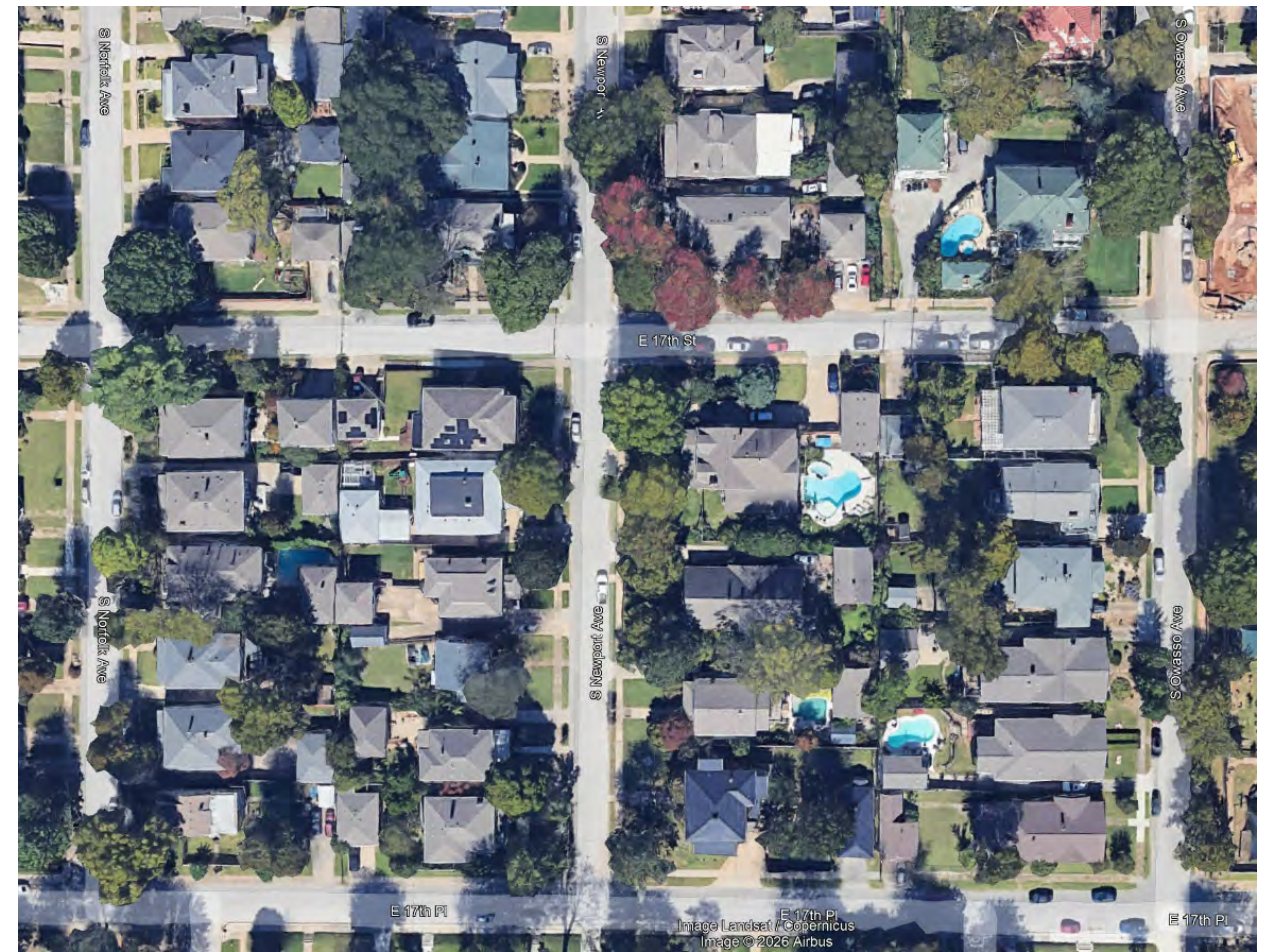
A.4.4 To gain thermal efficiency, storm windows which maintain the appearance, and allow maximum visibility, of the original historic windows may be installed. Unfinished and clear-finished metals are not allowed. (Storm windows can be staff approved)

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.

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 grills are discouraged.



