TULSA PRESERVATION COMMISSION

Staff Report
October 1, 2026
HP-0817-2026

HP PERMIT NUMBER: HP-0817-2026

PROPERTY ADDRESS: 1583 Swan Drive

DISTRICT: Swan Lake

APPLICANT: Christopher & Diane Riley

OWNER: Riley, Diane Gawey Rev Living Trust

A. CASE ITEMS FOR CONSIDERATION

1. Installation of a handrail

B. BACKGROUND

DATE OF CONSTRUCTION: 1919
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009
CONTRIBUTING STRUCTURE: Yes
STYLE/CONSTRUCTION:

Designed by Noble B. Fleming, this two-story stucco Italian Renaissance Revival residence was the first house built beside Swan Lake. It has a hipped ceramic tile roof with carved brackets, a cornice with dentils, and a parapet that includes miniature windowed towers with segmental arches. Upper floor casement windows with awnings are smaller versions of lower floor windows. The glazed door with side lights is offset on the south elevation beneath a porte-cochere with Ionic columns. A second porte-cochere with a balustrade and triple Ionic columns is on the left end. Other decorative features include engaged paired Ionic columns on the right of the south elevation, stucco piers, and a stucco balustrade. This house is individually eligible as an example of the work of architect Noble B. Fleming. (National Register of Historic Places, Swan Lake Historic District, NRIS # 98000140)

PREVIOUS ACTIONS:

COA –May 11, 2006 – TPC Approval
Propose to replace existing wood columns with fiberglass columns and capitals
COA – July 13, 2006 – TPC Approval
Propose to paint stucco surfaces on exterior of the structure

C. ISSUES AND CONSIDERATIONS

1. The applicant proposes to install a handrail on each side of the existing concrete steps located at the edge of the property along the street.

   During review on September 10, 2026 the Historic Preservation Permit Subcommittee recommended the denial of the proposal as submitted. It was recommended that the applicant explore a single, center aligned railing instead of a railing on each side. It was also recommended that the railing be more heavy duty and be without exposed assembly screws.

During the review by the Tulsa Preservation Commission on September 17, 2026, the motion was made to continue the application to the next commission meeting on October 1, 2026, with the contingency that wrought iron or a similar material be used and that the railing profiles and details be more historically appropriate.

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.
   Tulsa or City-County Health Department.

   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





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February 2023 (Google Street View)



February 2023 (Google Street View)



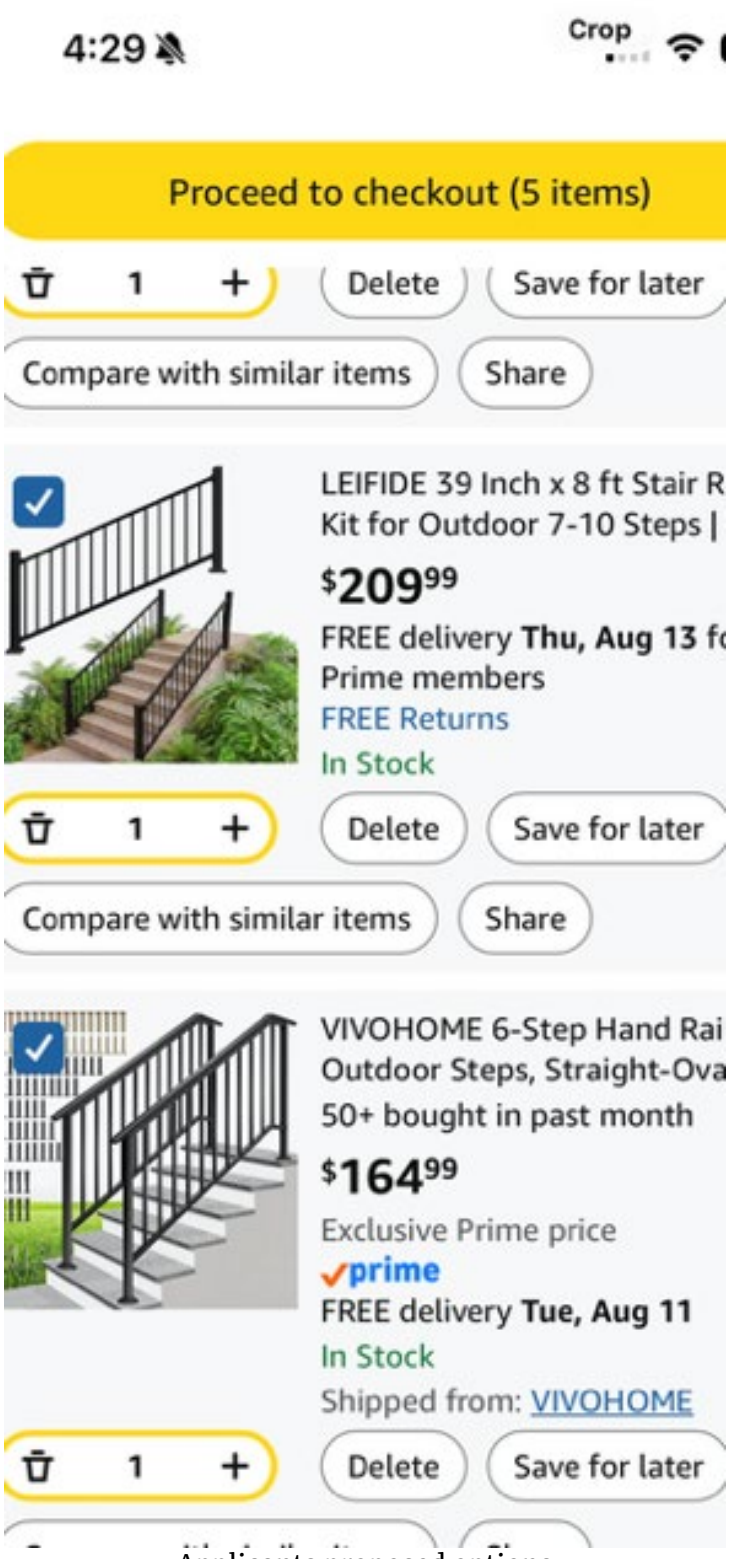




Option 1



Option 2



Applicants proposed options

HP PERMIT NUMBER: HP-0829-2026

PROPERTY ADDRESS: 1523 East 19th Street

DISTRICT: Swan Lake

APPLICANT: Melanie Jones

OWNER: Andrew and Jodi Jayne

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of windows

B. BACKGROUND

DATE OF CONSTRUCTION: 1985
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009
CONTRIBUTING STRUCTURE: No
STYLE/CONSTRUCTION:

This large Neoeclectic house has decorative elements from several styles but generally resembles the Swan Lake District's Tudor Revival houses. One and one-half stories, it has a composition shingle cross-gabled roof with a small gabled dormer and two large front-facing gables. Gable ends and walls are stucco, while some walls have sandstone veneer. The right front-facing gable contains a small circular window in the peak, two single 1/1 double hung windows, and the glazed panel door under a gable-roofed porch with wood supports. The left front-facing gable contains a double 1/1 double hung window with shutters, a planter box, and a double garage. This building is noncontributing due to age. (National Register of Historic Places, Swan Lake Historic District, NRIS # 98000140)

PREVIOUS ACTIONS:

HP-0261-2021 – April 8, 2021 – TPC Denial
1. Placement of pavers in yard on west side of site

HP-0261-2021 – April 8, 2021 – TPC Approval
1. Placement of pavement adjacent to addition to porch
2. Replacement of door on west façade
3. Replacement of garage door

HP-0254-2021 – March 23, 2021 – TPC Denial
1. Placement of pavement adjacent to addition to porch

HP-0254-2021 – March 23, 2021 – TPC Approval
1. Application of limewash to stone on façade
2. Construction of addition
3. Construction of pergola in front of garage
4. Replacement of driveway
5. Construction of frame around doorway on east façade
6. Construction of pergola on deck
7. Replacement of deck

8. Replacement in-kind of tripartite window on second story of east facade

C. ISSUES AND CONSIDERATIONS

1. Applicant proposes removing (15) existing Anderson wood clad windows and installing new Pella Lifestyle wood clad windows

   During the Historic Preservation Permit Subcommittee meeting on September 24, 2026 the application recieved a motion to recommend approval with no conditions.

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

3. Reference: *Unified Design Guidelines – Residential Structures*
   SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES
   A.1 General Requirements
   A.1.1 Retain and preserve the existing historic architectural elements of your home.
   A.1.2 If replacement of historic architectural elements is necessary, match the size, shape, pattern, texture, and directional orientation of the original historic elements.
   A.1.3 Ensure that work is consistent with the architectural style and period details of your home.
   A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

   A.4 Windows and Window Trim
   A.4.1 Retain and preserve original historic windows, including glazing, trim, muntins, and character-defining details.
   A.4.2 Do not remove, cover, or move existing window openings.
   A.4.3 To return the home to its original historic appearance, remove non-historic windows and trim. When selecting replacements, use physical or pictorial evidence. If no evidence exists, select windows which are consistent with the architectural style of your home.
   A.4.4 To gain thermal efficiency, storm windows which maintain the appearance and allow maximum visibility of the original historic windows may be installed. Unfinished and clear-finished metals are not allowed. (Storm windows can be staff approved.)
   A.4.5 If replacement of deteriorated windows is necessary, match the original historic windows in sash design, size, shape, muntin pattern, location, glazing

area, and tint. Insulated glass (double-pane) windows may be used. Exterior muntins are required on simulated-divided-light windows.
.1 Brady Heights – Match the original historic window material.
.2 Elmwood – Match the original historic window material

A.4.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.

A.4.7 When adding new window openings, maintain the proportions of the façade. Match the size, design, and pattern of the existing windows. Align the headers of new windows with the existing windows.

A.4.8 Exterior security bars and grilles are discouraged.

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.





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March 2025 (Google Street View)



March 2025 (Google Street View)



March 2025 (Google Street View)









