

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.

During the commission review on July 16, 2026, the commissioners determined that the applicant should install one of the proposed windows they intend to use and then provide the requested measurements once that window has been installed.

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.



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



Installed window





Installed window





Current street view



Requested measurements



Muntin measurement

DOUBLE HUNG



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

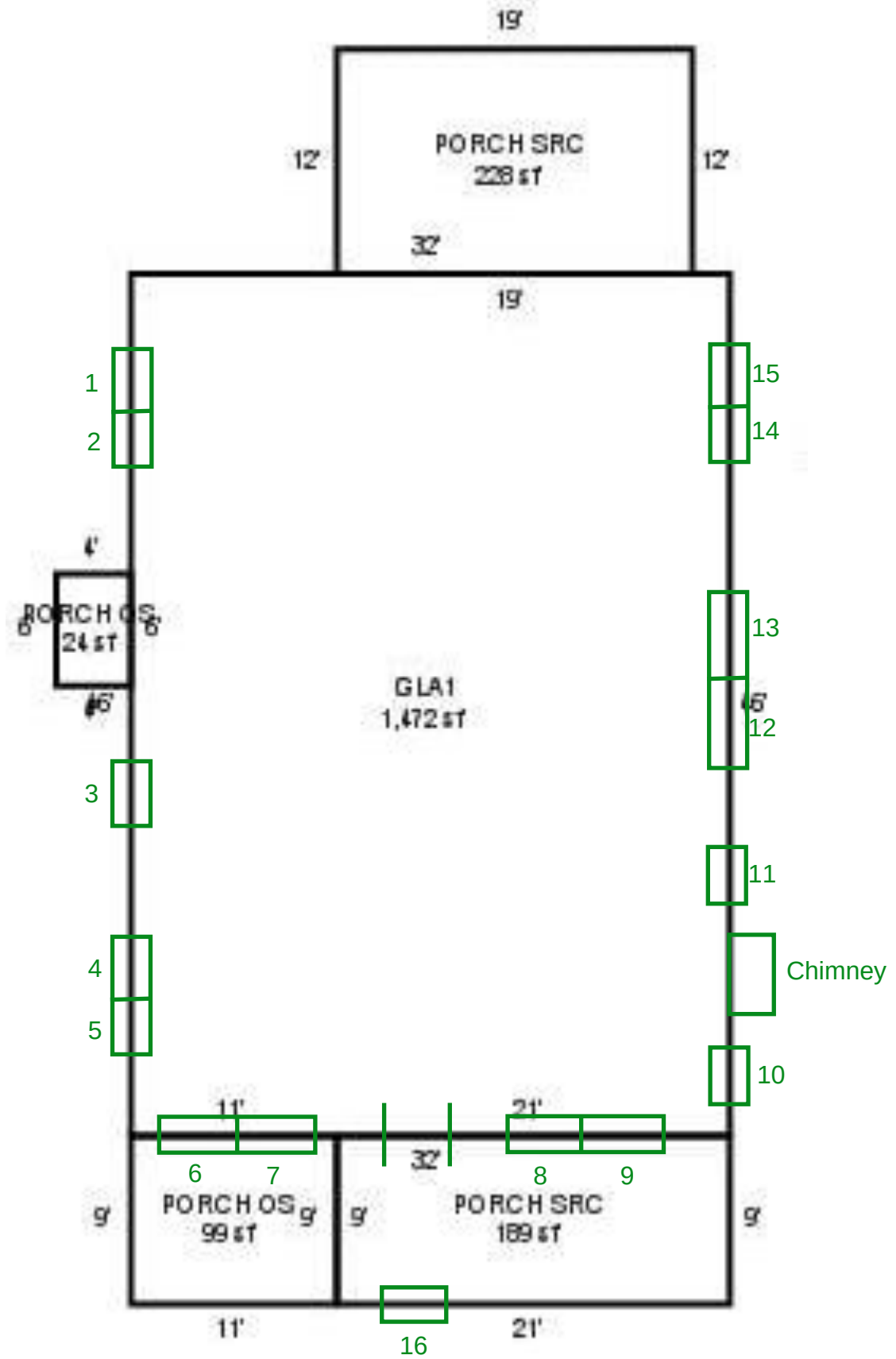
11

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 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 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 license 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 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 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 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 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.



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.

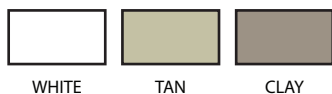


Specialty

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



REFERENCE GUIDE

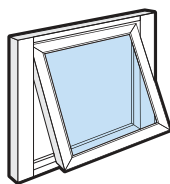
Style Options:



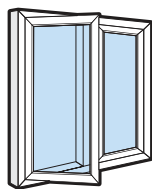
SINGLE HUNG



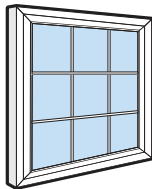
DOUBLE HUNG



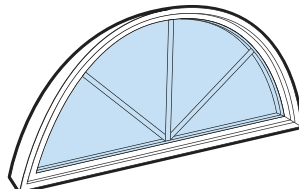
AWNING



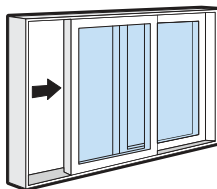
CASEMENT



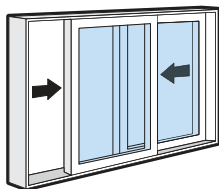
PICTURE



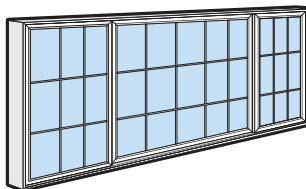
GEOMETRIC SHAPES



SINGLE GLIDER

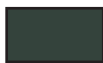


DOUBLE GLIDER



3-LITE GLIDER

Exterior Color Options:



GREEN



WHITE



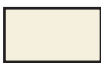
BRONZE



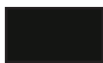
BEIGE



TAN



PORSCHE



BLACK



CLAY



GRAY



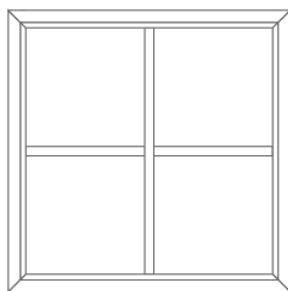
TERRATONE



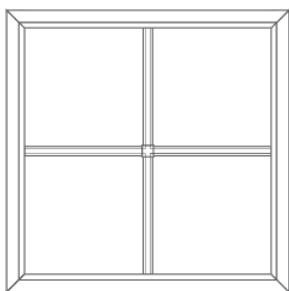
BRICK RED

Grid Options:

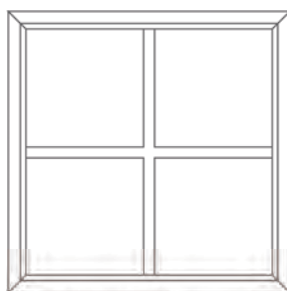
Flat $\frac{5}{8}$ ", Contour $\frac{3}{4}$ ", Simulated Divided Lite (SDL) $\frac{7}{8}$ ", 6 Lite Prairie, 9 Lite Prairie



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.

CRBS *SELECT*



CRBSINC.COM

HP PERMIT NUMBER: HP-0811-2026

PROPERTY ADDRESS: 1554 Swan Drive

DISTRICT: Swan Lake

APPLICANT: Kyle Gibson

OWNER: Matthew C. Miller & Catherine P. Miller

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of doors on front facade

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1928

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION:

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

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

PREVIOUS ACTIONS:

HP-0779-2026 – May 21, 2026 – TPC Approval

Relocation of gas meter

C. ISSUES AND CONSIDERATIONS

1. Proposed is the replacement of the front door and two French doors on the front façade of the residence. The French doors are not original to the home. The proposed front door is a three-lite mahogany door supplied by Pacific Entries in a design similar to the existing door. Glass panes will be clear, and the existing hardware will be reused. The proposed French doors are Sierra Pacific Shasta aluminum-clad wood doors with a combination of glazing and panels.

During the review on July 9, 2026, the Historic Preservation Permit Subcommittee felt the front door may not be original to the house and, if it was not, recommended a door more consistent with the Tudor Revival style. The applicant agreed to do further research and return to the next subcommittee meeting.