AREA DIAGRAM
NTS



EXISTING SITE IMAGE
NTS



HASBROOK RESIDENCE - 1701 S NEWPORT AVE
7/2/2026
PAGE A-5

ON-SITE
PHOTOS
NTS



ALIGN
DESIGN GROUP
918.499.0454
JASON GIBSON, RA, NCARB



HASBROOK RESIDENCE - 1701 S NEWPORT AVE
7/2/2026
PAGE A-6

ON-SITE
PHOTOS
NTS

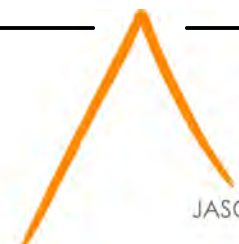


ALIGN
DESIGN GROUP
918.499.0454
JASON GIBSON, RA, NCARB



HASBROOK RESIDENCE - 1701 S NEWPORT AVE
7/2/2026
PAGE A-7

ON-SITE
PHOTOS
NTS



ALIGN
DESIGN GROUP
918.499.0454
JASON GIBSON, RA, NCARB



HASBROOK RESIDENCE - 1701 S NEWPORT AVE
7/2/2026
PAGE A-8

ON-SITE
PHOTOS
NTS



ALIGN
DESIGN GROUP
918.499.0454
JASON GIBSON, RA, NCARB

Clad Standard Casement



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

Standard Construction:

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

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



Performance Data:



Operating Casement: 36.1875" x 84.1875"

AIR INFILTRATION.....0.01/0.03/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....CW-PG50 (+50/-50)



Casement/Picture: 36.1875/60.1875" x 72.1875"

AIR INFILTRATION.....0.01/0.02/A3
WATER.....NO LEAKAGE @ 8.25 PSF
STRUCTURAL.....CW-PG55 (+55/-55)



Operating Casement: 36.1875" x 72.1875"

AIR INFILTRATION.....0.01/0.02/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+50/-50)

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

Thermal Performance (NFRC):