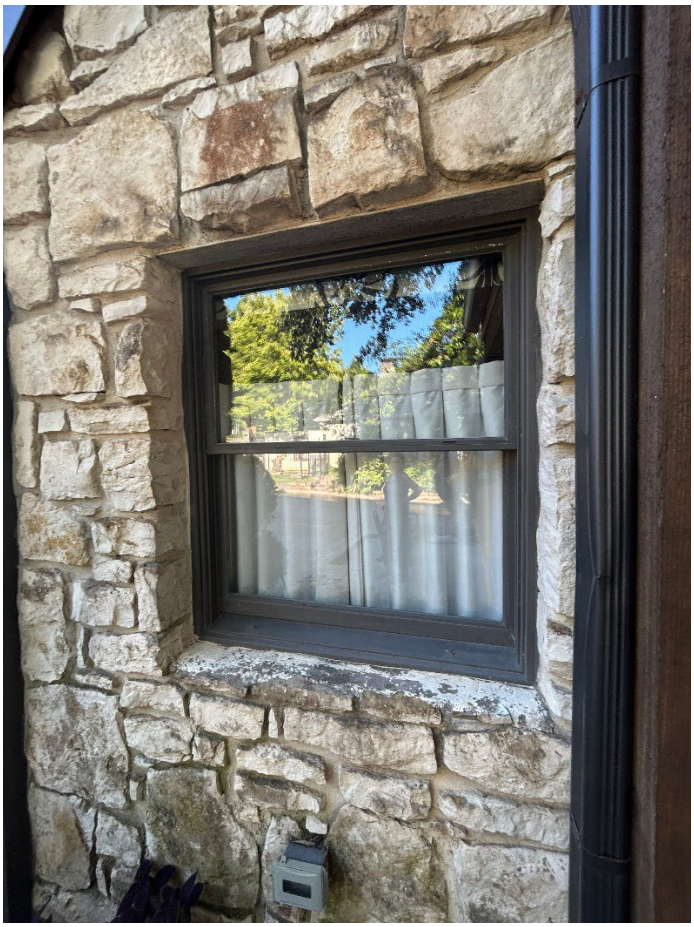














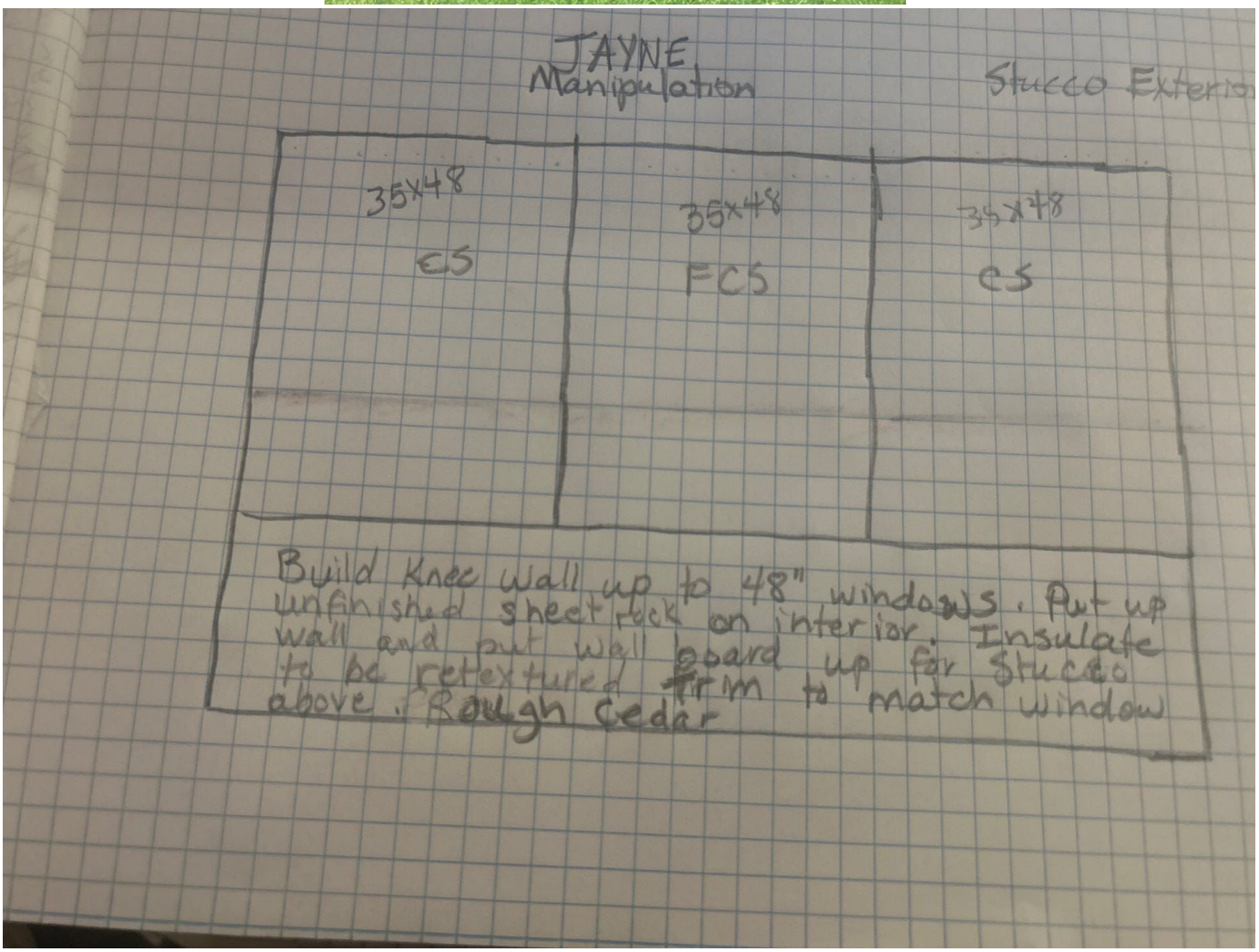











JAYNE
Manipulation
Stucco Exterior
35x48
FC5
35x48
FC5
35x48
FC5
Build Knee wall up to 48" windows. Put up unfinished sheetrock on interior. Insulate wall and put wall board up for Stucco to be retextured trim to match window above. Rough Cedar

Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years.



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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.

Remove and Replace Existing Anderson Wood Clad windows. All windows are damaged by water damage, wood rot, or broken glass. Pella Lifestyle are a wood clad window and will be installed by Pella certified installers.

PROJECT CHECKLIST

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

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

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

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

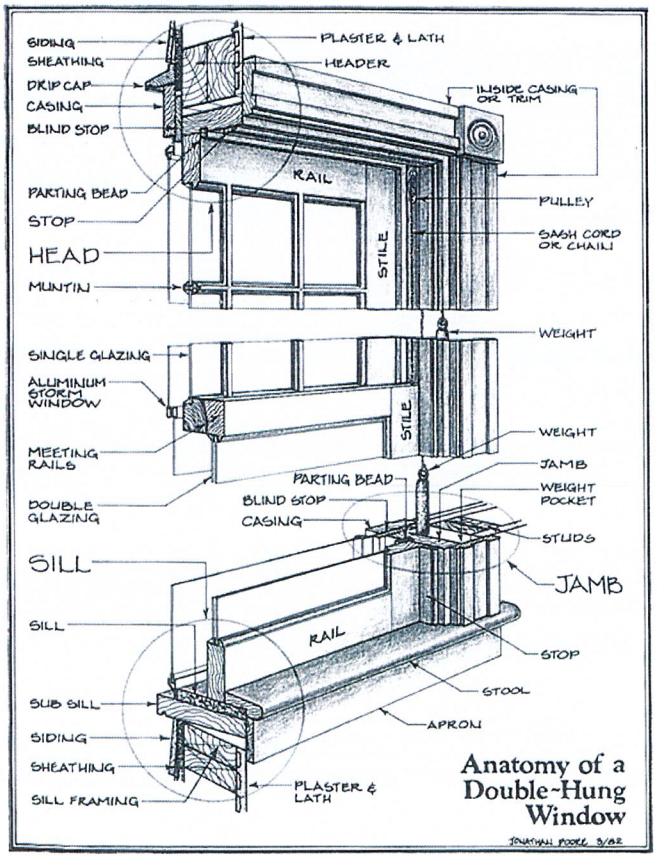
TULSA PRESERVATION COMMISSION

WINDOW SURVEY FORM

COMPLETED BY: Melanie Jones DATE: 09/02/2026

PROPERTY ADDRESS: 1523 E 19th Street, Tulsa OK 74120

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



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

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

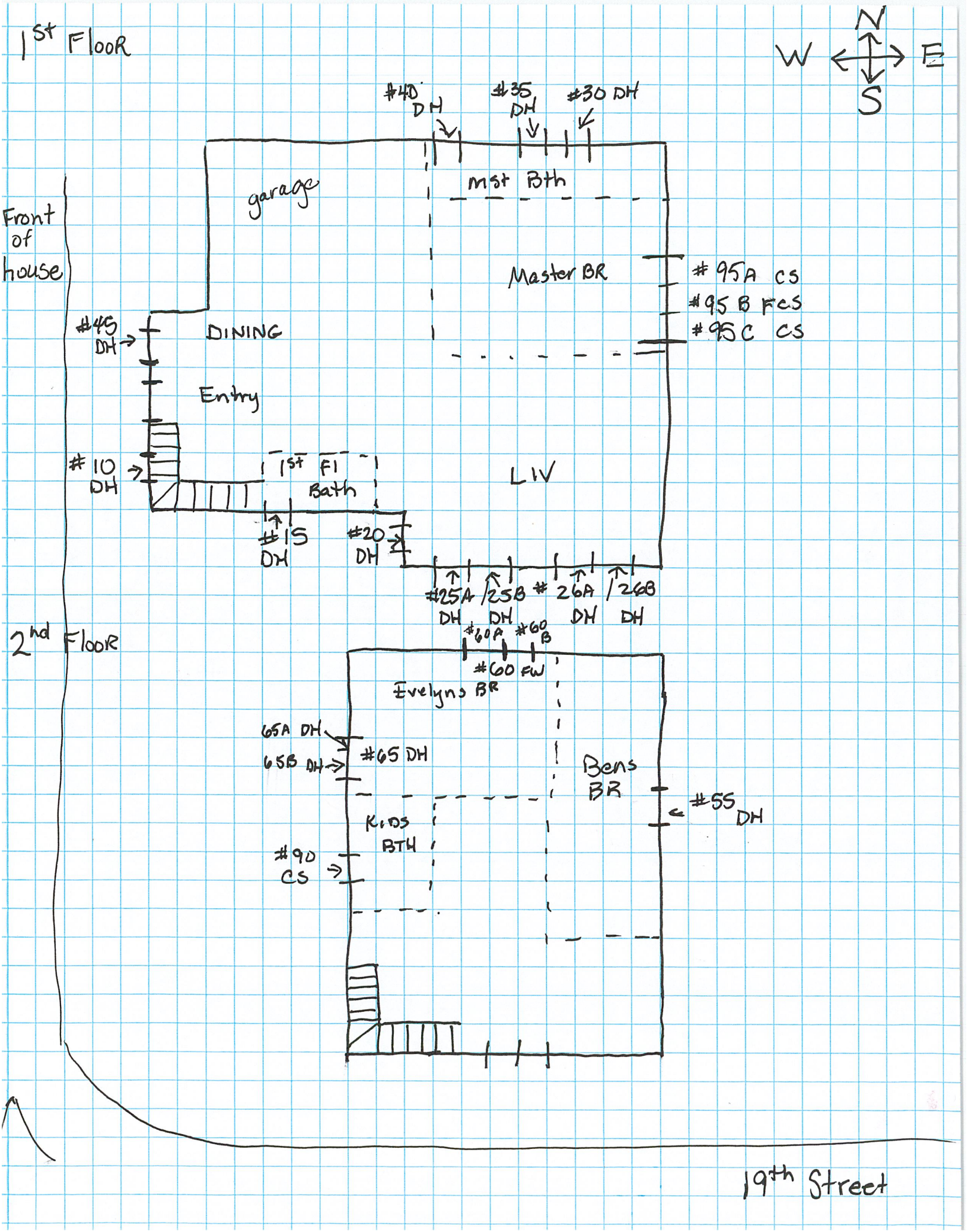
Describe the issues and condition of each window proposed for replacement in detail, referring to specific parts of the windows (see diagram). Photographs of the interior and exterior are required. Additional close-up photographs, showing evidence of the window condition, must be provided to better document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