During the review on July 30, 2026, the applicant presented pages from a 1920s home catalog suggesting that the existing front door is consistent with doors from the home's construction period. The HP Permit Subcommittee recommended approval of the application with the condition that the dimensions of the new front door match those of the existing door.

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:

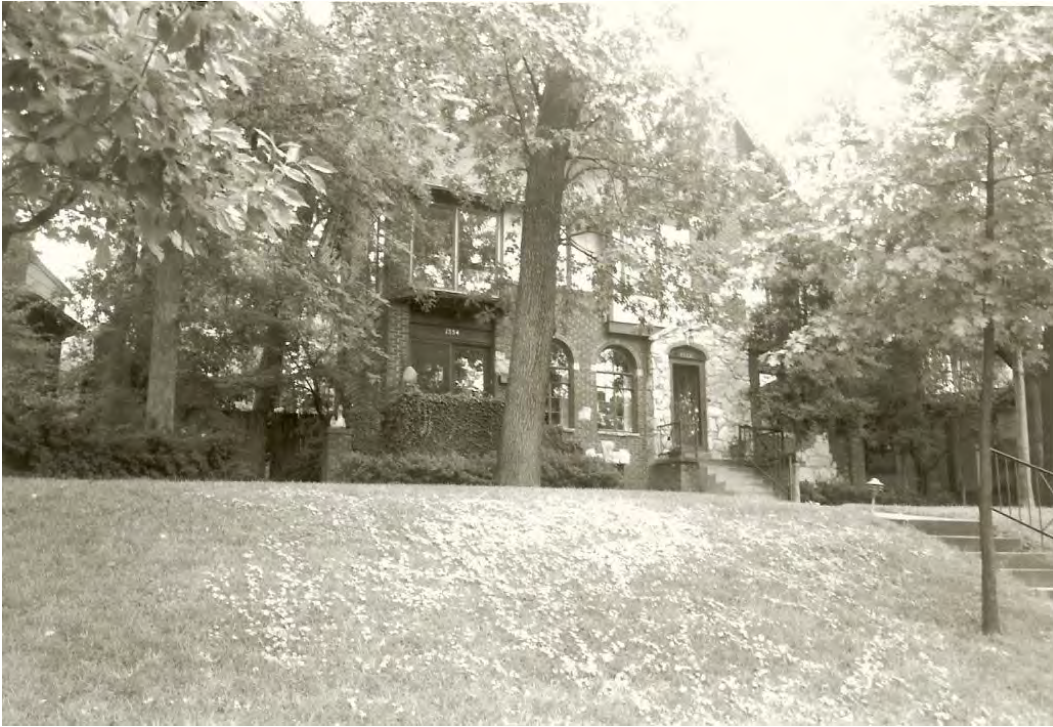
1. The degree to which the proposed work is consistent with the applicable design guidelines;
2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, 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.3 Doors and Door Surrounds

- A.3.1 Retain and preserve original historic doors and door surrounds, including frames, glazing, panels, sidelights, fanlights, and transoms.
- A.3.2 Do not remove, cover, or move existing door, sidelight, fanlight, and transom openings.
- A.3.3 To return the home to its original historic appearance, remove non-historic doors and replace them using physical or pictorial evidence of the originals. If no evidence exists, select doors and surrounds which are consistent with the architectural style of your home.
- A.3.4 To gain thermal efficiency, storm doors which maintain the appearance and allow maximum visibility of the original historic doors may be installed. Unfinished or clear-finished metals are not allowed. (Storm doors can be staff approved.)
- A.3.5 If replacement of deteriorated doors is necessary, select doors and surrounds which are consistent with the architectural style of your home.
- A.3.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.
- A.3.7 When adding new door openings, maintain the proportions of the façade. Match the dimensions and trim details of other doors and surrounds on your home. Select doors and surrounds which are consistent with the architectural style of your home.
- A.3.8 Use clear glass in new or replacement doors and sidelights.
- A.3.9 Exterior security bars and grilles are discouraged.



1995



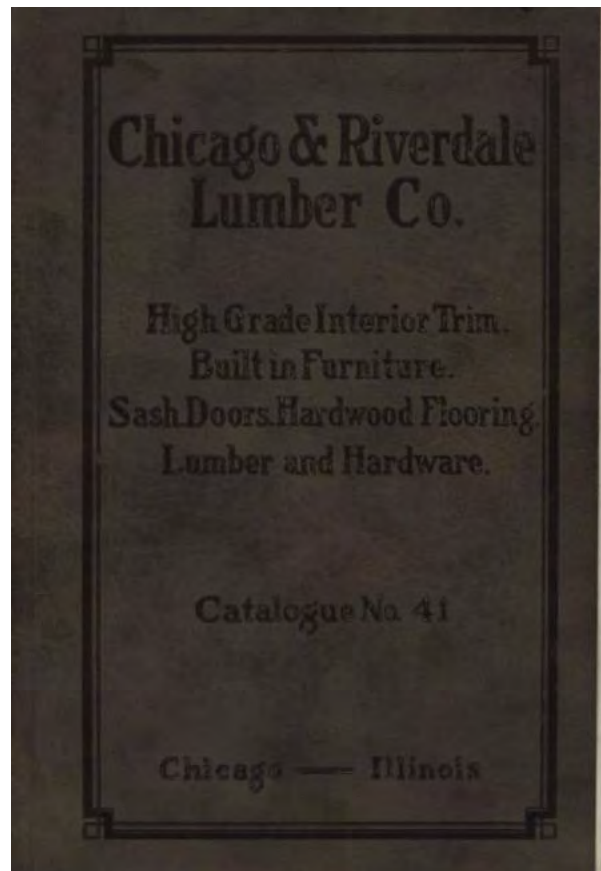
1995



March 2025 (Google Street View)



March 2025 (Google Street View)



Chicago & Riverdale Lumber Co.
WHOLESALE TO THE CONTRACTOR

Modern Design Front Doors

PARIS

ROME

Solid White Pine or Veneered 1/2 in. thick. Veneers—Birch or Oak. Glazed Beveled Plate or 24-oz. Crystal Sheet. Glass set in Wood Stops.

Size Hated below entered in stock	All Five Sizes Same Price, Paris or Rome Same Price.
2-8x6-6-17 1/2	White Pine, Glazed 24-oz. Crystal Sheet.....\$12.00
2-10x6-6-17 1/2	White Pine, Glazed Bevel Plate.....20.00
2-10x7-6-17 1/2	Oak or Birch, Glazed 24-oz. Crystal Sheet.....17.00
2-8x6-6-17 1/2	Oak or Birch, Glazed Bevel Plate.....25.00
2-8x7-6-17 1/2	

Be careful to state what Wood wanted. Glass set with Wood Stops.

All prices shown are F. O. B. via Chicago, Illinois
For "FACTS ABOUT FREIGHT CHARGES" see pages 158 and 159
SEND PLANS OR LETTERS FOR DELIVERED PRICE ESTIMATES
How to Pay—See pages 2 and 3—How to Order—See page 156

Chicago & Riverdale Lumber Co.
WHOLESALE TO THE CONTRACTOR

Up-To-Date Front Doors

LONDON

WASHINGTON

Solid White Pine or Veneered 1/2 in. thick. Veneers—Birch or Oak. Glazed Beveled Plate or 24-oz. Crystal Sheet. Glass set in Wood Stops.

Size Hated below entered in stock	All Five Sizes Same Price, London or Washington Same Price.
2-8x6-6-17 1/2	White Pine, Glazed 24-oz. Crystal Sheet.....\$12.00
2-10x6-6-17 1/2	White Pine, Glazed Bevel Plate.....20.00
2-10x7-6-17 1/2	Oak or Birch, Glazed 24-oz. Crystal Sheet.....17.00
2-8x6-6-17 1/2	Oak or Birch, Glazed Bevel Plate.....25.00
2-8x7-6-17 1/2	

Be careful to state what Wood wanted. Glass set with Wood Stops.

