TULSA PRESERVATION COMMISSION

Staff Report
November 5, 2026
HP-0805-2026

HP PERMIT NUMBER: HP-0805-2026

PROPERTY ADDRESS: 1615 South Owasso Avenue

DISTRICT: North Maple Ridge

APPLICANT: 38th Street Investment Corp.

OWNER: 38th Street Investment Corp.

A. CASE ITEMS FOR CONSIDERATION

1. Construction of fence in street yard

Work completed without a historic preservation permit

B. BACKGROUND

DATE OF CONSTRUCTION: 1919
ZONED HISTORIC PRESERVATION: 1993; Ordinance amendment 2005
NATIONAL REGISTER LISTING: Maple Ridge Historic Residential District, 1983
CONTRIBUTING STRUCTURE: Yes
STYLE/CONSTRUCTION: ITALIAN RENAISSANCE REVIVAL
PREVIOUS ACTIONS:

COA – August 14, 1997
Replacement of brick steps between the sidewalk and the front yard

HP-17-006 – February 9, 2017 – TPC Approval

1. Construction of an addition on the second story

HP-0536-2024 – January 10, 2024 – Staff Approval

1. Repair and replacement in-kind of damaged wood elements on the roofline
2. Removal of non-historic concrete block wall
3. Repair in-kind of damaged concrete and mortar on the entry steps

HP-0537-2024 – January 11, 2024 – TPC Approval

1. Replacement of front porch railing
2. Replacement of step railing replacement of railing around roof in the back sunroom
3. Installation of wood decking in the back sunroom. Replacement of door hardware
4. Removal and replacement of light fixtures on the porch

C. ISSUES AND CONSIDERATIONS

The applicant proposes the installation of a 4-foot-tall metal fence to enclose the front street yard on the west side of the residence. The fence is designed to be mounted on the upper tier of the existing concrete retaining wall, with support posts anchored into the wall structure. The applicant indicates that the proposed fence is intended to reference and visually correspond to the fence design on the adjacent property to the north.

During the Historic Preservation Permit Subcommittees review on July 9, 2026 the subcommittee recommended revising the existing fence at the entry point at the top of the stairs. A more prominent and appropriate entry gate was encouraged to better reflect the original character of the home. It was suggested that this could be accomplished by making the gate a focal point or adding elements such as pots on the bulkheads.

During the Historic Preservation Permit Subcommittee review on August 27, 2026, the applicant returned with no requested revisions. The Subcommittee again recommended denial of the fence in its current construction, citing Guidelines D 1.3 and D 1.4. The applicant stated that they wished to move forward with submission to the full commission.

During the Tulsa Preservation Commission meeting on September 3, 2026 it was decided that the application would go back to subcommittee to allow the applicant more time to review and discuss implementation of the previous project recommendations that had been given.

During the Historic Preservation Permit Subcommittee meeting on October 8, 2026, the applicant presented revisions to the entry gate design. The revisions included relocating the fence 4 feet to the east of the top of the stairs. The subcommittee determined that this modification better aligned with the Commission's requested changes. Staff also obtained clearer photographs of the site to better illustrate the existing fence conditions.

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.