DH - Double Hung
FW - Fixed Window

WR - Wood Rot
WD - Water Damage

CS - Casement
TCS - Triple Casement

WINDOW #	Anderson Wood Clad EXISTING TYPE	MUNTIN CONFIG.	EXISTING CONDITIONS						Pella Wood Clad PROPOSED WINDOW TYPE	MUNTIN CONFIG.
			REPAIR CLASS			SASH				
			SASH	FRAME	SILL	ORG.	REPLACE	UNKNOWN		
10	Double Hung (DH)	⊖		WD		✓			DH	⊖
15	DH	⊖		WR	WR	✓			DH	⊖
20	DH	⊖		WR	WR	✓			DH	⊖
25A	DH	⊖		WR	WR	✓			DH	⊖
25B	DH	⊖		WD	WR	✓			DH	⊖
26A	DH	⊖	Broken Glass	WD	WR	✓			DH	⊖
26B	DH	⊖		WD	WR	✓			DH	⊖
30	DH	⊖		WD	WR	✓			DH	⊖
35	DH	⊖		WD	WR	✓			DH	⊖
40	DH	⊖		WD		✓			DH	⊖
45	DH	⊖	WR	WD		✓			DH	⊖
50A	DH	⊖	WR	WR		✓			DH	⊖
50B	DH	⊖	WR	WR		✓			DH	⊖
55	DH	⊖	WR	WR	WR	✓			DH	⊖
60A	DH	⊖	WD	WD		✓			FW	⊖
60B	DH	⊖	WD	WD		✓				⊖
65A	DH	⊖		WR	WR	✓			DH	⊖
65B	DH	⊖		WR		✓				⊖
90	Fixed Window (FW)	⊖		WD		✓			Casement (CS)	⊖
95	Triple French Door (TFD)	⊖	WD	WR	WR	✓			Triple Casement (TCS)	⊖

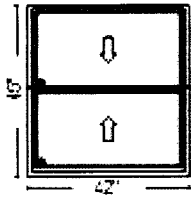

1st Floor
N
W
E
S
#40 DH
#35 DH
#30 DH
garage
mst Bth
Front of house
Master BR
#95A CS
#95B FCS
#95C CS
#45 DH
DINING
Entry
#10 DH
1st Fl Bath
LIV
#15 DH
#20 DH
#25A DH
#25B DH
#26A DH
#26B DH
2nd Floor
#60A
#60B
#60 FW
Evelyns BR
65A DH
65B DH
#65 DH
Bens BR
#55 DH
Kids BTH
#90 CS
19th Street

Office Order Copy

Branch Number: 78300
Window Store Name: Pella Window and Door Showroom of Tulsa

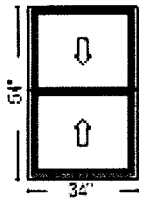
Order Number: 783C7335AI
Quote Number: 21255535
Quote Description: Lifestyle Windows
Project Name: 783C7335AI Jayne, Andrew and Jodi/Same

Customer Information	Deliver To Address	Order Information			
Andrew Jayne	**Lot #**	**Sales Rep Name:**	Jones, Melanie	**Cust Delivery Date:**	None
1523 E 19th St	**Address:**	**Business Segment:**	Retail	**Quoted Date:**	8/31/2026
	1523 E 19th St	**Market Segment:**	Single Family Replacement	**Contract Date:**	8/31/2026
		Order Type:	Installed Sales	**Booked Date:**	
TULSA, OK 74120-7612		**Effective Discount:**	0.000%	**Earliest LRD:**	
Contact Name:	Tulsa, OK 74120-7612	**Commission Split:**	Jones, Melanie - 100%		
Primary Phone: (918) 8109380	**County:**			**Tax Code:**	-TULSA T
Mobile Phone:	**Owner Name:**			**Tax Exempt #:**	
Fax Number:	Andrew Jayne	**Payment Terms:**	Cash/Finance	**Customer PO #:**	
E-Mail: jodi.jayne@yahoo.com		**Event #:**			
Great Plains #: 9188019380	**Owner Phone:** (918) 8109380	**Order Verifier Name:**		**Order Verification Date:**	
Customer ID: 82559982		**Scheduled Install Start Date:**		**Scheduled Install End Date:**	
Customer Number: 1013020943		**Install Crew:**			
Customer Account: 1009176055		**Install Duration:**		**Install Status:**	

Outside View	Line #	Quote Qty	PO Qty	Description
	10	1	1	**Lifestyle, Double Hung, 42 X 45, Without HGP, Iron Ore**

Location: stair landing
Rough Opening: 42.75" X 45.75"
Frame Size: 42" X 45"
Final Wall Depth:
Frame Perimeter (inches): 174
Assembly Type: Branch Finished
Last Revision Date:

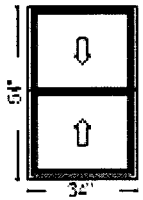
1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 42 X 45
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Black**
Exterior Color / Finish: **Standard Enduraclad, Iron Ore**
Interior Color / Finish: **Unfinished Interior**
Glass: **Insulated Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, Champagne, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, Shipped Separate, No Integrated Sensor**
Screen: **Hidden Screen Bottom Sash Only, Iron Ore, Shipped Separate**
Performance Information: **U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00553-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL12952, STC 27, OITC 23, Clear Opening Width 38.812, Clear Opening Height 19.25, Clear Opening Area 5.18841, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **No Grille,**
Wrapping Information: **No Attachment Method, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 4 11/16", 6", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 174".**

Outside View	Line #	Quote Qty	PO Qty	Description
	15	1	1	**Lifestyle, Double Hung, 34 X 54, Without HGP, Iron Ore**

Location: downstairs bath
Rough Opening: 34.75" X 54.75"
Frame Size: 34" X 54"
Final Wall Depth:
Frame Perimeter (inches): 176
Assembly Type: Branch Finished
Last Revision Date:

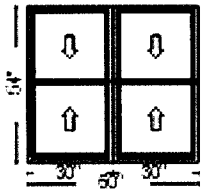
1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 34 X 54
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Black**
Exterior Color / Finish: **Standard Enduraclad, Iron Ore**
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Performance Information: **U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPA FL12952, STC 27, OITC 23, Clear Opening Width 30.812, Clear Opening Height 23.75, Clear Opening Area 5.081841, Egress Does not meet typical United States egress, but may comply with local code requirements**

Grille: **No Grille,**
Wrapping Information: **No Attachment Method, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 4 11/16", 6", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 176".**

Outside View	Line #	Quote Qty	PO Qty	Description
	20	1	1	**Lifestyle, Double Hung, 34 X 54, Without HGP, Iron Ore**

Location: living room
Rough Opening: 34.75" X 54.75"
Frame Size: 34" X 54"
Final Wall Depth:
Frame Perimeter (inches): 176
Assembly Type: Branch Finished
Last Revision Date:

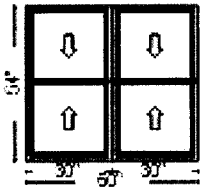
1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 34 X 54
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Black**
Exterior Color / Finish: **Standard Enduraclad, Iron Ore**
Interior Color / Finish: **Unfinished Interior**
Glass: **Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, Champagne, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, Shipped Separate, No Integrated Sensor**
Screen: **Hidden Screen Bottom Sash Only, Iron Ore, Shipped Separate**
Performance Information: **U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPA FL12952, STC 27, OITC 23, Clear Opening Width 30.812, Clear Opening Height 23.75, Clear Opening Area 5.081841, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **No Grille,**
Wrapping Information: **No Attachment Method, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 4 11/16", 6", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 176".**

Outside View	Line #	Quote Qty	PO Qty	Description
	25	1	1	**Lifestyle, 2-Wide Double Hung, 60 X 54, Without HGP, Iron Ore**

Location: living room
Rough Opening: 60.75" X 54.75"
Frame Size: 60" X 54"
Final Wall Depth:
Frame Perimeter (inches): 228
Assembly Type: Branch Finished
Last Revision Date:

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 30 X 54
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Black**
Exterior Color / Finish: **Standard Enduraclad, Iron Ore**
Interior Color / Finish: **Unfinished Interior**
Glass: **Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, Shipped Separate, No**

Integrated Sensor
Screen: **Hidden Screen Bottom Sash Only, Iron Ore, Shipped Separate**
Performance Information: **U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **No Grille,**
2: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: **30 X 54**
General Information: **No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color:** Black
Exterior Color / Finish: Standard Enduraclad, Iron Ore
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, Shipped Separate, No Integrated Sensor
Screen: Hidden Screen Bottom Sash Only, Iron Ore, Shipped Separate
Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Wrapping Information: No Attachment Method, No Head Drip Cap, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 4 11/16", 6", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 228".

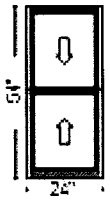
Outside View	Line #	Quote Qty	PO Qty	Description
	**26**	**1**	**1**	**Lifestyle, 2-Wide Double Hung, 60 X 54, Without HGP, Iron Ore**

Location: living room
Rough Opening: 60.75" X 54.75"
Frame Size: 60" X 54"
Final Wall Depth:
Frame Perimeter (inches): 228
Assembly Type: Branch Finished
Last Revision Date:

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 30 X 54
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Black**
Exterior Color / Finish: **Standard Enduraclad, Iron Ore**
Interior Color / Finish: **Unfinished Interior**
Glass: **Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, Shipped Separate, No Integrated Sensor**
Screen: **Hidden Screen Bottom Sash Only, Iron Ore, Shipped Separate**
Performance Information: **U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Egress Does not meet typical United States egress, but may**

comply with local code requirements
Grille: **No Grille,**
2: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: **30 X 54**
General Information: **No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color:** Black
Exterior Color / Finish: Standard Enduraclad, Iron Ore
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, Shipped Separate, No Integrated Sensor
Screen: Hidden Screen Bottom Sash Only, Iron Ore, Shipped Separate
Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Wrapping Information: No Attachment Method, No Head Drip Cap, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 4 11/16", 6", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 228".

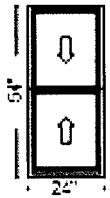
Outside View	Line #	Quote Qty	PO Qty	Description
	30	1	1	**Lifestyle, Double Hung, 24 X 54, Without HGP, Iron Ore**



Location: master bathroom
Rough Opening: 24.75" X 54.75"
Frame Size: 24" X 54"
Final Wall Depth:
Frame Perimeter (inches): 156
Assembly Type: Branch Finished
Last Revision Date:

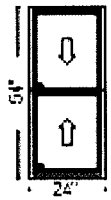
1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 24 X 54
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Black**
Exterior Color / Finish: **Standard Enduraclad, Iron Ore**
Interior Color / Finish: **Unfinished Interior**
Glass: **Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, Shipped Separate, No Integrated Sensor**
Screen: **Hidden Screen Bottom Sash Only, Iron Ore, Shipped Separate**
Performance Information: **U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Clear Opening Width 20.812, Clear Opening Height 23.75, Clear Opening Area 3.432535, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **No Grille,**
Wrapping Information: **No Attachment Method, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 4 11/16", 6", Standard Four**

Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 156".