All prices shown are F. O. B. via Chicago, Illinois
For "FACTS ABOUT FREIGHT CHARGES" see pages 158 and 159
SEND PLANS OR LETTERS FOR DELIVERED PRICE ESTIMATES
How to Pay—See pages 2 and 3—How to Order—See page 156

Catalog images provided by applicant



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 front door and exterior french doors

located in the Swan Lake 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:

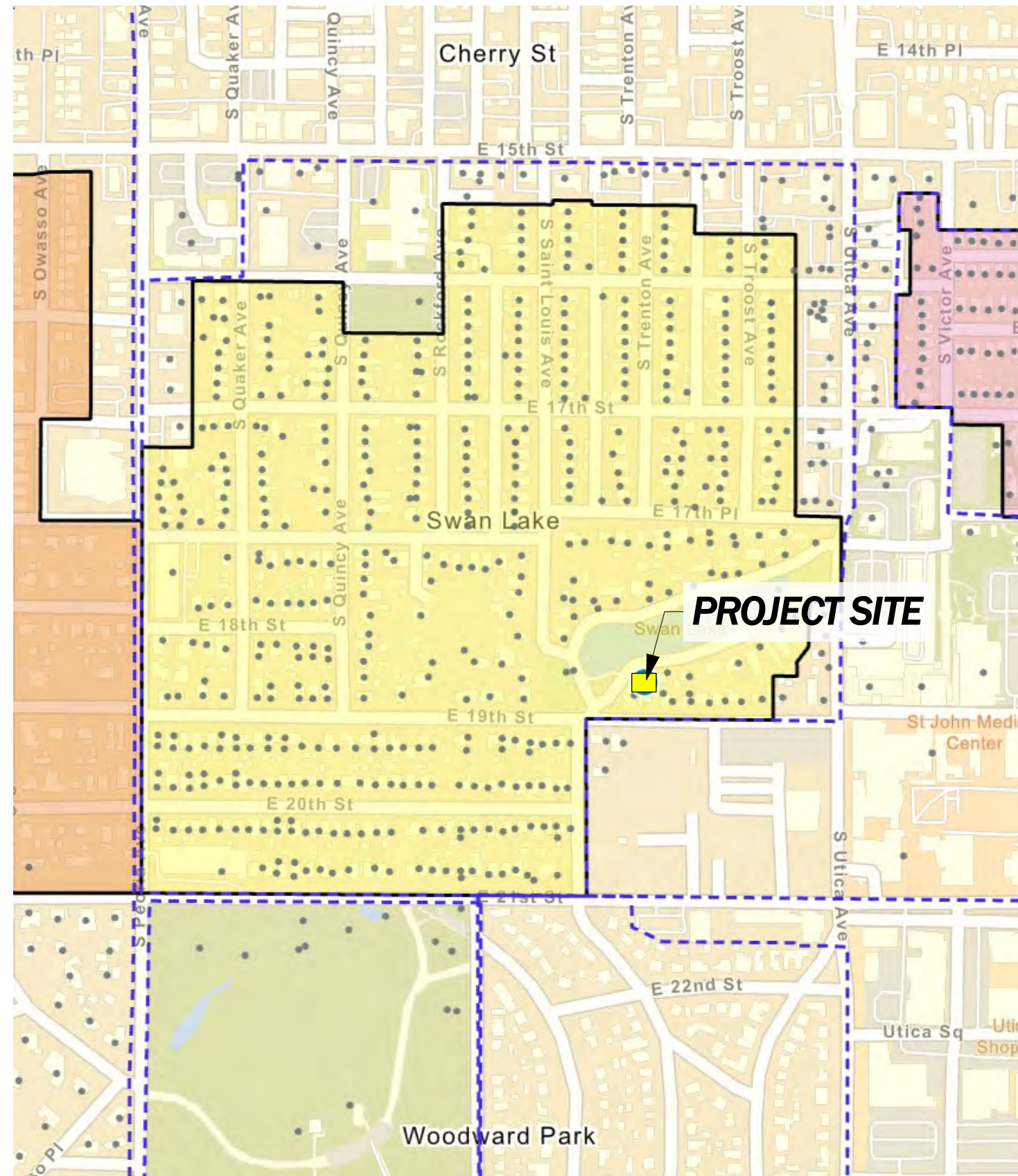
- ☒ Site Plan, Floor Plans, and Elevations should be at a scale of 1 inch = 20 feet, or greater
- ☒ Architectural rendering (optional)
- ☒ Legal description of the property as recorded on the deed
- ☒ Location of all existing and proposed structure(s), with front and side setback distances indicated
- ☐ 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](#))

MILLER RESIDENCE - INTERIOR REMODEL

1554 SWAN DRIVE - TULSA, OK 74120

7/2/2026



Project Description:

We propose the rehabilitation of this single family residence's front door and exterior french doors located in the Swan Lake 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.3.1 Retain and preserve original historic doors and door surrounds including frames, glazing, panels, sidelights, fanlights, and transoms.

A.3.2 Do not remove, cover, or move existing door, sidelight, fanlight, and transom openings.

A.3.3 To return the home to its original historic appearance, remove non-historic doors and replace them using physical or pictorial evidence of the originals. If no evidence exists, select doors and surrounds which are consistent with the architectural style of your home.

A.3.4 To gain thermal efficiency, storm doors which maintain the appearance, and allow maximum visibility, of the original historic doors may be installed. Unfinished or clear-finished metals are not allowed. (Storm doors can be staff approved)

A.3.5 If replacement of deteriorated doors is necessary, select doors and surrounds which are consistent with the architectural style of your home.

A.3.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.

A.3.7 When adding new door openings, maintain the proportions of the façade. Match the dimensions and trim details of other doors and surrounds on your home. Select doors and surrounds which are consistent with the architectural style of your home.

A.3.8 Use clear glass in new or replacement doors and sidelights.

A.3.9 Exterior security bars and grills are discouraged.



AREA DIAGRAM
NTS



EXISTING SITE IMAGE
NTS



MILLER RESIDENCE - 1554 SWAN DRIVE
7/2/2026
PAGE A-4

ON-SITE PHOTOS
 NTS



ALIGN
 DESIGN GROUP
 918.499.0454
 JASON GIBSON, RA, NCARB



MILLER RESIDENCE - 1554 SWAN DRIVE
7/2/2026
PAGE A-5

ON-SITE PHOTOS
 NTS







Sierra Pacific Windows Shasta Inswing Door Product Information:

Inswing French door panel combined with one fixed panel and exterior sliding screen with 1-3/4” thick panels.

Constructed of extruded aluminum cladding, .062” thick frame & .075” thick panels.

Multi-point locking mechanism with solid forged brass handles available in multiple finishes.

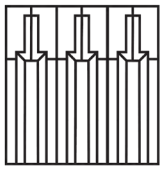
Continuous extruded nailing flange integral part of the frame extrusion and factory applied drip cap.

Stiles & top rail 4-5/8”. Bottom rail 6-13/16” wide.



Pacific Entries 3-Lite Mahogany Inswing Door Product Information:

Dimensions	
Door Height (in.)	79 in.
Door Thickness (in.)	1.75 in.
Door Width (in.)	36 in.
Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in.
Nominal Door Width (in.)	36 in.
Details	
Color Family	Ash
Color/Finish	Ash
Door Configuration	Single Door
Door Handing	Right-Hand/Inswing
Door Style	Modern
Door Type	Exterior Prehung
Features	Glass Panel, Lockset Bore (Double Bore), Weatherstripping
Finish Type	Finished
Frame Material	Wood
Glass Caming Finish	No caming
Glass Layout	Full Lite
Glass Shape	Rectangle Lite
Glass Style	Reed Glass
Included	No Additional Items Included
Material	Wood
Number of Lites	3 Lite
Panel Type	No Panel
Returnable	90-Day
Solar Heat Gain Coefficient	0.4
Suggested Application	Front
U-Factor	0.4



HP PERMIT NUMBER: HP-0812-2026

PROPERTY ADDRESS: 1865 East 17th Street

DISTRICT: Yorktown

APPLICANT: Josh Shriner

OWNER: Wilde Holdings, LLC

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of retaining wall
Work completed without an historic preservation permit

B. BACKGROUND

DATE OF CONSTRUCTION: 1923

ZONED HISTORIC PRESERVATION: 1995

NATIONAL REGISTER LISTING: Yorktown Historic District, 2002

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION:

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

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

PREVIOUS ACTIONS:

HP-0777-2026 – May 7, 2026 – TPC Approval

1. Replacement of windows

HP-0751-2026 – March 9, 2026 – TPC Approval

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

C. ISSUES AND CONSIDERATIONS

Proposed is the replacement of the front retaining wall adjacent to the sidewalk. The previous wall was removed and replaced with a concrete block retaining wall using units designed to resemble weathered stone. The blocks appear to be dry-stacked rather than mortared. The new wall is approximately 2 feet in height, consistent with the former wall. This work was completed without the required HP Permit.