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





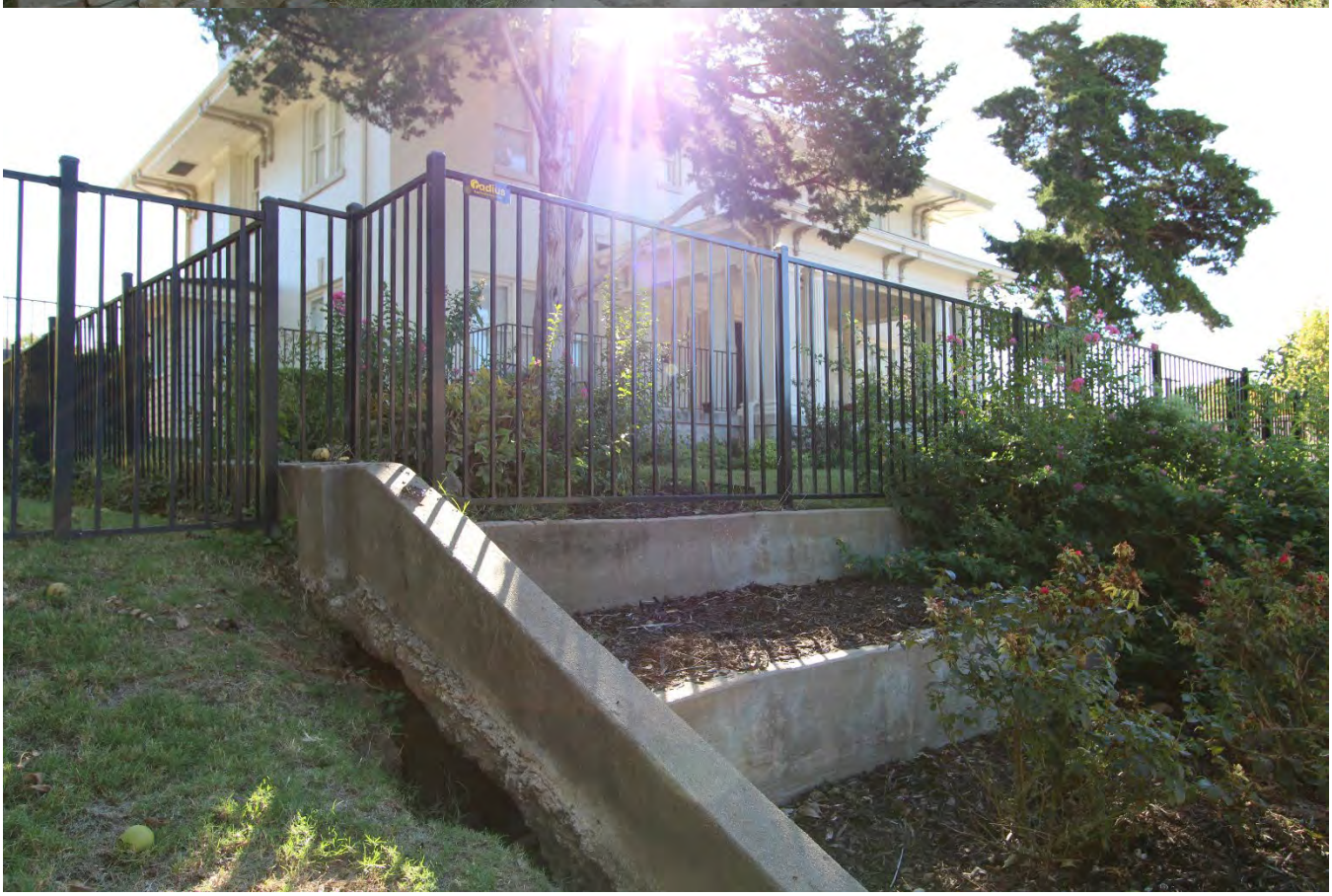




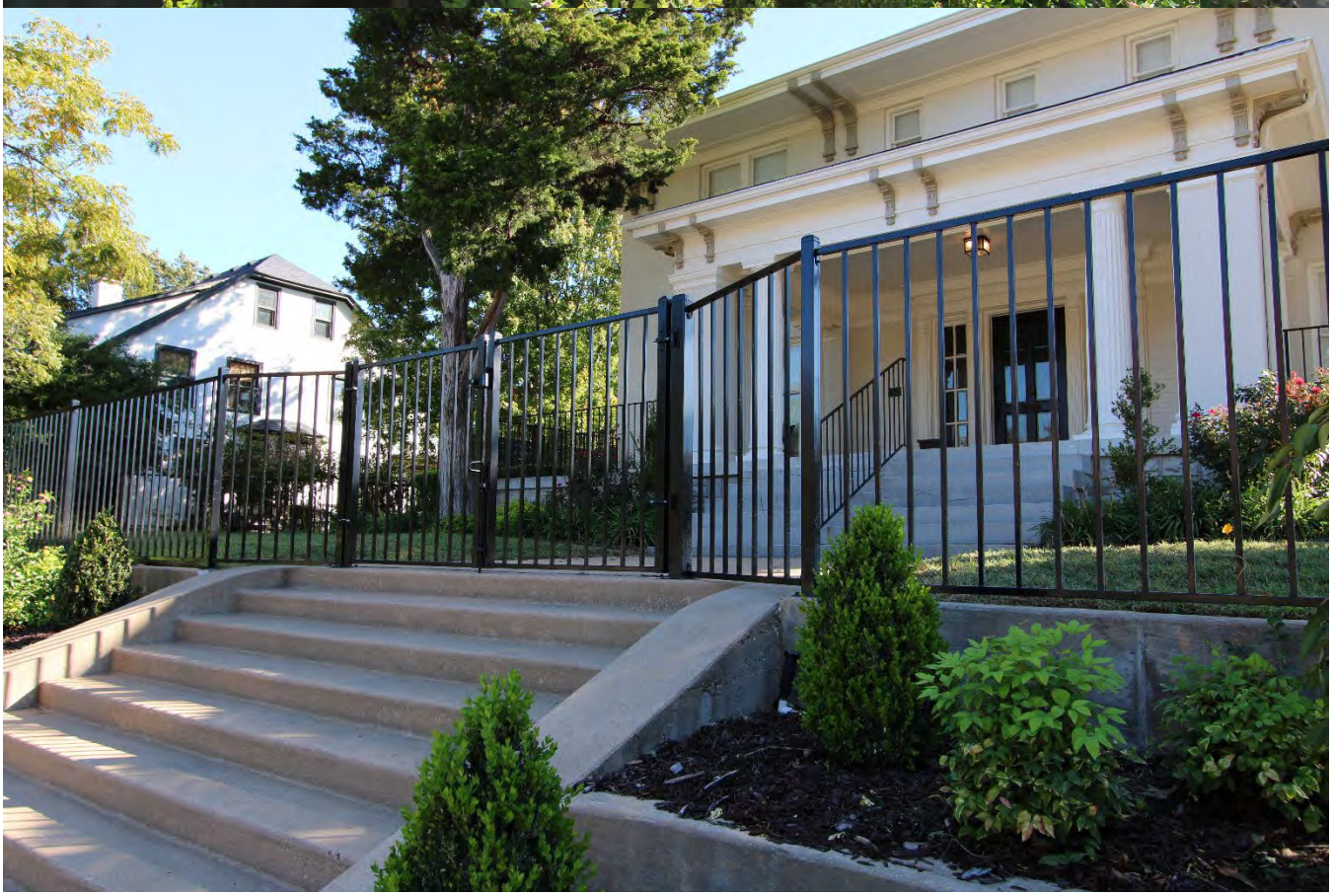



1615












1915



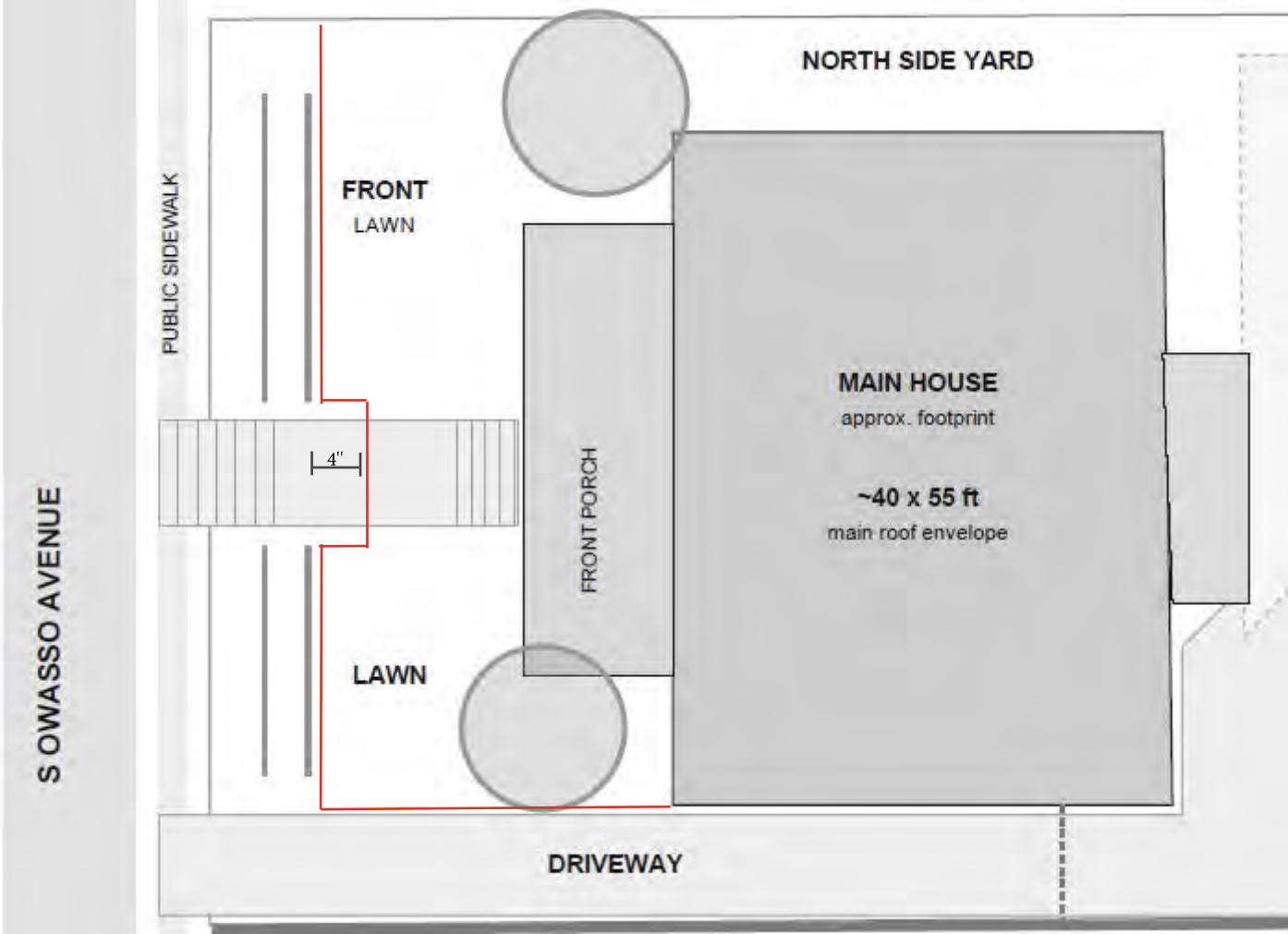











S OWASSO AVENUE
PUBLIC SIDEWALK
FRONT
LAWN
4"
LAWN
FRONT PORCH
NORTH SIDE YARD
MAIN HOUSE
approx. footprint
~40 x 55 ft
main roof envelope
DRIVEWAY

TULSA PRESERVATION COMMISSION

Staff Report
November 5, 2026
HP-0835-2026

HP PERMIT NUMBER: HP-0835-2026

PROPERTY ADDRESS: 1114 East 17th Place

DISTRICT: North Maple Ridge

APPLICANT: Ashely and Galen Martens

OWNER: Martens Family Rev Trust c/o Galen and Ashley Martens

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of windows
2. Replacement of siding

B. BACKGROUND

DATE OF CONSTRUCTION: 1910
ZONED HISTORIC PRESERVATION: 1993; Ordinance amendment 2005
NATIONAL REGISTER LISTING: Maple Ridge Historic Residential District, 1983