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

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

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

800.824.7744

SIERRAPACIFICWINDOWS.COM

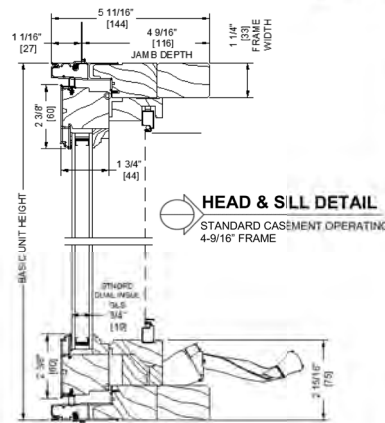
A DIVISION OF



SIERRA
PACIFIC
INDUSTRIES

2/27/2025

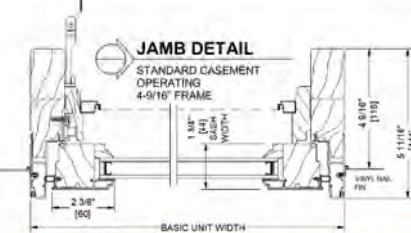
Operating Casement



HEAD & SILL DETAIL
STANDARD CASEMENT OPERATING
4-9/16" FRAME



HEAD & SILL DETAIL
STANDARD CASEMENT OPERATING
W/ROLL FRAME

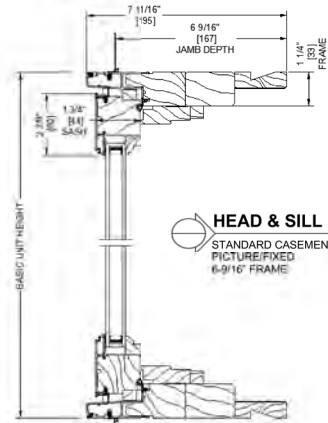


JAMB DETAIL
STANDARD CASEMENT
OPERATING
4-9/16" FRAME

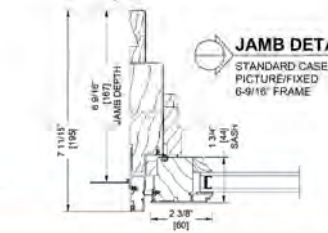


JAMB DETAIL
STANDARD CASEMENT
OPERATING W/ROLL SCREEN

Picture/Fixed Casement

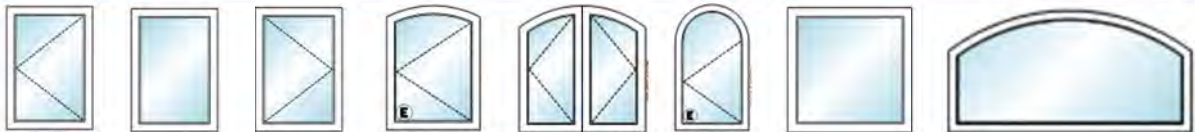


HEAD & SILL DETAIL
STANDARD CASEMENT
PICTURE/FIXED
6-9/16" FRAME



JAMB DETAIL
STANDARD CASEMENT
PICTURE/FIXED
6-9/16" FRAME

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

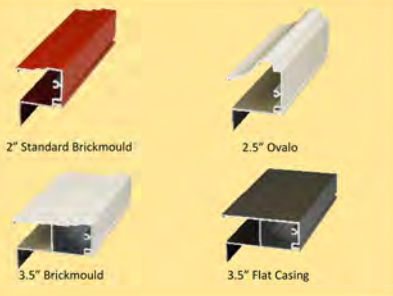


Typical configurations shown. Handing as viewed from the exterior. Contact us for additional options.

Clad Standard Casement Additional Features

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

EXTERIOR TRIM OPTIONS



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



800.824.7744

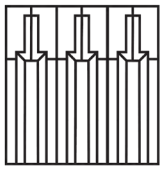
SIERRAPACIFICWINDOWS.COM

A DIVISION OF



SIERRA
PACIFIC
INDUSTRIES

2/27/2025



HP PERMIT NUMBER: HP-0810-2026

PROPERTY ADDRESS: 2224 East 20th Street

DISTRICT: Yorktown

APPLICANT: Michelle Falkenstein

OWNER: Sean Fry and Catherine Gibson

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of roof

B. BACKGROUND

DATE OF CONSTRUCTION: 1929

ZONED HISTORIC PRESERVATION: 1995

NATIONAL REGISTER LISTING: Yorktown Historic District, 2002

CONTRIBUTING STRUCTURE: No

STYLE/CONSTRUCTION:

Tudor Revival. This one-story, brick residence has an asphalt-covered, cross-gabled roof and a brick foundation. The metal windows are one-over-one hung and casement. The wood door is glazed paneled. The nearly full-width porch has been enclosed with metal windows. There is a brick, exterior, gable wall chimney on the west side and a skylight has been added to the slope of the front roof. Decorative details include double windows and false half timbering. There is a detached, vertical wood garage to the rear. The house is noncontributing due to alterations.

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

C. ISSUES AND CONSIDERATIONS

1. Proposed is the replacement of the existing roof with DaVinci 1/2-inch slate-look shingles, installed in a straight pattern with no stagger, in the color "European."

2. Reference: *Tulsa Zoning Code*

SECTION 70.070-F Standards and Review Criteria

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

1. The degree to which the proposed work is consistent with the applicable design guidelines;
2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;

4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
5. The purposes and intent of the HP district regulations and this zoning code.

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

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.1 General Requirements

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

A.5 Roofs

- A.5.1 Retain and preserve the original historic roof form (hipped, gabled, etc.) and pitch.
- A.5.2 Do not remove character-defining architectural features of your roof, including, but not limited to, dormers, chimneys, cupolas, eaves, soffits, fascia boards, and decorative details, such as eave brackets, exposed rafter tails, or corbels.
- A.5.3 If replacement of deteriorated architectural roof features is necessary, use materials that maintain the character of the structure and the size, shape, pattern, texture, dimensions, and directional orientation of the original historic roof features.
 - .1 Elmwood – Match the original historic roof material
- A.5.4 To return the home to its original historic appearance, use physical or pictorial evidence. If no evidence exists, select architectural roof features which are consistent with the architectural style of your home.
- A.5.5 Replacement of existing roof covering—wood shingles, asphalt shingles, clay tile, etc.—with the same material does not require HP Permit review (for example, replacing an asphalt-shingled roof with asphalt shingles). Architectural shingles are encouraged.
- A.5.6 When proposing to change the materials of your roof covering, replacement materials that maintain the character of the structure and the size, shape, pattern, texture, and directional orientation of the original historic roof covering will be considered on a case-by-case basis.
 - .1 Yorktown – Metal roofing is not allowed.
- A.5.7 When replacing your roof covering, replace an entire roof section if it is visible from the street.
consistent with the architectural style of your home. Return enclosed porches to original historic open design (which can be staff approved).
- A.6.5 If adding a railing or other porch elements where none exists, select porch elements (columns, railing design, trim, etc.) which are consistent with the architectural style of your home.



Historic Preservation Permit APPLICATION FORM

ATTACHMENT A: SUBMITTAL MATERIALS

PROJECT DESCRIPTION

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

Replacing the roof: It is time to replace the worn-out roof.