During the review on July 30, 2026, the Historic Preservation Permit Subcommittee recommended denial of the application. HPPS recommended gently sloping the grade where the wall is located and, if feasible, incorporating one or two courses of the original stone. HPPS also suggested considering a concrete cap finished with mortar to match the previous wall. The commissioners discussed whether any of the original stone may be salvageable or whether a full slope like the neighboring property to the west may be the best option. Applicant was asked to come to the next TPC meeting with a decision made.

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 A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.1 General Requirements

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

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

G.1 Landscape Features

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

systems, corrugated metal, and railroad ties are not allowed. Historically styled cast concrete block will be considered on a case-by-case basis.

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

G.2 Paving

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

G.2.2 Ensure that the design of new paving is consistent with historic elements found along the same street and within the same neighborhood.

G.2.3 Use paving materials that are consistent with the historic paving found along the same street and within the same neighborhood. Asphalt and stained concrete are not allowed.

G.2.4 Surface parking lots do not support the historic character of the district.

Construction of parking lots is strongly discouraged, but will be considered on a case-by-case basis provided that the following guidelines are met:

- .1 Match the front setback pattern of the historic structures on the same side of the street. On corner lots, match the setback pattern of the historic structures on all adjoining streets. When the setback pattern of the historic structures on the same side of the street varies, locate the parking lot between the minimum and maximum of the prevailing setbacks.
- .2 The screening that is required by the Zoning Code shall meet the conditions of G.1.4 and G.1.5. Ensure that screening is of sufficient height and density to obscure the view of the parking lot from the street and adjacent historic structures.
- .3 When possible, provide vehicular access to the parking lot from an alley or arterial street to minimize the traffic impact on residential streets.



2001



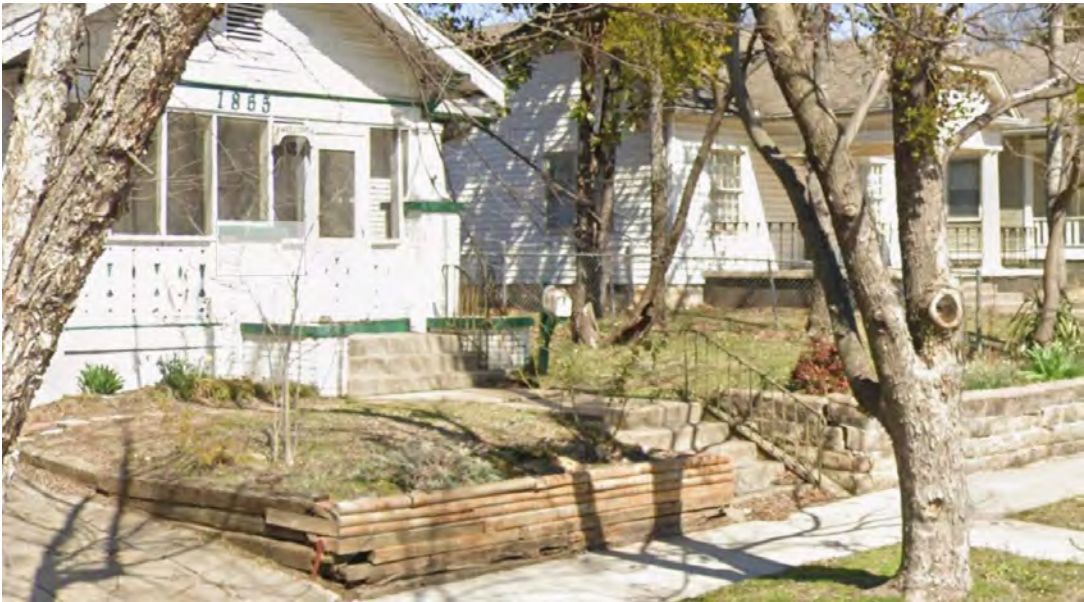
2001



March 2025, Google Street View



March 2025, Google Street View



March 2025, Google Street View



Measurements, image provided by the applicant



Newly constructed wall, image provided by applicant

HP PERMIT NUMBER: HP-0813-2026

PROPERTY ADDRESS: 1591 Swan Drive

DISTRICT: Swan Lake

APPLICANT: Brent Dake

OWNER: Harold B. Dake

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of stone steps
2. Relocation of handrail
3. Replacement of house numbers

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1980

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009

CONTRIBUTING STRUCTURE: No

STYLE/CONSTRUCTION:

A one and one-half story brick Neoelectic residence, 1591 has a hipped composition shingle roof with a large brick chimney and a cornice board. The paired fixed and casement windows are metal. Two pairs of French doors are set on the left. A glazed door opens onto a partial porch with Doric wood columns. On the right is a two-story tower with fixed windows and a clerestory window. A walled garden with a wood gate separates the house from the street. This building is noncontributing due to age.

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

PREVIOUS ACTIONS:

COA – April 4, 2007 – Staff Approval

Repair and/or replace deteriorated beam at driveway entrance gates, matching existing dimensions and trim details

COA – June 14, 2007 – TPC Approval

Replace existing metal casement and transom windows on southeast corner of house with vinyl casement and transom windows – size, shape, exterior muntin pattern and placement locations to match existing

COA-12-016 – May 10, 2012 – TPC Approval

Construct standing seam metal roof over parking area in front yard using existing brick walls as supports

HP-17-063 – June 27, 2017 – TPC Approval

Construction of second-story addition and balcony

Replacement of two doors and wall with three French doors

Replacement of window in study with French door

Construction of pergola in street yard

HP-18-030 – June 14, 2018 – TPC Approval

Construction of walkway and steps in street yard

Installation of fence in street yard

HP-18-030 – August 28, 2018 – TPC Approval

Construction of carport in street yard

HP-18-030 – August 28, 2018 – TPC Denial

Installation of garage door at entry to carport

HP-0257-2021 – March 23, 2021 – TPC Approval

Replacement of terrace

HP-0326-2021 – November 23, 2021 – TPC Approval

Construction of a lattice in the courtyard with the condition that the spaces of the grid of the lattice match or be a subdivision of the spaces of the grid on the gates to the garage

C. ISSUES AND CONSIDERATIONS

1. Proposed is the replacement of stone steps with concrete steps and a concrete bulkhead in the front yard, as well as the relocation of the handrail from the west (yard) side of the steps to the east (driveway) side of the steps for added safety. The work has been completed. The gate at the top of the steps will now swing inward instead of out toward the steps, but the appearance of the gate has not changed. A light has been incorporated into the south face of each step for visibility in the dark. According to the owner, new lighted house numbers have been installed on the brick retaining wall to the east of the steps, and the old house numbers will be removed.

During the review on July 30, 2026, the Historic Preservation Permit Subcommittee recommended approval of the application. The applicant has not yet installed the new lighted house numbers on the brick retaining wall to the east of the steps but presented the product to the HPPS during the review.

2. Reference: *Tulsa Zoning Code*

SECTION 70.070-F Standards and Review Criteria

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

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

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

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES**A.1 General Requirements**

- A.1.1 Retain and preserve the existing historic architectural elements of your home.

- A.1.2 If replacement of historic architectural elements is necessary, match the size, shape, pattern, texture, and directional orientation of the original historic elements.
- A.1.3 Ensure that work is consistent with the architectural style and period details of your home.
- A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.
- A.7 Awnings, Shutters, Mailboxes, Mechanical Systems, Etc.**
 - A.7.1 Select awnings that are consistent with the architectural style of your home.
 - A.7.2 Select window shutters that are consistent with the architectural style of your home. Plastic shutters and door shutters are not historically accurate and are not allowed.
 - A.7.3 Attach mailboxes to the front of the porch or house.
 - A.7.4 Install engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, package units, flues, conduits, cables, electrical boxes, ventilators, and louvers, on the side or rear façade of the structure.
 - A.7.5 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault.
 - A.7.6 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building's historic character and is reversible. These considerations will be made on a case-by-case basis.
 - A.7.7 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.