CONTRIBUTING STRUCTURE: n/a
STYLE/CONSTRUCTION: Colonial Revival
PREVIOUS ACTIONS:
COA – April 8, 2010 - TPC Approval
Construct second story addition on east elevation
HP-0408-2022 – November 22, 2022 – TPC Approval
Construction of covered patio addition on south side of residence

C. ISSUES AND CONSIDERATIONS

The applicant proposes replacing four windows on the west elevation with Quaker Brighton Wood Series single hung, nine lite over one lite in a beige finish.

The applicant also proposes replacing the siding on the west elevation with 6 ¼-inch by 12-inch primed smooth Hardie lap siding in a horizontal orientation

During its review on October 29, 2026, the Historic Preservation Permit Subcommittee recommended approval of the application, The Subcommittee also requested that the applicant submit a close-up photograph of a rear window that had previously been replaced, as the proposed windows for the west façade would match the existing replacement window.

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.

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.



2011 (Tulsa County Assessor)



2014 (Google Street View)

Historic Preservation Permit

APPLICATION FORM

ATTACHMENT A: SUBMITTAL MATERIALS

PROJECT DESCRIPTION

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

We are applying to replace the siding and 4 windows on the West side of our property. We have fought the good fight with these windows for 13 years with repairs but with rising heat and energy costs we must make a change. Heat radiates from this side of our home and we need the new windows and better insulation behind the improved siding to maintain a comfortable temperature in the upstairs. It no longer makes sense to pay for more repairs. We plan to use windows and siding that honor the originals to maintain the historic look of our home that we love.