Outside View	Line #	Quote Qty	PO Qty	Description
	35	1	1	**Lifestyle, Double Hung, 24 X 54, Without HGP, Iron Ore**

Location: master bathroom
Rough Opening: 24.75" X 54.75"
Frame Size: 24" X 54"
Final Wall Depth:
Frame Perimeter (inches): 156
Assembly Type: Branch Finished
Last Revision Date:

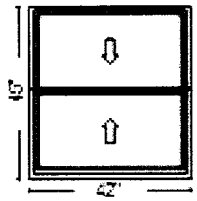
1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 24 X 54
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Black**
Exterior Color / Finish: **Standard Enduraclad, Iron Ore**
Interior Color / Finish: **Unfinished Interior**
Glass: **Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, Shipped Separate, No Integrated Sensor**
Screen: **Hidden Screen Bottom Sash Only, Iron Ore, Shipped Separate**
Performance Information: **U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Clear Opening Width 20.812, Clear Opening Height 23.75, Clear Opening Area 3.432535, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **No Grille,**
Wrapping Information: **No Attachment Method, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 4 11/16", 6", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 156".**

Outside View	Line #	Quote Qty	PO Qty	Description
	40	1	1	**Lifestyle, Double Hung, 24 X 54, Without HGP, Iron Ore**

Location: master bathroom
Rough Opening: 24.75" X 54.75"
Frame Size: 24" X 54"
Final Wall Depth:
Frame Perimeter (inches): 156
Assembly Type: Branch Finished
Last Revision Date:

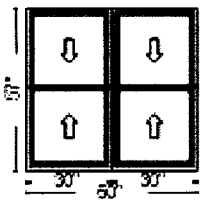
1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 24 X 54
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Black**
Exterior Color / Finish: **Standard Enduraclad, Iron Ore**
Interior Color / Finish: **Unfinished Interior**
Glass: **Insulated Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, Shipped Separate, No Integrated Sensor**
Screen: **Hidden Screen Bottom Sash Only, Iron Ore, Shipped Separate**
Performance Information: **U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00553-00001, Performance Class LC, PG 40, Calculated Positive**

DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Clear Opening Width 20.812, Clear Opening Height 23.75, Clear Opening Area 3.432535, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: **No Grille,**
Wrapping Information: **No Attachment Method, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 4 11/16", 6", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 156".**

Outside View	Line #	Quote Qty	PO Qty	Description
	**45**	**1**	**1**	**Lifestyle, Double Hung, 42 X 45, Without HGP, Iron Ore**

Location: dining room
Rough Opening: 42.75" X 45.75"
Frame Size: 42" X 45"
Final Wall Depth:
Frame Perimeter (inches): 174
Assembly Type: Branch Finished
Last Revision Date:

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 42 X 45
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Black**
Exterior Color / Finish: **Standard Enduraclad, Iron Ore**
Interior Color / Finish: **Unfinished Interior**
Glass: **Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, Champagne, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, Shipped Separate, No Integrated Sensor**
Screen: **Hidden Screen Bottom Sash Only, Iron Ore, Shipped Separate**
Performance Information: **U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL12952, STC 27, OITC 23, Clear Opening Width 38.812, Clear Opening Height 19.25, Clear Opening Area 5.18841, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **No Grille,**
Wrapping Information: **No Attachment Method, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 4 11/16", 6", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 174".**

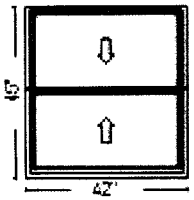
Outside View	Line #	Quote Qty	PO Qty	Description
	**50**	**1**	**1**	**Lifestyle, 2-Wide Double Hung, 60 X 57, Without HGP, Iron Ore**

Location: top of stairs
Rough Opening: 60.75" X 57.75"
Frame Size: 60" X 57"
Final Wall Depth:
Frame Perimeter (inches): 234

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 30 X 57
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Black**
Exterior Color / Finish: **Standard Enduraclad, Iron Ore**
Interior Color / Finish: **Unfinished Interior**

Assembly Type: Branch Finished
Last Revision Date:

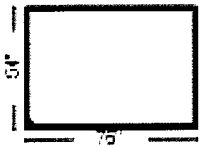
Glass: **Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, Shipped Separate, No Integrated Sensor**
Screen: **Hidden Screen Bottom Sash Only, Iron Ore, Shipped Separate**
Performance Information: **U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **No Grille,**
2: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: **30 X 57**
General Information: **No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color:** Black
Exterior Color / Finish: Standard Enduraclad, Iron Ore
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, Shipped Separate, No Integrated Sensor
Screen: Hidden Screen Bottom Sash Only, Iron Ore, Shipped Separate
Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Wrapping Information: No Attachment Method, No Head Drip Cap, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 4 11/16", 6", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 234".

Outside View	Line #	Quote Qty	PO Qty	Description
	**55**	**1**	**1**	**Lifestyle, Double Hung, 42 X 45, Without HGP, Iron Ore**

Location: bens bedroom
Rough Opening: 42.75" X 45.75"
Frame Size: 42" X 45"
Final Wall Depth:
Frame Perimeter (inches): 174
Assembly Type: Branch Finished
Last Revision Date:

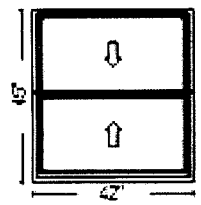
1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 42 X 45
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Black**
Exterior Color / Finish: **Standard Enduraclad, Iron Ore**
Interior Color / Finish: **Unfinished Interior**
Glass: **Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, Champagne, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, Shipped Separate, No Integrated Sensor**

Screen: **Hidden Screen Bottom Sash Only, Iron Ore, Shipped Separate**
Performance Information: **U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL12952, STC 27, OITC 23, Clear Opening Width 38.812, Clear Opening Height 19.25, Clear Opening Area 5.18841, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **No Grille,**
Wrapping Information: **No Attachment Method, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 4 11/16", 6", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 174".**

Outside View	Line #	Quote Qty	PO Qty	Description
	60	1	1	**Lifestyle, Direct Set, Fixed Frame, 76 X 54, Without HGP, Iron Ore**

Location: Evelyn bedroom
Rough Opening: 76.75" X 54.75"
Frame Size: 76" X 54"
Final Wall Depth:
Frame Perimeter (inches): 260
Assembly Type: Branch Finished
Last Revision Date:

1: Non-Standard SizeNon-Standard Size Fixed Frame Direct Set
Frame Size: 76 X 54
General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Iron Ore
Interior Color / Finish: Unfinished Interior
Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.24, VLT 0.56, CPD PEL-N-18-04408-00001, Performance Class AW, PG 60, Calculated Positive DP Rating 60, Calculated Negative DP Rating 60, FPA FL10354, STC 28, OITC 24
Grille: No Grille,
Wrapping Information: No Attachment Method, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 4 11/16", 6", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 260".

Outside View	Line #	Quote Qty	PO Qty	Description
	65	1	1	**Lifestyle, Double Hung, 42 X 45, Without HGP, Iron Ore**

Location: Evelyn bedroom
Rough Opening: 42.75" X 45.75"
Frame Size: 42" X 45"
Final Wall Depth:
Frame Perimeter (inches): 174
Assembly Type: Branch Finished
Last Revision Date:

1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 42 X 45
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Black**
Exterior Color / Finish: **Standard Enduraclad, Iron Ore**
Interior Color / Finish: **Unfinished Interior**
Glass: **Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, Champagne, No Limited**

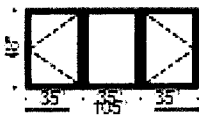
Opening Hardware, Order Sash Lift, 2 Lifts, Shipped Separate, No Integrated Sensor
Screen: **Hidden Screen Bottom Sash Only, Iron Ore, Shipped Separate**
Performance Information: **U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00550-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL12952, STC 27, OITC 23, Clear Opening Width 38.812, Clear Opening Height 19.25, Clear Opening Area 5.18841, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **No Grille,**
Wrapping Information: **No Attachment Method, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 4 11/16", 6", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 174".**

Outside View	Line #	Quote Qty	PO Qty	Description
	90	1	1	**Lifestyle, Casement Left, 24 X 54, Without HGP, Iron Ore**

Location: kids bathroom
Rough Opening: 24.75" X 54.75"
Frame Size: 24" X 54"
Final Wall Depth:
Frame Perimeter (inches): 156
Assembly Type: Branch Finished
Last Revision Date:

1: Non-Standard SizeNon-Standard Size Left Casement
Frame Size: 24 X 54
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Iron Ore
Interior Color / Finish: Unfinished Interior
Glass: Insulated Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor, Shipped In Unit
Screen: Rolscreen®, Wood Wrapped, Champagne, Shipped In Unit
Performance Information: U-Factor 0.28, SHGC 0.20, VLT 0.47, CPD PEL-N-14-00785-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 13.56, Clear Opening Height 47.5, Clear Opening Area 4.472917, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Wrapping Information: No Attachment Method, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 4 11/16", 6", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 156".

Outside View	Line #	Quote Qty	PO Qty	Description



95 **1** **1**

Location: master bedroom windo
Rough Opening: 105.75" X 48.75"
Frame Size: 105" X 48"
Final Wall Depth:
Frame Perimeter (inches): 306
Assembly Type: Branch Finished
Last Revision Date:

Lifestyle, 3-Wide Casement, 105 X 48, Without HGP, Iron Ore

1: Non-Standard Size Left Casement
Frame Size: 35 X 48
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Iron Ore
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor, Shipped In Unit
Screen: Rolscreen®, Wood Wrapped, Champagne, Shipped In Unit
Performance Information: U-Factor 0.28, SHGC 0.20, VLT 0.48, CPD PEL-N-14-00777-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
2: Non-Standard Size Fixed Sash Set
Frame Size: 35 X 48
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Iron Ore
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Screen: Rolscreen® Head Cover, Wood Wrapped
Performance Information: U-Factor 0.27, SHGC 0.23, VLT 0.54, CPD PEL-N-229-01045-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20653
Grille: No Grille,
3: Non-Standard Size Right Casement
Frame Size: 35 X 48
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Iron Ore
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor, Shipped In Unit
Screen: Rolscreen®, Wood Wrapped, Champagne, Shipped In Unit
Performance Information: U-Factor 0.28, SHGC 0.20, VLT 0.48, CPD PEL-N-14-00777-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Vertical Mull 2: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
Wrapping Information: No Attachment Method, No Head Drip Cap, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Frame Expander Kit, Factory Supplied, Shipped Separate, 4", 4", 4", 4", 4 11/16", 6", Standard

Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 306".

Line #	Quote Qty	PO Qty	Description
100	15	0	**IMWW - Install Method Wood Window per Opening**

Location: None Assigned
Rough Opening:
Frame Size:
Final Wall Depth:
Frame Perimeter (inches):
Assembly Type: Branch Catalog
Last Revision Date:

TO WHOM IT MAY CONCERN:

My name is Melanie Jones and I am a replacement sales representative for Pella of Oklahoma. I am submitting an application for window replacement for:

Jody and Andrew Jayne
1523 E 19th Street
Tulsa OK, 74120

I am sending in the window survey form, the application form, an office order copy of all windows to be replaced. I'm also sending pictures of broken windows and windows that have substantial wood rot.
All windows to be replaced except small circle window in eave of house above front door. I am aware this address is in Swan Lake, and that we have many installs in this historic district.
If you have questions, or need more information, please contact me by phone 918-550-2384 or email at mjones@pellaok.com.
Our wood clad windows have been approved for many projects in the Swan Lake district. As you can see, one window pane is completely broken and many other windows have so much wood rot, the glass is falling down into the rotted frame.
Please let me know how to expedite this order as we have already written the contract and windows are ready to order.

Thank You

Melanie Jones

Pella® Lifestyle Series

#1 performing wood window and patio door
for the combination of energy, sound and value.[1]

Aluminum-Clad Wood Windows & Patio Doors



Pella® Lifestyle Series
Floor-to-ceiling black casement and picture windows create a wall of glass and fill this modern home with natural light.



Why You Can Trust Pella.

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

Rated #1

by homeowners for highest craftsmanship[2]

We are continually striving to improve what we do and how we do it. That drive has earned us 284 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still a popular feature today.

Rated #1

by homeowners for highest quality[2]

We make products specifically for you and your comfort with meticulous care and attention. On average, we perform over 9.5 million quality checks every year. Our product designs are tested beyond industry standards, so you can trust them to perform. Door designs are tested to 100,000 open and close cycles, and double-hung and casement window designs are tested at least 6,000 times.

The Best Limited Lifetime Warranty

for wood windows and patio doors[3]

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our products with a limited lifetime warranty.[4]

[1] Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

[2] Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2023.

[3] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

[4] See written warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.



Beautiful Wood Designs
Pella Lifestyle Series picture windows with a white interior finish and Simulated-Divided-Light grilles complete this laundry room and office combination.

Why Choose Wood?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of the product line.

Exclusive Wood Protection

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

Designed for Long-Lasting Durability

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

Quality Exterior and Interior Finishes

EnduraClad® finish is a tough, protective aluminum finish for the exterior of your home. The overlapping, watershed cladding resists chalking and fading. Interiors can be factory prefinished to save time. The interior finish is applied prior to final assembly and kiln-cured for a quality aesthetic.