SECTION E – GUIDELINES FOR NON-CONTRIBUTING STRUCTURES

E.1 General Requirements

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

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.



1995



1995



February 2025, Google Street View



February 2025, Google Street View



Present



Previous stone steps and rail



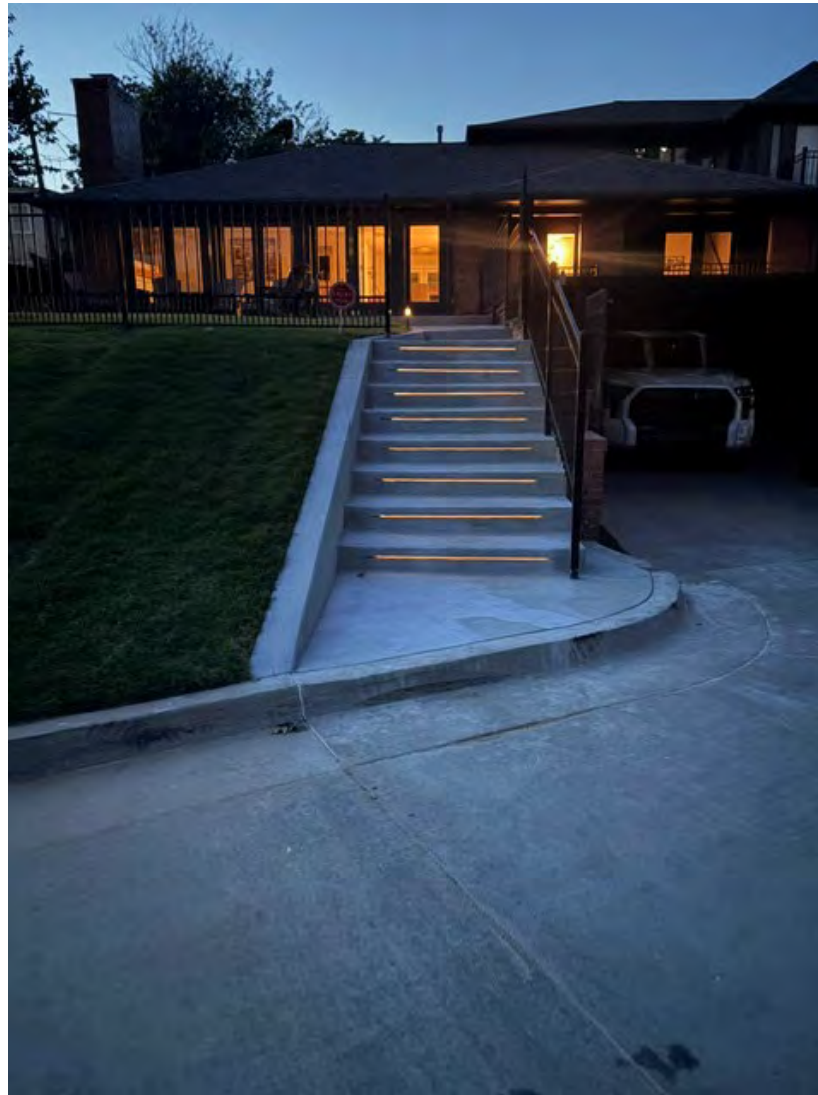
Rendering of new steps and rail



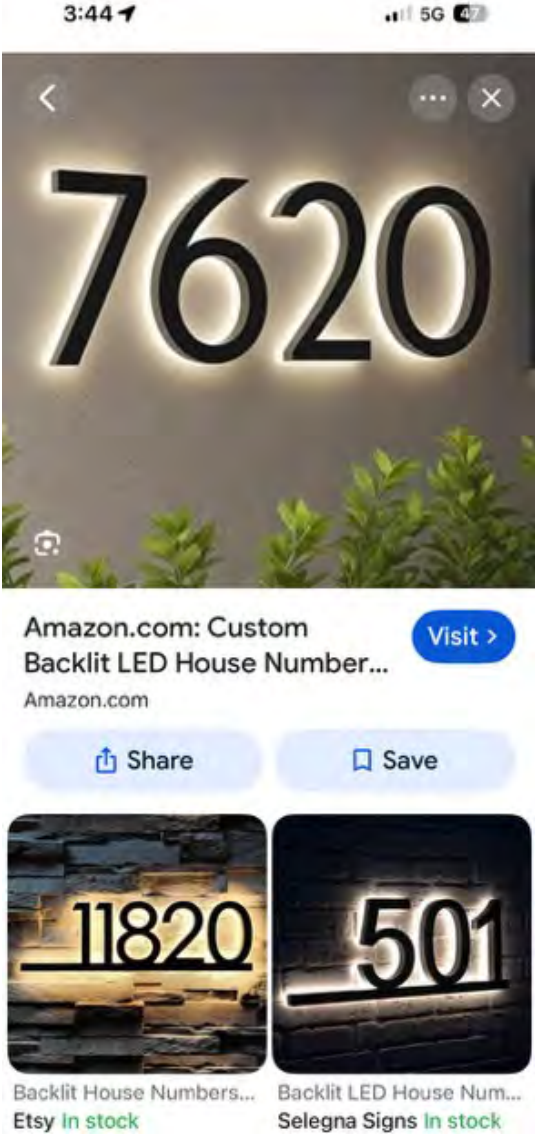
Steps in progress



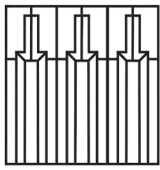
New concrete steps and bulkhead



Completed stairs and lights incorporated into the stairs



Proposed lighted house letters



HP PERMIT NUMBER: HP-0815-2026

PROPERTY ADDRESS: 1225 East 19th Street

DISTRICT: North Maple Ridge

APPLICANT: Russ Mullenix

OWNER: Doogie LLC

A. CASE ITEMS FOR CONSIDERATION

1. Construction of wall in street yard
2. Replacement of driveway

B. BACKGROUND

DATE OF CONSTRUCTION: 1918

ZONED HISTORIC PRESERVATION: 1993; Ordinance amendment 2005

NATIONAL REGISTER LISTING: Maple Ridge Historic Residential District, 1983

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION: Italian Renaissance

PREVIOUS ACTIONS:

HP-0651-2025 – March 20, 2025 – TPC Approval

1. Removal and restoration of porch
2. Reconstruction of porch with existing materials
3. Replace porch/ patio floor material

HP-0548-2024 – March 15, 2024 – TPC Approval

1. Installation of planter/retaining wall segment

HP-0560-2024 – March 14, 2024 – TPC Approval

1. Installation of PV solar panel system on roof

HP-0547-2024 – February 22, 2024 – TPC Approval

1. Construction of port cochere

HP-0540-2024 – January 26, 2024 – TPC Approval

1. Removal of driveway on east side of the property
2. Construction of retaining wall segment on east side
3. Construction of wall along north property line
4. Construction of seat wall and planter on east side
5. Construction of driveway and sport court on north side
6. Construction of driveway on west side of the property

HP-0331-2021 – January 13, 2021 – TPC Approval

1. Construction of carport
2. Expansion of driveway
3. Construction of steps

C. ISSUES AND CONSIDERATIONS

1. The applicant proposes the construction of a masonry wall to conceal a concrete extension of the existing pool deck. The wall would be located in the southwest street yard of the property. It would be constructed of brick laid in a running bond pattern and finished with a concrete cap matching the other masonry surfaces on the property.

In addition, the application proposes replacing the existing south-side driveway with smooth concrete and an inlaid brick border on each side.

2. Reference: *Tulsa Zoning Code*

SECTION 70.070-F Standards and Review Criteria

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

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

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

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES**A.1 General Requirements**

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

SECTION G – GUIDELINES FOR LANDSCAPE FEATURES, PAVING, AND SIGNAGE**G.1 Landscape Features**

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

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

G.2 Paving

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



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.