PROJECT CHECKLIST

X___ Digital color photographs of each elevation of the site, building(s), and project area(s) provided by email or memory device only. **No external storage account invitations.**

X___ Product brochures, color photographs, and/or material samples when new or replacement materials are proposed.

_____ Site plan, no larger than 11x17, to scale with dimensions and north arrow showing location of structures and project area or landscape features in respect to building line, property line, and adjacent structures on all sides.

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

X___ 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)

WINDOW #	EXISTING TYPE	MUNTIN CONFIG.	EXISTING CONDITIONS						PROPOSED WINDOW TYPE	MUNTIN CONFIG.
			REPAIR CLASS			SASH				
			SASH	FRAME	SILL	ORG.	REPLACE	UNKNOWN		
1	Wood	1/9	1	2 or 3	2	x			Alum clad ext.	1/9
2	Wood	1/9	3	3	2	x			Wood interior	1/9
3	Wood	1/9	1	2 or 3	2	x			for all 4	1/9
4	Wood	1/9	1	2 or 3	2	x				1/9

Ashley and Galen Martens
1114 E. 17th Pl.
Tulsa, OK 74120



The 4 windows are the right (west) side of the house.



The windows are not visible because of the trees in both our yard and our neighbor's yard.





From the far edge of our neighbor's yard, you can see the back two windows (Windows 3 and 4).



View of windows from our backyard.



WINDOW ONE





This window is closest to the front of the house. It is out of alignment and needs all new glazing on the exterior.

WINDOW TWO



This window and window 1 are in our daughter's room. This window is dangerous. If opened, it slams back down. It needs sash cord replacement, new glazing, and it has wood rot on exterior frame.



WINDOW THREE



This window needs all new glazing and is also out of alignment.



WINDOW FOUR





This window is out of alignment, needs all new glazing and has wood rot on exterior frame.

Pictures of the Siding we would like to replace –





This is a picture of windows we have replaced already on the back of our house. These are the exact windows we would like to use to replace the 4 in our application. This is also a picture of the exact siding we would like to use.



We plan to see 6 ¼” x 12’ Primed SMO Lap Hardie Siding (see attached estimate)

I have also attached the window specifics.

M & M LUMBER
4711 S Mingo
Tulsa, OK 74146
www.mmlumberco.com
(918) 627-1926

DOCUMENT NUMBER	PAGE NO
800741	1

CREATED BY	SALESPERSON	DATE / TIME
SRS	SCOTT SCHULTZ	9/23/26 11:43
TERMINAL	**REFERENCE**	
571		

ESTIMATE

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CUSTOMER: SIGNATURE PROPERTIES, LLC
3716 E. 63rd ST.

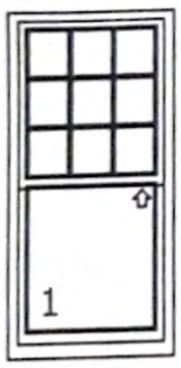
TULSA OK 74136
918-260-6301

DELIVERY MARTIN
ADDRESS: 1114 E 17TH PL

TULSA OK 74136
918-260-6301

EXPIRATION DATE
9/24/26
TAX
L81 CITY - TULSA/TUL #728

LN#	ITEM	UM	DESCRIPTION	QUANTITY	LOCATION	PRICE	PER	EXTENSION
1	HSLAP614	EA	6 1/4"x12' PRIMED SMO LAP HARDIE	106	JSHED			
2				4	EA	Quaker Unit		



** Viewed From Exterior **

Series: Brighton

Exact Size: 31 X 62 1/2 **Rough Opening:** 31 3/4 X 63

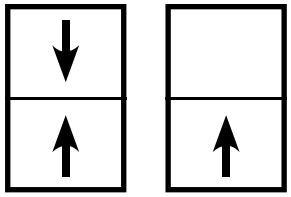
Color: White,**Paint Type:**2604,**Interior Finish:**Pine,
Glass: Energy3S (Triple Silver),Argon Filled,
Muntin:7/8" Raised Exterior - M27214 Wood Interior - 06017,
Hardware: Gold,**Sash:**Sweep Lock,
Jamb Liner: Beige,**Jamb Liner Cover Exterior:**Yes,
Screen: Half Screen,**Material:**BetterVue (TM),**Ship:**Screen With Product,
Install Acc: Hinged Nailing Fin,
Frame Depth:6", **Jamb Depth (From Fin):**4 9/16",