Solutions for Real Life

- Four optional performance packages
- Integrated blinds and shades for added privacy
- Backed by the best limited lifetime warranty for wood windows and patio doors[1]
- Innovative Hidden Screen provides easy and convenient access to fresh air and natural light without compromising your view







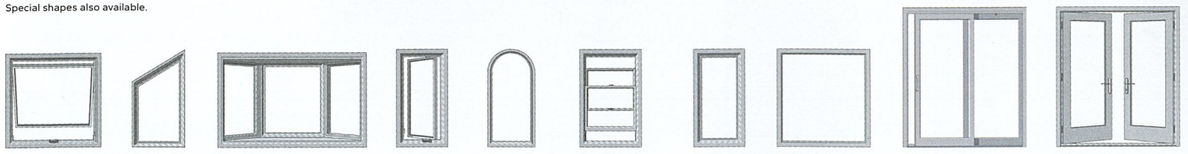






Available in these window & patio door styles:

Special shapes also available.



Awning Window
Angle Top Window
Bay and Bow Windows
Casement Window
Curve Top Window
Double-Hung Window[3]
Fixed Window
Picture Window
Sliding Patio Door
Hinged Patio Door

Why Choose Pella® Lifestyle Series?

Pella Lifestyle Series products are the #1 performing wood window and patio door for the combination of energy, sound and value.[2]

Style Flexibility

No matter the style of your home, these beautiful wood windows and patio doors offer the most desired features and options. With your choice of beautiful interior and exterior paints or stains, you have the style flexibility to match other finishes throughout your home.

Redefining Performance

Make your home more comfortable and help keep outside noises out and inside noises in. To make things easier, we've created performance packages to highlight what's most important to you. Upgrade from a dual- to a triple-pane glass design with the available packages to meet the unique needs of each room in your home.[3]

Room-by-Room Solutions

Packed with unique solutions like the Hidden Screen, TuffScreen® by Phifer and integrated blinds and shades, we designed windows and patio doors to work for your project room by room.[4]

Pella. LIMITED LIFETIME WARRANTY

The Best Limited Lifetime Warranty for Wood Windows and Patio Doors[1]

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

EnduraGuard® Wood Protection
Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.

Exterior Aluminum Cladding
Exceptionally durable aluminum cladding with EnduraClad exterior finish helps protect windows and patio doors for years.

Insulating Glass Seal
A long-lasting insulating seal provides a clear view and exceptional energy efficiency.

[1] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service at 877-473-5527.
[2] Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.
[3] Double-hung window available only with dual-pane glass.
[4] All trademarks are property of their respective owners.

Designed for Real Life.

The best limited lifetime warranty.[1]
Pella wood products are covered by the best limited lifetime warranty for wood windows and patio doors.

Patented triple-pane design.
Pella's patented triple-pane glass design gets you products that provide excellent energy efficiency and sound reduction.

Superior energy efficiency.
Our patented triple-pane design helps make your home more comfortable. Available performance options deliver 79% more energy efficiency than standard single-pane windows.[2]



Noise reducing windows for a healthier home.
Varying glass thicknesses disrupt sound waves and help give you exceptional sound control. With available performance options, they cancel 52% more indoor and outdoor noise than standard single-pane windows.[3]

Increased privacy and security.
Integrated blinds and shades were intentionally designed to be accessible.[4] They are tucked between the insulating glass and an accessible glass panel, protected from dust, pets and little hands.

Trusted innovations.
Pella® Lifestyle Series windows and patio doors with integrated blinds and shades have been recognized by Parents for Window Blind Safety and have been certified as Best for Kids.

[1] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

[2] Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. ft. new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

[3] Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

[4] Available on triple-pane products only.

Durable Hidden Screen
Black Pella Lifestyle Series double-hung windows with the Hidden Screen allow convenient access to fresh air without compromising the view.



Colors & Finishes

Wood Type

Wood species for complementing your home's interior.



Pine

Prefinished Pine Interior Colors

We can prefinish in a wide variety of colors. Unfinished or primed and ready-to-paint are also available.



White | Bright White | Linen White | Natural | Golden Oak | Early American | Provincial | Black

Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years.



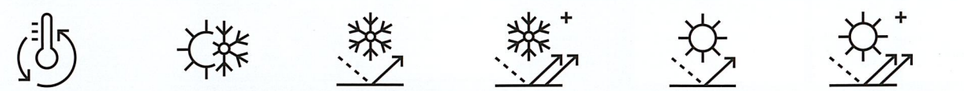
Black | White | Brown | Fossil



Iron Ore | Portobello | Putty | Almond | Classic White | Brick Red | Hartford Green | Wolf Gray

Glass[1]

InsulShield® Low-E Glass



Advanced Low-E insulating dual- and triple-pane glass with argon[2]

AdvancedComfort Low-E insulating dual- and triple-pane glass with argon[2]

NaturalSun Low-E insulating dual- and triple-pane glass with argon[2]

NaturalSun+ Low-E insulating dual- or triple-pane glass with argon

SunDefense™ Low-E insulating dual- and triple-pane glass with argon

SunDefense+ Low-E insulating dual- or triple-pane glass with argon

Additional Glass Options



Tempered glass available on dual- and triple-pane products

Obscure and frosted obscure glass available on dual- and triple-pane products

[1] Double-hung window available with dual-pane glass only.
[2] Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

Performance Packages

To make things easier, we've created performance packages that highlight what's most important to you.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.[1] Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your home.

All values below are averages compared with single-pane windows.

Performance

Improved energy efficiency and sound performance.

71% More Energy Efficient[2] + **34%** Noise Reduction[3]

Sound Control

Exceptional noise control for a quieter home.

52% Noise Reduction[3]

Energy Efficiency

Superior energy efficiency for a more comfortable home.

83% More Energy Efficient[2]

Ultimate Performance

The best combination of energy efficiency and noise control.

79% More Energy Efficient[2] + **52%** Noise Reduction[3]

SCAN THE QR CODE with your smartphone camera to learn more about how each performance package can benefit your home.

[1] Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glazing thickness glass. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

[2] Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. ft. new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

[3] Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

Grilles

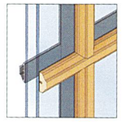
Grille Types

Choose the look of true divided light or make cleaning easier with grilles-between-the-glass.

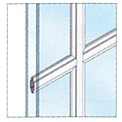
Dual-Pane:



Simulated-Divided-Light with Spacer 7/8"



Simulated-Divided-Light without Spacer 7/8"



Aluminum Grilles-Between-the-Glass 3/4"[1]

Triple-Pane:



Aluminum Grilles-Between-the-Glass 3/4"[1]

Grille Patterns

In addition to the patterns shown here, custom grille patterns are available.



Traditional | 9-Lite Prairie | Top Row | Cross | Custom

Screens[2]

Hidden Screen

The exclusive, easy-to-use Hidden Screen appears when you open a double-hung window and folds away when the window is closed. It allows 44% more natural light into your home when a window is closed than a standard screen.[3]

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use.
Available on casement windows.

TuffScreen® by Phifer

Keep bugs out and enjoy more fresh air with one of the most durable screen options on the market. The heavy-duty vinyl-coated screen is tear, puncture and damage resistant, standing up to pets, children and harsh weather. The TuffScreen by Phifer is 2.5x stronger than a standard screen.[4] Available on sliding patio door only.

Flat

InView™ screens are clearer than conventional screens and come standard.



InView™

[1] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
[2] Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.
[3] Based on calculated screen cloth openness.
[4] Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening. All trademarks are property of their respective owners.

Integrated Blinds & Shades

Integrated Blinds*

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light.



White | Poplar White | Bisque | Golden | Mocha | Storm | Black

Integrated Shades*

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street.

Light-Filtering:



White | Maize | Silver

Room-Darkening:



Cotton | Bamboo | Ash

Haven't landed on your final blind or shade color yet? No problem.
With our patented triple-pane design, you can make the decision later in the process. Our triple-pane products come with all of the hardware to add blinds or shades before they arrive to your home or later in the building or remodeling process.

Window Hardware

Essential Collection

Our most popular design with finishes to suit every style.

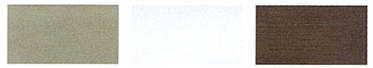


Fold-Away Crank



Cam-Action Lock

Finishes:



Champagne | White | Brown



Matte Black | Satin Nickel | Satin Brass

Patio Door Hardware

Essential Collection

Elevate your style and transform your home with elegant selections.



Hinged Patio Door Handle



Sliding Patio Door Handle

Finishes:



Champagne | White | Brown



Matte Black | Satin Nickel | Satin Brass

* Available on triple-pane products only.

TULSA PRESERVATION COMMISSION

Staff Report
October 1, 2026
HP-0830-2026

HP PERMIT NUMBER: HP-0830-2026

PROPERTY ADDRESS: 1717 South Rockford Avenue

DISTRICT: Swan Lake

APPLICANT: Lydia Blanton

OWNER: Seth and Lydia Blanton

A. CASE ITEMS FOR CONSIDERATION

1. Construction of addition at front of residence

B. BACKGROUND

DATE OF CONSTRUCTION: 1934
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009
CONTRIBUTING STRUCTURE: No
STYLE/CONSTRUCTION:

This two-story brick residence has been renovated to assume a Contemporary style. It has a side-gabled composition shingle roof with a brick chimney on the side. Multiple-paned double hung windows are set on the left of the west facade. On the right the glazed wood door is recessed under a new balcony. Windows on other elevations are 1/1 double hung with wood surrounds. (National Register of Historic Places, Swan Lake Historic District, NRIS # 98000140)

PREVIOUS ACTIONS: N/A

C. ISSUES AND CONSIDERATIONS

1. The applicant proposes reconfiguring the front of the residence to allow for an additional bedroom and bathroom. The residence currently has two bedrooms and one and a half baths. The addition would be comprised of cedar shakes and reused brick to mirror the existing façade.

   During the Historic Preservation Permit Subcommittee review on September 24, 2026 the subcommittee made a motion to recommend approval with the condition that additional clarity and detail be provided for the Tulsa Preservation Commission meeting. Subcommittee asked that the applicant share options for the door, lighting, trim, potential mailbox, and similar elements, as well as revised elevations. The cited sections of the Unified Design Guidelines were B 1.3 and B 1.2.

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 B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES

B.1 General Requirements

B.1.1 Locate additions on the side or rear of your home where the character-defining elements and visual appearance of the front façade will not be obscured, damaged, or destroyed.

B.1.2 Ensure that additions do not detract from the historic appearance, character-defining elements, historic patterns, scale and proportions of the existing structure.

B.1.3 Provide consistency and continuity between the addition and the historic portions of your home by using similar materials, style, forms, massing and scale.

B.1.4 Do not exceed the established height of structures along the same street.

B.2 Building Site

B.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 addition between the minimum and maximum of the prevailing front setbacks.

B.2.2 Maintain the pattern and rhythm of the side yard setbacks of the other historic structures on the same side of the street.

B.2.3 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.

B.2.4 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.

.1 Elmwood – no more than 25% of street yard lot area

B.2.5 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.

B.3 Building Materials and Elements

B.3.1 Use building materials that are consistent with the historic materials found on the existing structure.

B.3.2 The use of building materials different from historic materials will be considered on a case-by-case basis, if the proposed materials maintain the character of the structure and the historic size, shape, pattern, texture and directional orientation. Unfinished or clear-finished metals are not allowed.

B.3.3 Create a visual consistency and continuity with the building elements of the existing structure by replicating the height of windows and doors, window glazing patterns, roof forms, eave lines and overhangs, and special detailing present on the existing structure.