1. INSTALLATION OF NEW PAVEMENT PATIO DECK SURFACES TO REPLACE OLD SURFACES AREA. (SURFACES TO BE OF CONCRETE/STONE COMBINATIONS)
2. REPLACEMENT OF EXISTING STAMPED CONCRETE DRIVEWAY WITH SMOOTH SURFACE W/BRICK INLAID BORDER.
3. REPLACEMENT OF EXISTING SINGLE SWING GATE WITH A DOUBLE DIVIDED
(THIS WILL BE ON A SEPARATE CONST. PERMIT AT A LATER TIME)

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](#))



2000



2000



2000



2016



2016



March 2025 (Google Street View)



March 2025 (Google Street View)



Present (looking to the northwest)



Present Driveway



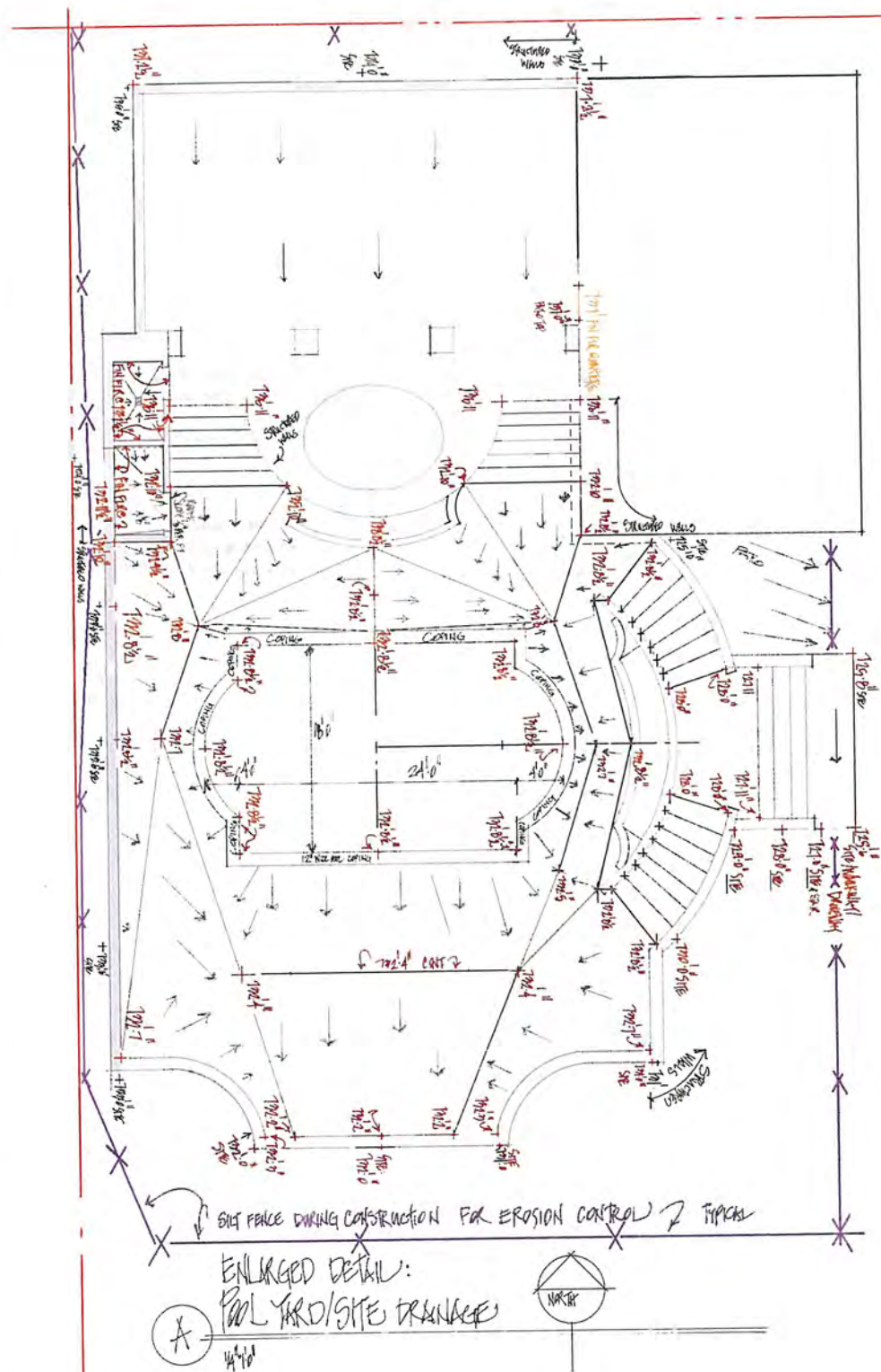
Proposed Driveway Details



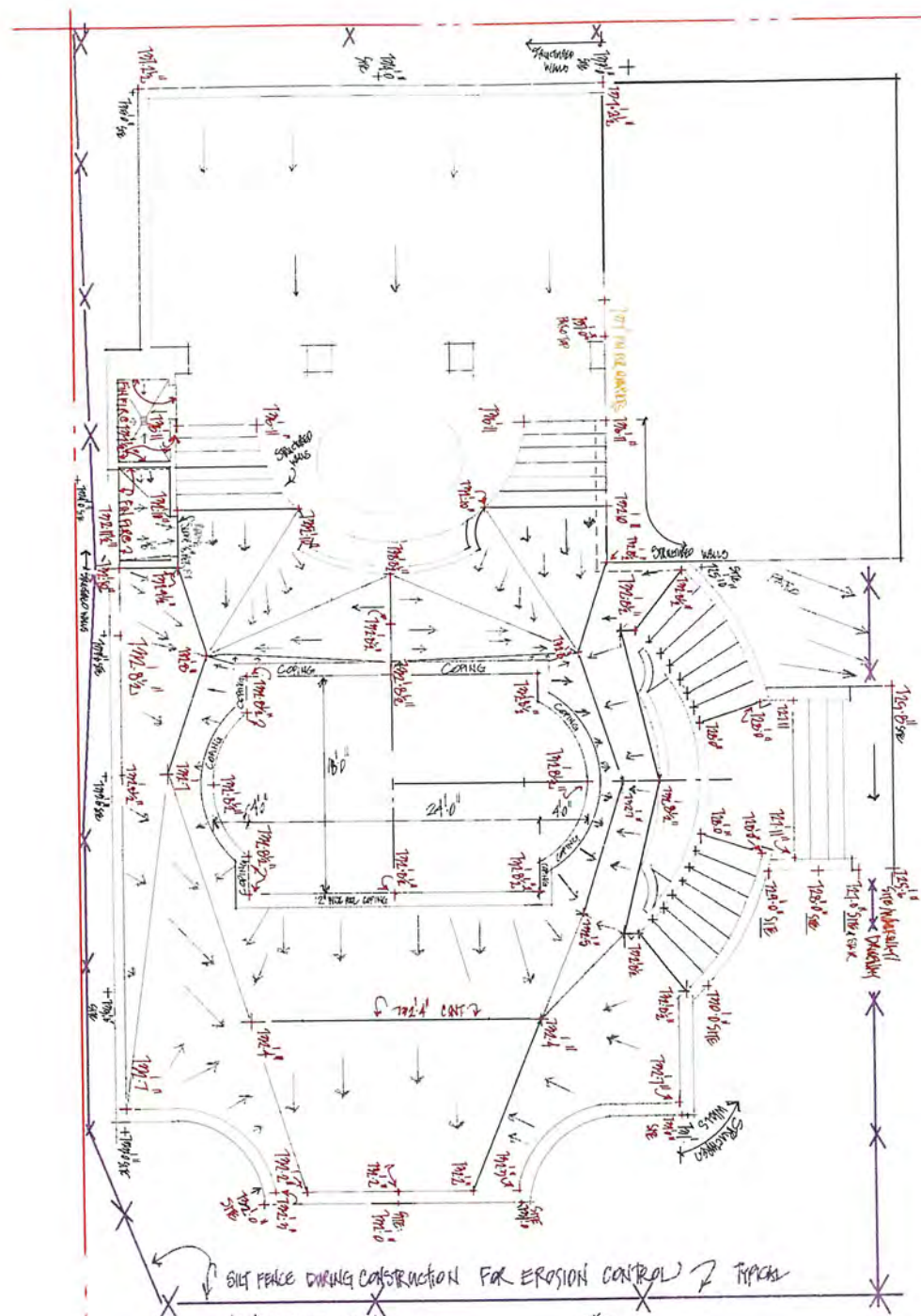
Proposed Wall Details







ENLARGED DETAIL:
POOL YARD/SITE DRAINAGE
4'-10"



ENLARGED DETAIL:
POOL YARD/SITE DRAINAGE
4'-10" w/o pool/terrace structures shown