We are proposing installing a 1/2" thick, Multi-width slate look, by DaVinci. installed straight (no stager)

DaVinci Slate; color - European.

davinciroofscapes.com This product falls into the past approved items shown by Historical Society

please see attached photos of existing house and product sample.

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

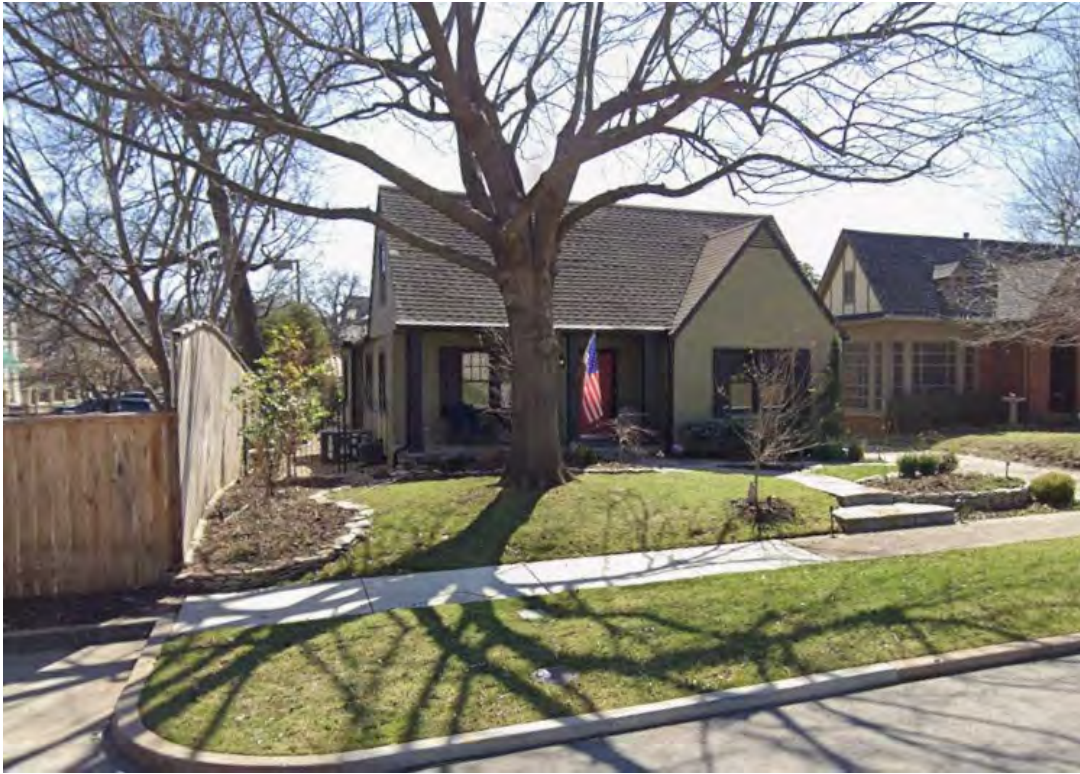
ATTACHMENT B: [WINDOW SURVEY FORM](#) (if applicable-see [Window Repair and Replacement Guide](#))



2001



2001



March 2025 (Google Street View)



March 2025 (Google Street View)