B.4 Roofs

B.4.1 New roof features, such as dormers or cupolas, may be added to the existing roof, if the proposed elements maintain the scale, proportions, rhythms, and architectural character of the structure.

B.4.2 On additions, use roof forms, slope, detailing, and roofing materials that are consistent with the historic portions of the existing structure. Installation of metal roofs will be considered on a case-by-case basis.

.1 Yorktown – Metal roofing is not allowed.

B.5 Porches

B.5.1 When adding a porch or expanding an existing porch, maintain the character, detailing, scale, rhythm, and proportions of the existing historic structure.

B.5.2 When enclosing porches with glass or screens, maintain the existing rhythms, scale, proportions, appearance, and character of the structure. Hard wall enclosure of porches is strongly discouraged but will be considered on a case-by-case basis.

B.5.3 Ramps may be installed when required to achieve access to the first-floor level. Construct the ramp so that, in the future, it can be removed without significantly altering the original historic structure. Designing ramps to access porches from the side, so the front elevation is not obscured, is encouraged.

B.6 Garages

B.6.1 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.

B.6.2 Adding a garage attached to the rear elevation of the primary residential structure will be considered on a case-by-case basis. Locate attached garages so that the front façade of the garage is not located forward of the rear wall of the primary structure.

B.6.3 Historically appropriate garage doors, such as carriage house doors, are encouraged.

B.7 Mechanical Systems, Etc.

B.7.1 Install engineering systems and their associated elements, such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical boxes, ventilators, and louvers, on the side or rear façade of the structure.

B.7.2 Install utility meters on the side or rear façade of the house or underground in a subterranean vault.

B.7.3 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.

B.7.4 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 E – GUIDELINES FOR NON-CONTRIBUTING STRUCTURES

E.1 General Requirements

E.1.1 For the purposes of this chapter, non-contributing structures are those listed as not contributing to the historic character of the district due to age or architectural style in the National Register Nomination for the district.

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

E.1.3 Follow Section A (Rehabilitation) and Section B (Additions) as they relate to the character-defining elements of the non-contributing structure.

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





1995



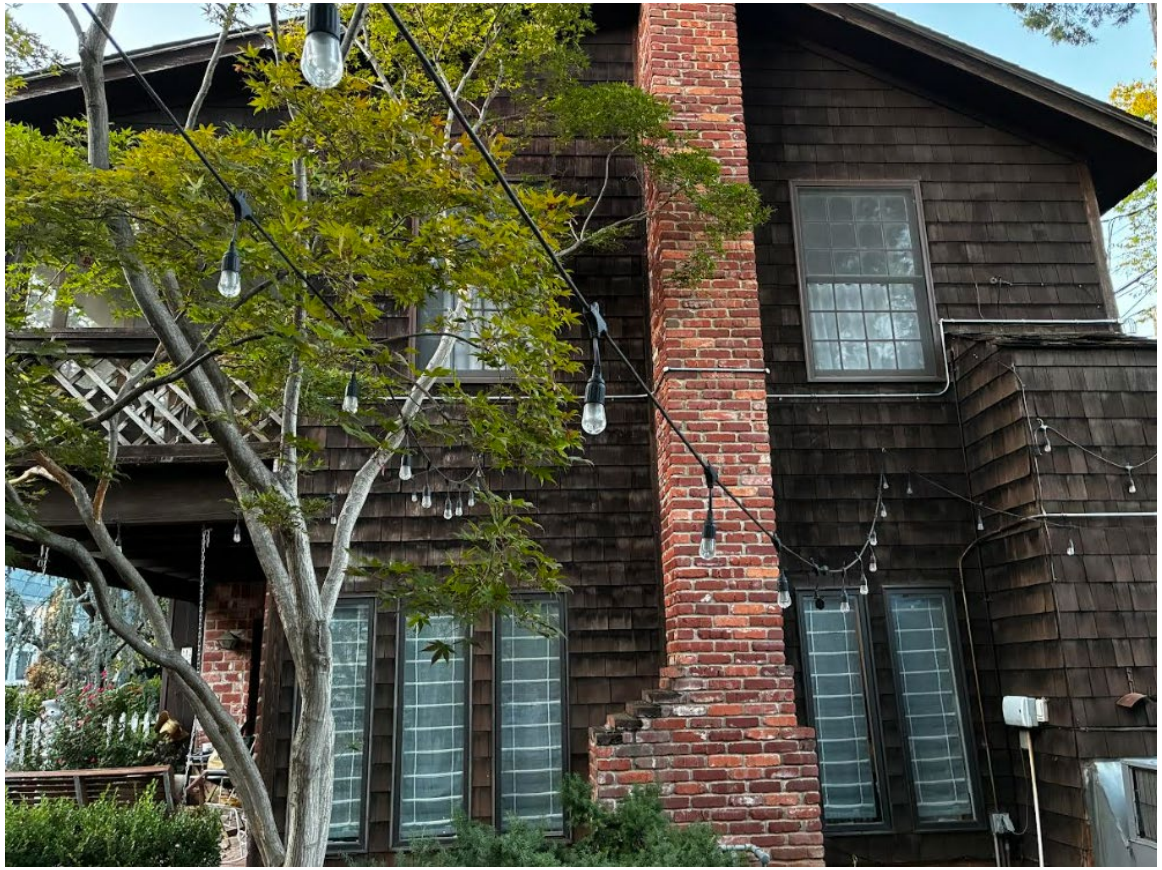
March 2025 (Google Street View)



April 2012 (Tulsa County Assessor)