Malloy Residence
1225 East 19th Street, Tulsa OK

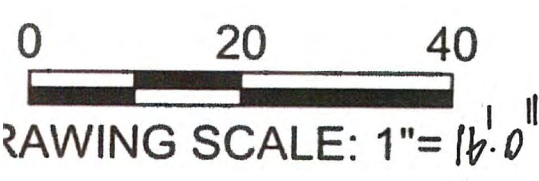


KMKirby
Residential
Design

Kevin Kirby
918.902.0651
kmkirby@me.com

A2.2

7-6-2020



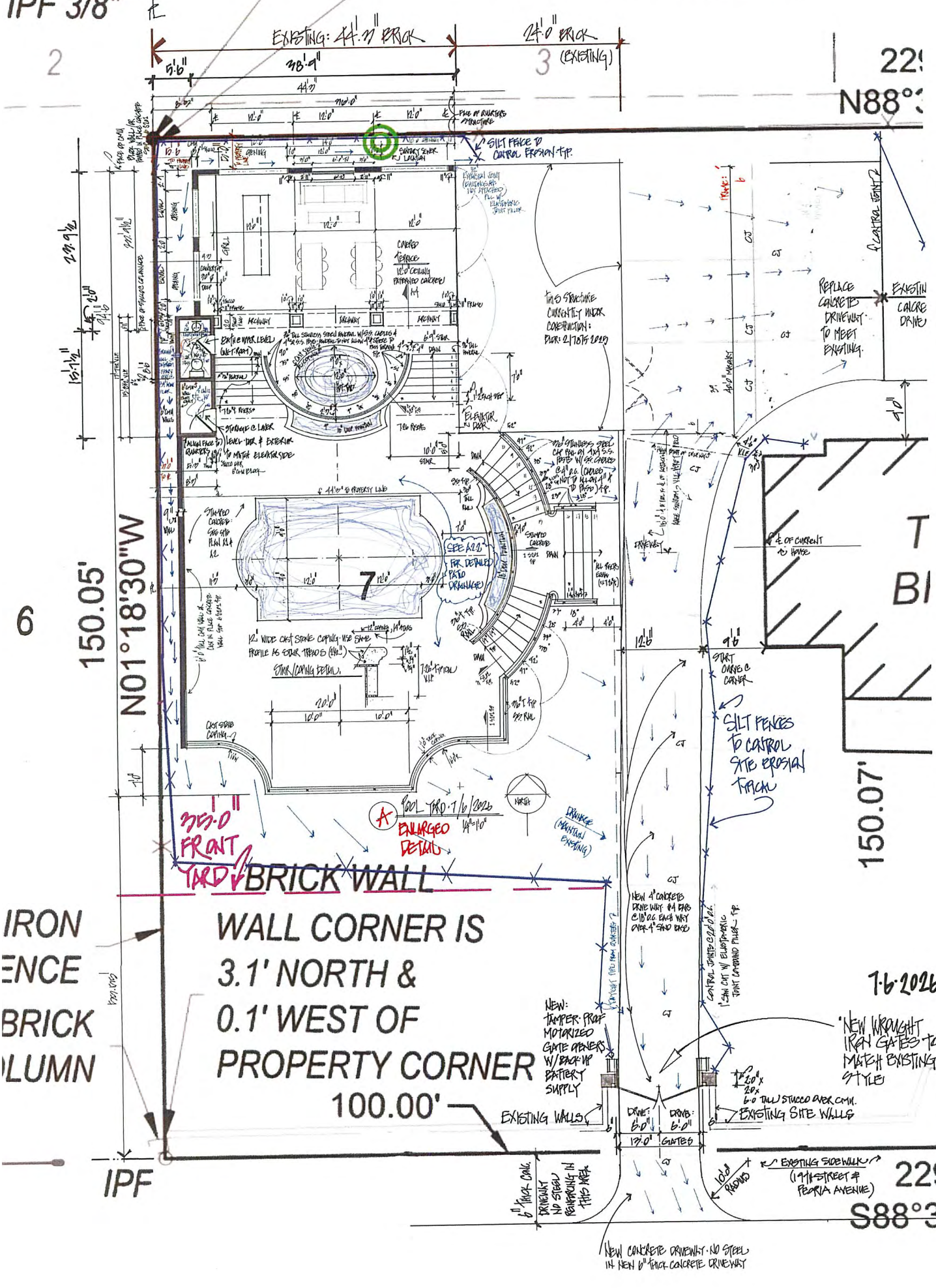
Boundary Survey

LOTS 7 & 8, BLOCK 2, MAPLE HEIGHTS, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

NORTH CORNER OF
LOTS 1 & 2,
BLOCK 2
IPF 3/8"

END OF FENCE IS
0.1' SOUTH &
0.1' WEST OF
PROPERTY CORNER
END OF FENCE IS
0.9' SOUTH &
0.3' EAST OF
PROPERTY CORNER

SOUTH CORNER OF
LOTS 1 & 2,
BLOCK 2
IPF 3/8"