2224 E. 20th St – Recent installation nearby with Da Vinci composite slate roof



EUROPEAN

DAVINCI SLATE

MULTI-WIDTH





EUROPEAN

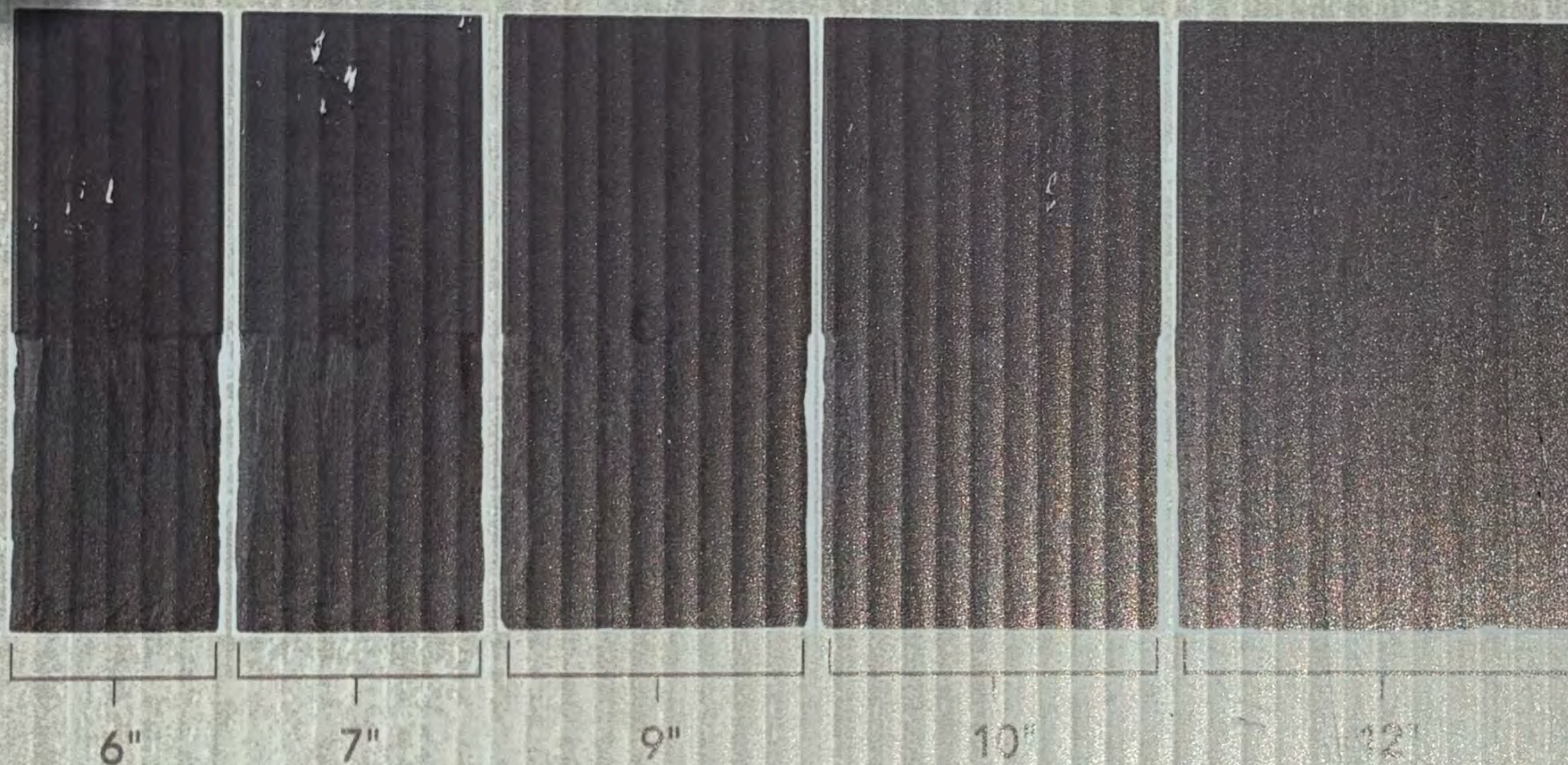
DAVINCI SLATE

MULTI-WIDTH



Multi-Width Slate

Lifetime Warranty • Class A Fire Rating • Class 4 Impact Rating



- 1/2" tile thickness
- All blends can be laid at a straight or staggered coursing.
- Factory-blended bundles with all sizes and colors
- Engineered to look better, longer.
- Reduced insurance premiums.*
- State-of-the-art polymer chemistry proudly made in the USA.
- Class A Fire, Class 4 Impact, Straight Line Wind up to 110 mph and HVHZ TAS 125 up to 180 mph.



6

7"

9"

10"

12"

- 1/2" tile thickness
- All blends can be laid at a straight or staggered coursing.
- Factory-blended bundles with all sizes and colors.
- Engineered to look better, longer.
- Reduced insurance premiums.*
- State-of-the-art polymer chemistry proudly made in the USA.
- Class A Fire, Class 4 Impact, Straight Line Wind up to 110 mph, and HVHZ TAS 125 up to 180 mph.
- Lifetime Warranty.
- Building Code Approvals & Evaluations: Miami Dade County, ICC-ES (ESR-2119), Texas Dept. of Insurance, CCMC 14094-R, and WUI.
- DaVinci Cool Roof tiles meet California Title 24 requirements.
- Colors and spacing should only be used as a guideline and not your final color selection.
- See davinciroofscapes.com for a complete list of colors and most up-to-date technical information.

ATTENTION: Contact a DaVinci project specialist for assistance with tile selection and timing.



Contact a DaVinci project specialist to learn more about how you can create your own color blend or custom color. For assistance, please call: **1-800-328-4624**

*Varies by insurance company.

Westlake

Royal Building Products™

800-328-4624 | DavinciRoofscapes.com