West Facade



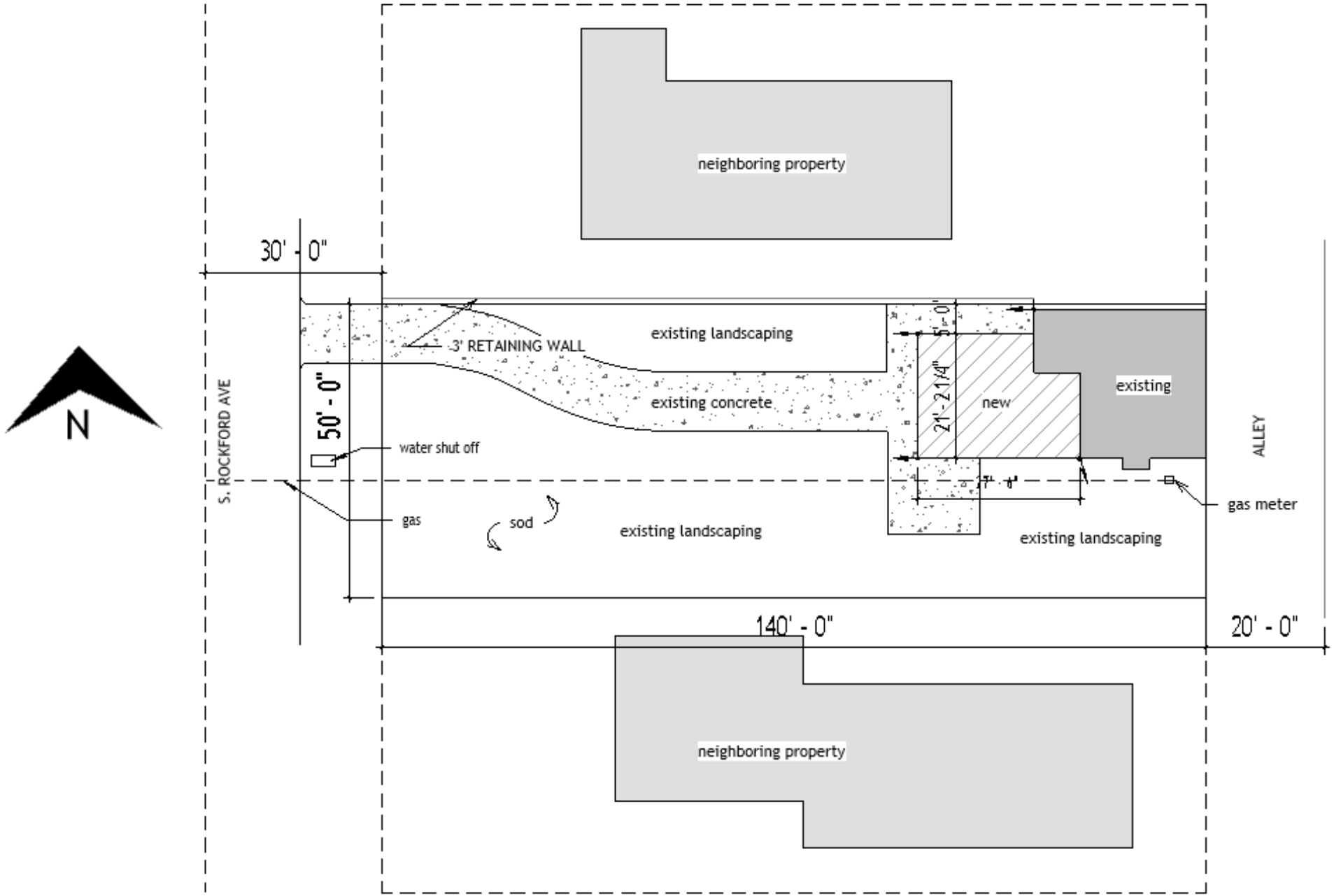
North Facade

EXISTING SITE

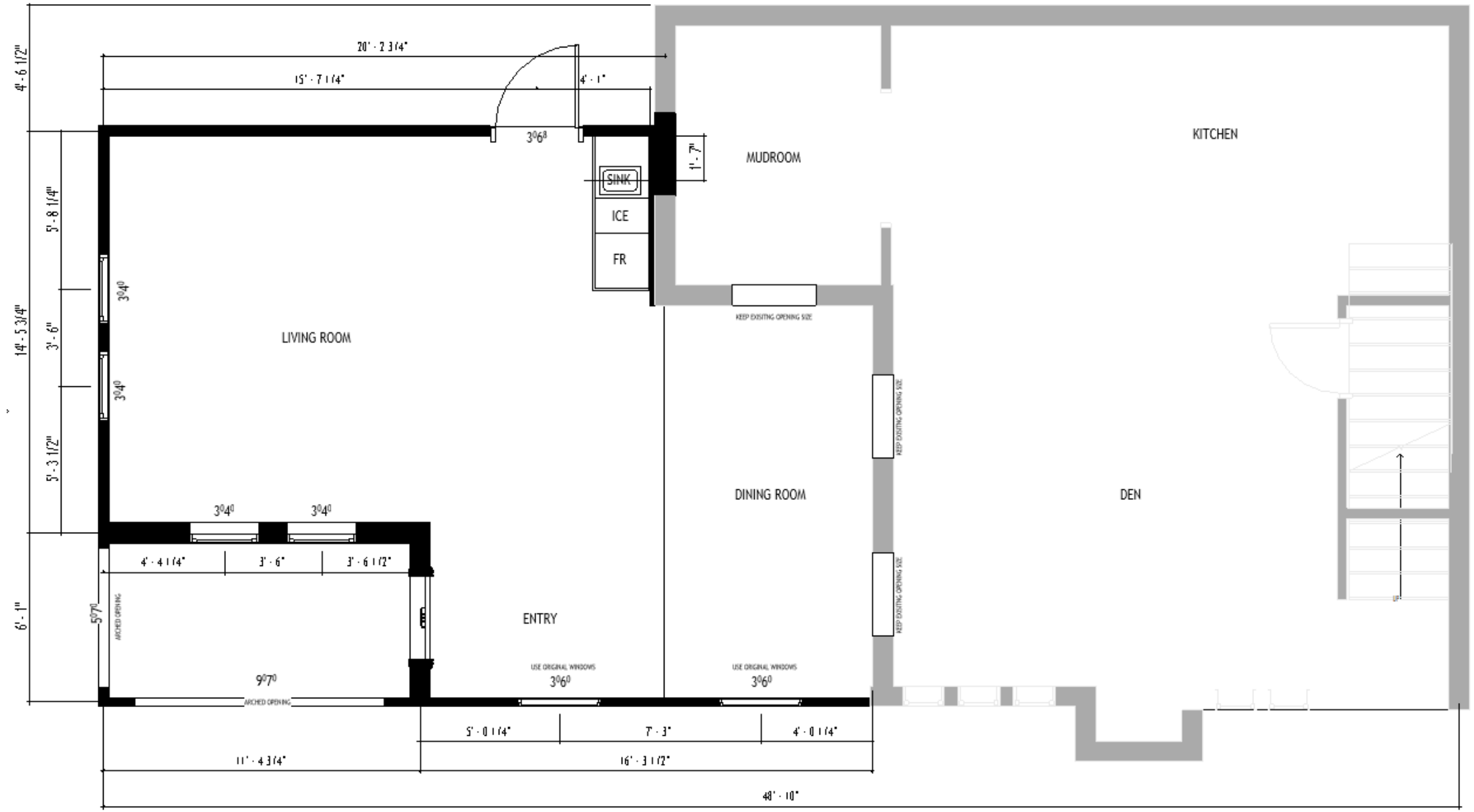


Street View

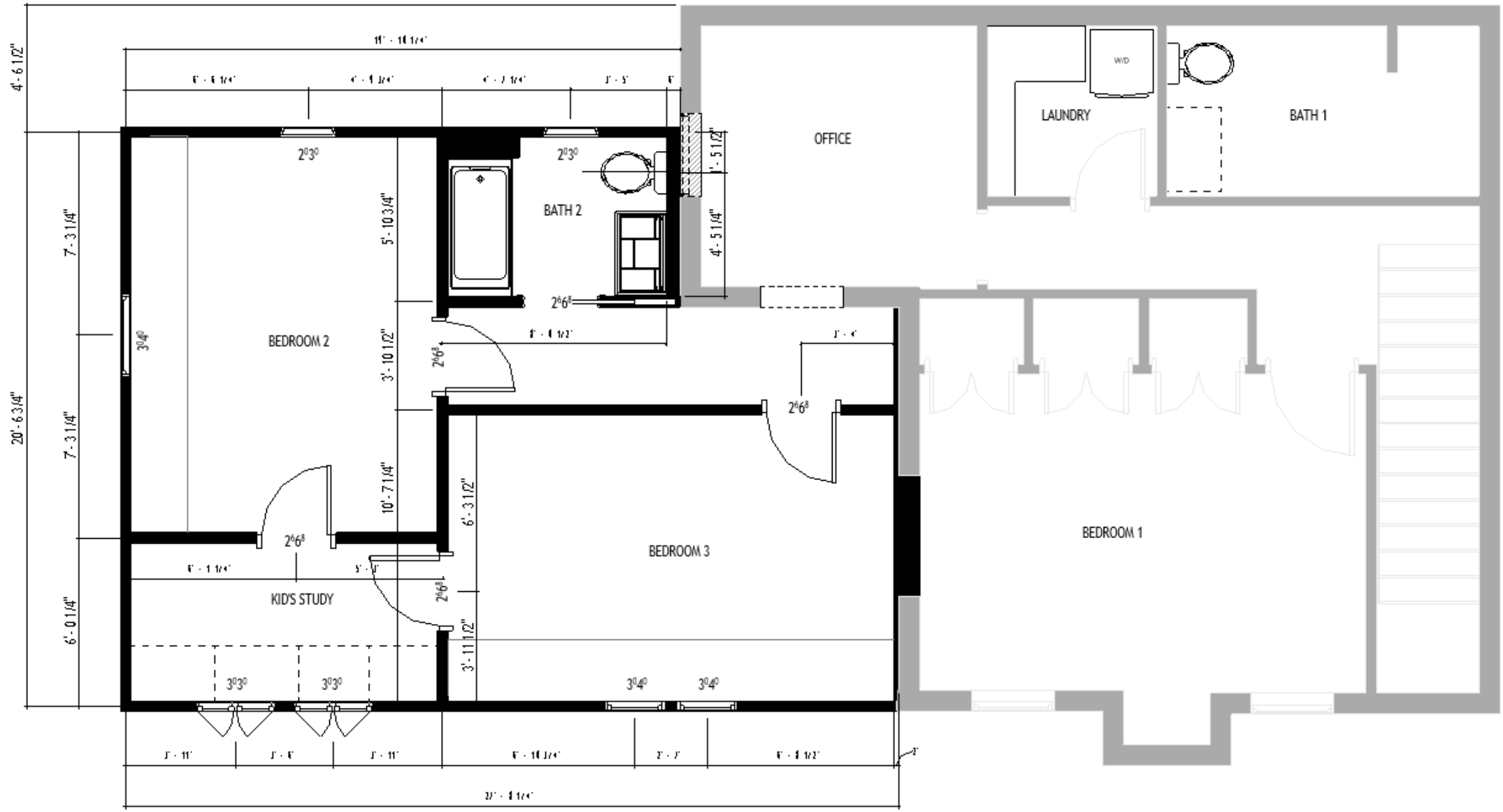
EXISTING SITE


N
neighboring property
30' - 0"
S. ROCKFORD AVE
50' - 0"
3' RETAINING WALL
existing landscaping
existing concrete
water shut off
gas
sod
existing landscaping
5' - 0"
21' - 2 1/4"
new
existing
existing landscaping
ALLEY
gas meter
140' - 0"
20' - 0"
neighboring property