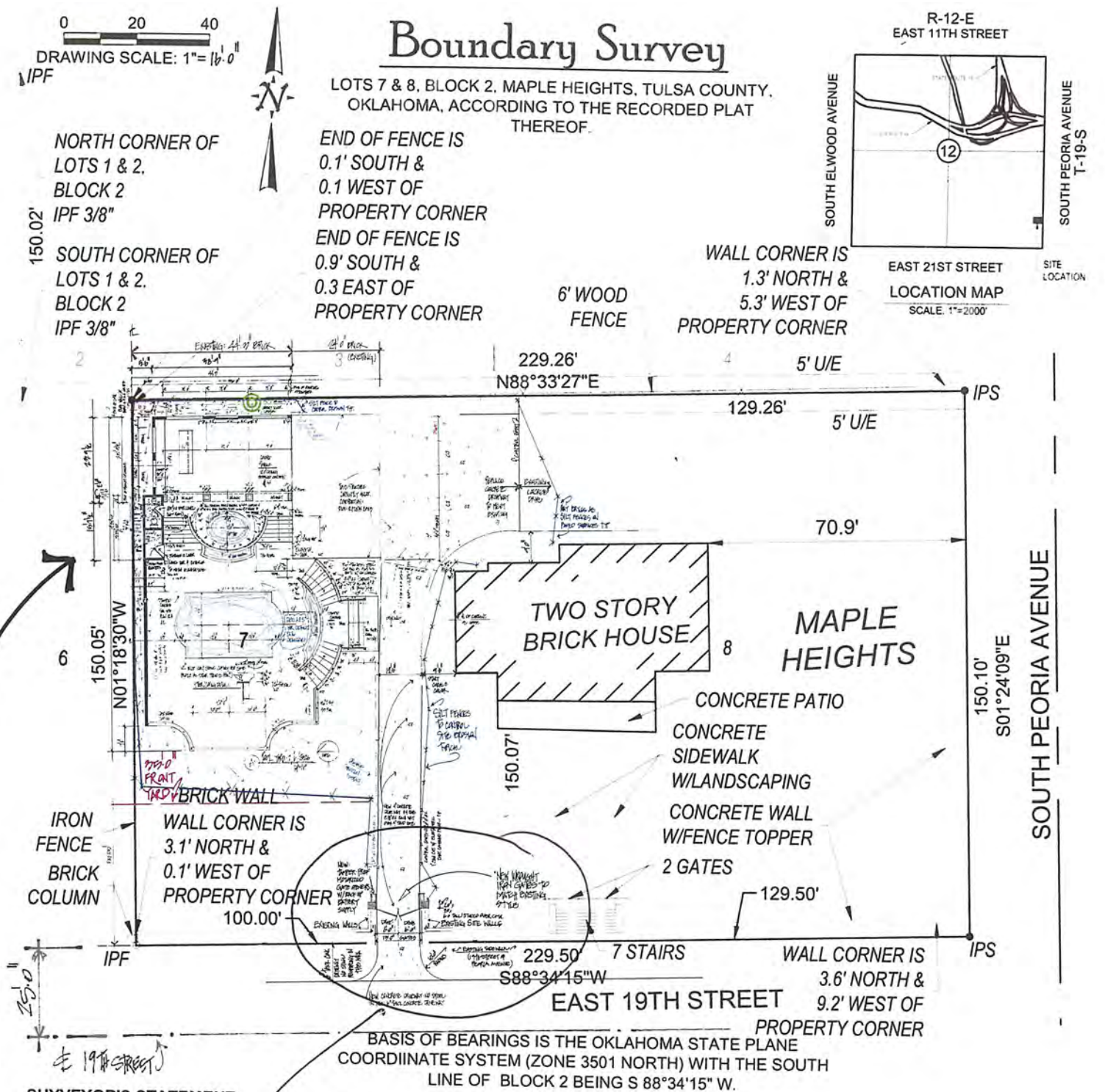
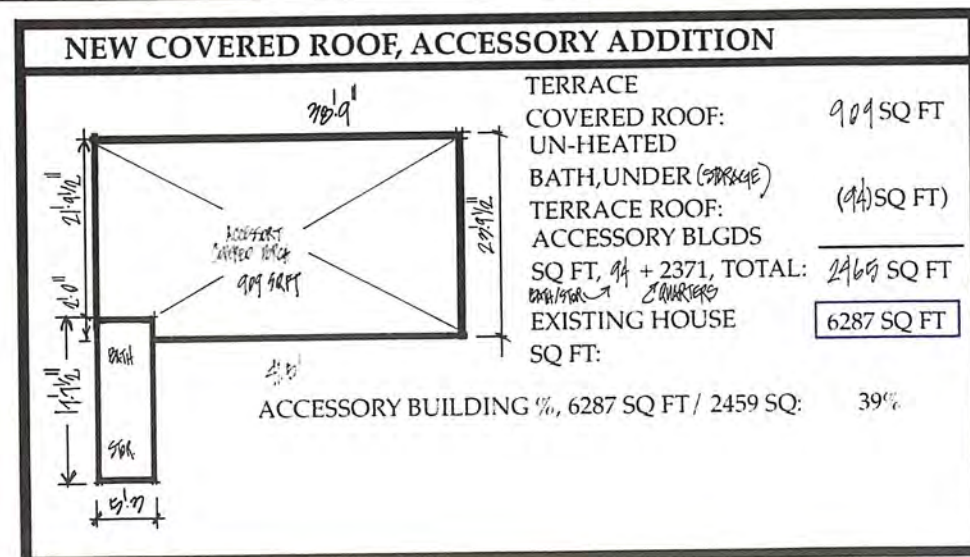
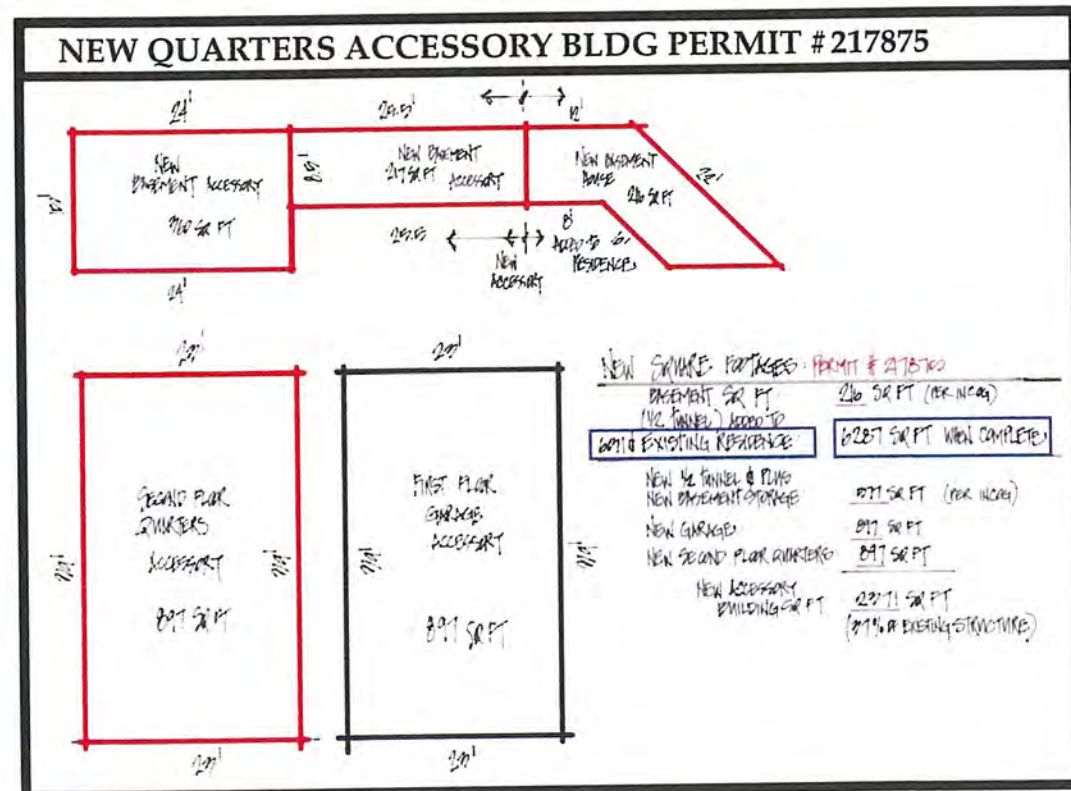
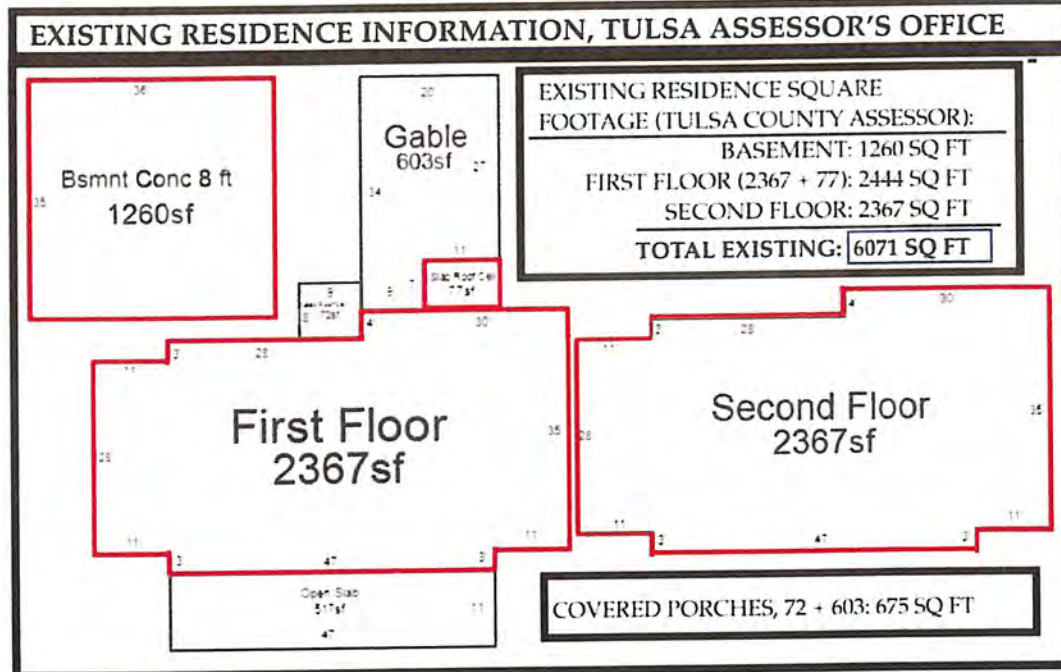
Malloy Residence
1225 East 19th Street, Tulsa OK



Kevin Kirby
918.902.0651
kmkirby@me.com

A2

PR



Malloy Residence
 1225 East 19th Street, Tulsa OK

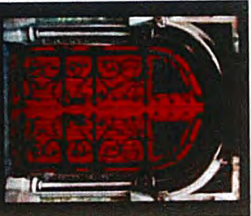
KMKirby Residential Design
 Kevin Kirby
 918.902.0651
 kmkirby@me.com

AREA REQUIREMENTS
Review



10'-0" A.D. OF POL. V. & OF RESIDENT
HOUSE CANTONMENT V.I.F. - V.I.F. IN FIELD
STREETS

Malloy Residence
1225 East 19th Street, Tulsa OK



KMKirby
Residential
Design
Kevin Kirby
918.902.0651
kmkirby@me.com

A3