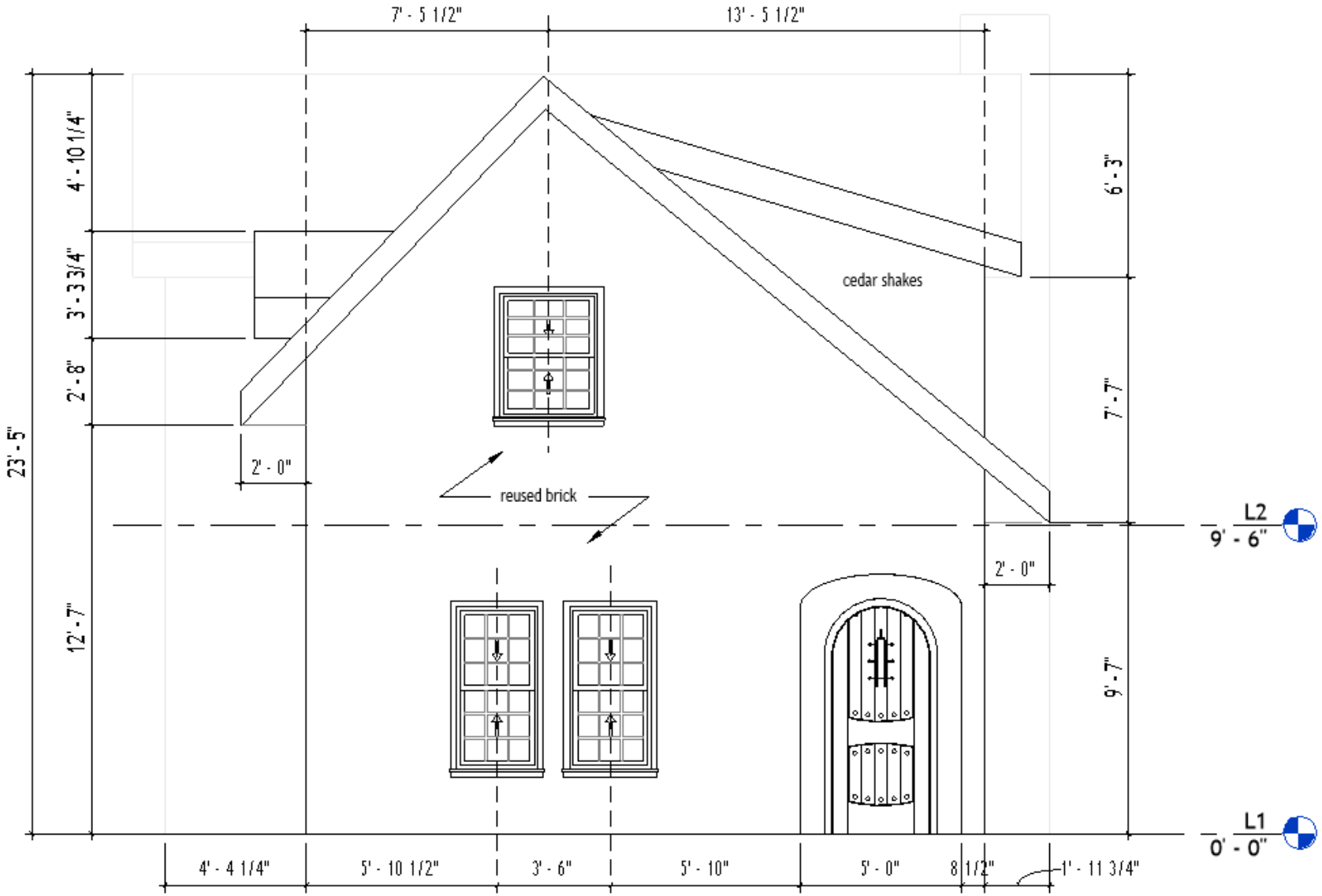
SITE PLAN



PLAN – 1ST FLOOR

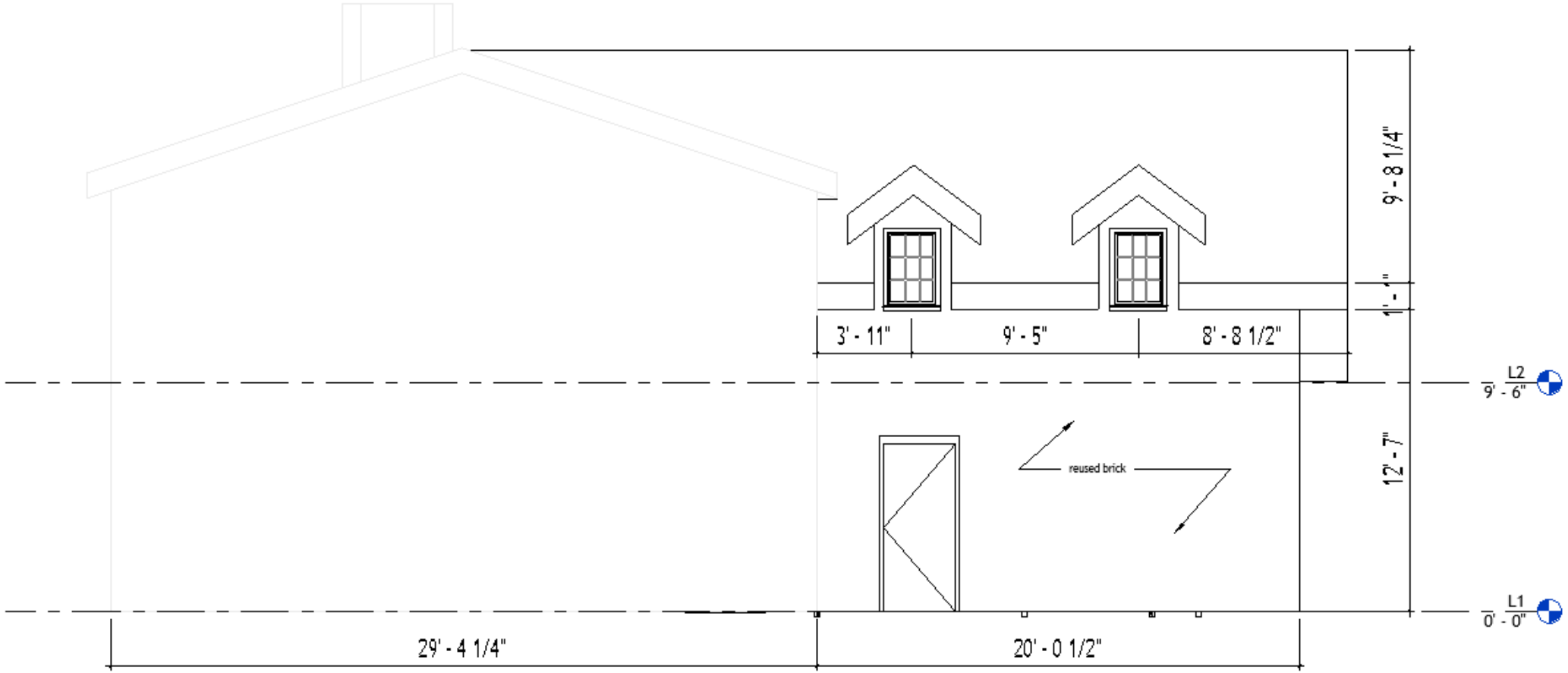


PLAN – 2ND FLOOR



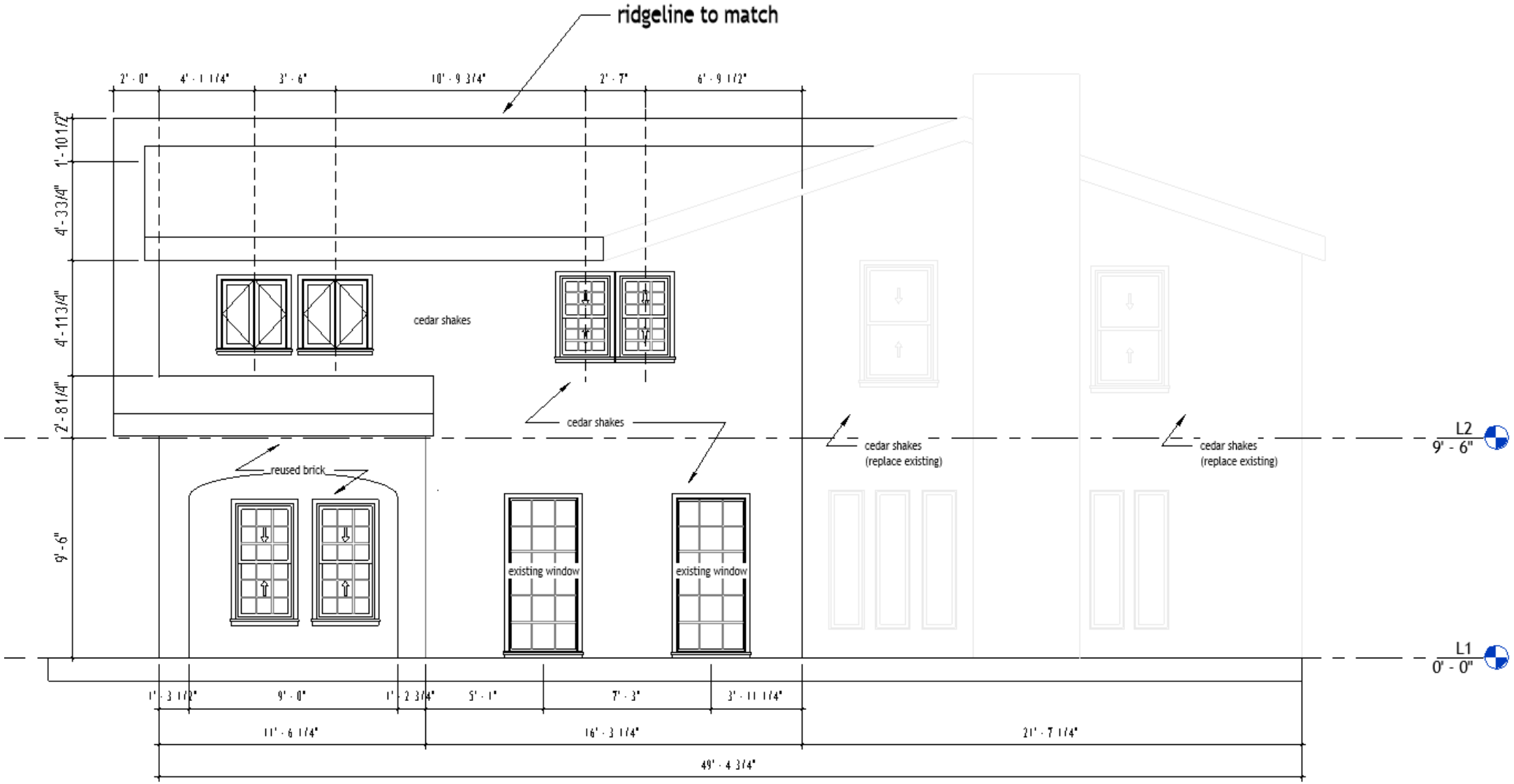
WEST ELEVATION

ELEVATIONS



NORTH ELEVATION

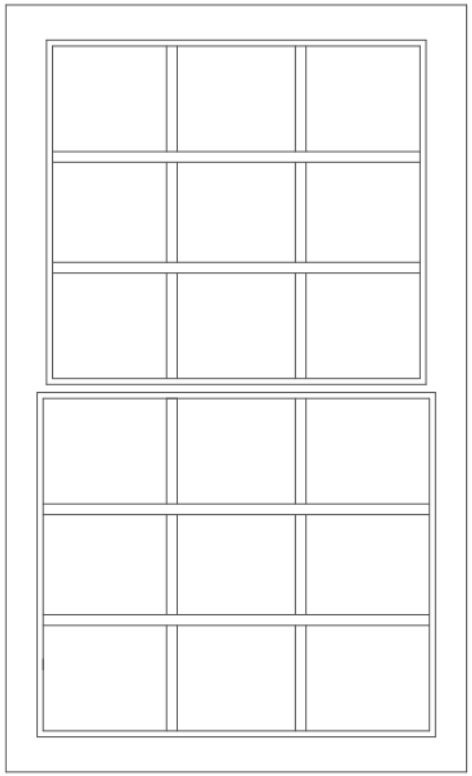
ELEVATIONS



SOUTH ELEVATION

ELEVATIONS

Vinyl 9 over 9
Double hung



Model 3001 Double Hung



Architectural Bronze

SIMULATED DIVIDED LITE[11]



1-1/4" with Mill Finish Shadow Bar

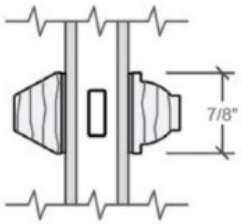


7/8" with Mill Finish Shadow Bar

Simulated Divided Lites feature grids affixed to the interior and exterior of the window – and shadow bars between the panes of glass – to replicate the look of true divided lites.



**divided lite and clear glass to be used on aluminum clad wood windows



Putty Glaze Exterior with Ogee Interior[4] 7/8", 1-1/4" or 2"

WINDOWS

Shakertown
EST. 1954



Cedar shakes – SHAKERTOWN
7” exposure, Craftsman series

ATLAS

Atlas ProLam
Hearthstone





Ryder Brick
Windsor Collection

Paint to match existing house
Soffit material: match existing

MATERIALS



Proposed front door if existing is not able to be used

Paint color for door
Behr - Ecological

Paint color for trim
Behr – Gardeners Soil



Ceiling light for porch

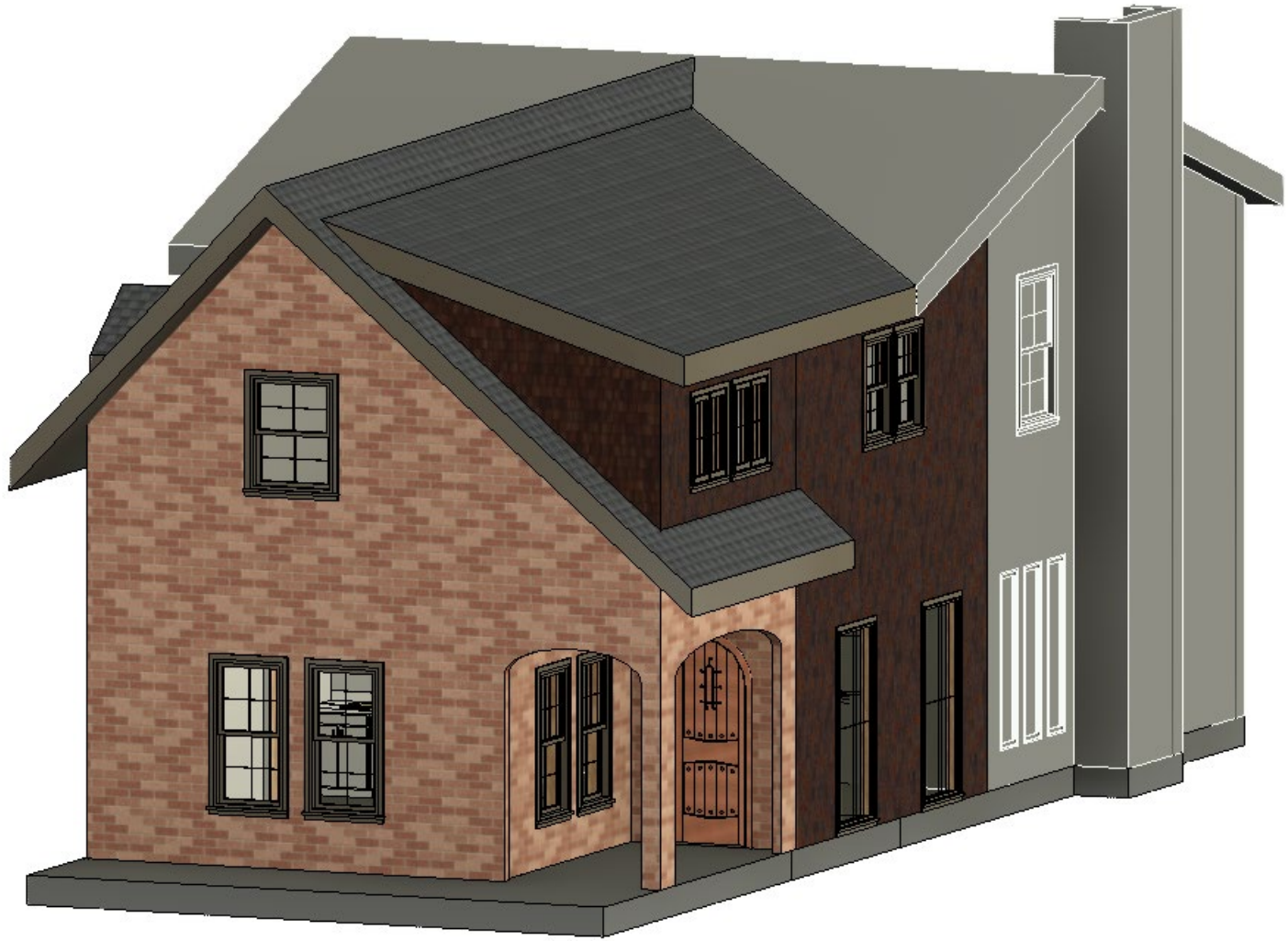


Cedar stain example



Smooth plywood soffit material to match existing

WINDOWS



PROPOSED RENDERING