Unit:1-Single Hung w/Plough **Exact Size:** 31 X 62 1/2,
NFRC - U-Factor:0.31**SHGC:**0.17**VT:**0.39**AL:**≤0.3
Rating: R-50
Top Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass **IG Thickness:**3/4" Thickness
Bottom Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass **IG Thickness:**3/4" Thickness

Overall Rating: DP-50

Unit:1 - Not Egress
Clear Opening: 26 3/4 X 27 1/4
Clear Opening Sqft: 5 1/16
Total Weight 62 lbs.

QUAKER
COMMERCIAL WINDOWS AND DOORS



BRIGHTON SERIES

Brighton Series
R-50
6" Frame Depth
Double Hung/Single Hung

BRIGHTON SERIES DOUBLE HUNG/SINGLE HUNG

The Quaker Brighton Series Double Hung/Single Hung window is ideal for a variety of applications including - Energy Efficient, Apartments, Assisted Living and Housing Authority.

FEATURES

◊ Commercial Framing System
- 6" main frame

◊ Enhanced Design
- Extruded clad exterior, pine interior

◊ Glazing
- ¾" insulated glass

◊ Hardware
- Two block and tackle balancers and vinyl step jamb liners
- Self-aligning cam-type locks

◊ Screen
- Extruded aluminum screen frame with BetterVue™ mesh

BENEFITS

◊ The capacity to match exterior colors for unique project facades

◊ The ability to facilitate large sizes for taller and wider window openings

OPTIONS

◊ Available Configurations
- Double Hung
- Single Hung
- Bay or bow unit

◊ Muntin Choices
- Internal, wood removable or simulated divided lites available

◊ Limited travel hardware

◊ Nailing Fin

◊ Screen
- Extruded aluminum screen frame with aluminum wire mesh
- Extruded aluminum screen frame with sunscreen mesh
- Extruded aluminum screen frame with stainless steel 0.009" thickness mesh

◊ Glazing
- Capillary tubes
- Argon gas
- Wide variety of glazing, tinting and thickness options

◊ Panning & Trim Choices
- Wide variety of panning, receptor and trim available

◊ Mulling
- Wide variety of structural mulls

PERFORMANCE

◊ Structural & Thermal (test reports or thermal simulations available upon request)

Model	Double Hung/Single Hung
AAMA/WDMA/CSA 101/I.S.2/A440-08 Rating	R-50
Structural Load P.S.F.	75.19
Air at 50 MPH (cfm/ft²)	0.04
Water (No Penetration) P.S.F.	7.52
U-Value (with Low-E and Argon)	0.28-0.32
SHGC (with Low-E and Argon)	0.12-0.29

Window test size: 36" × 84"
Operating Force: 22 lbf (maintain motion), 3 lbf (locks)



Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.

WINDOW & DOOR MANUFACTURERS ASSOCIATION WDMA MEMBER

QUAKER COMMERCIAL WINDOWS AND DOORS

ARCHITECTURAL PAINT COATINGS AND FINISHES

◊ Baked on powder coat finish meets ANSA/AAMA 2604 specs and is available in unlimited colors

- 11 Popular Colors

White | Sandstone | Holly Green | Redwood | Chestnut | Satin Creme | Dark Bronze | Toffee | Beige | Earthone | Black

- 16 Impressive Colors

Agate Grey | Beige Grey | Burgundy | Gloss Black | Interstate Blue | Moss Green | New Bone White | New Dark Bronze

Patina Green | Polar White | Sky White II | Slate Gray | Teal | Telegrey 1 | Metallic Gray | Oyster White

- 7 Resemble Colors (painted finish resembling anodized)

Black Anodized | Champagne Anodized Light Range | Champagne Anodized Dark Range | Clear Anodized | Light Bronze Anodized | Dark Bronze Anodized Light Range | Dark Bronze Anodized Dark Range

- Unlimited Custom Colors

* Printed colors shown here may not accurately depict actual painted colors. Color samples are available upon request.

◊ ANSA/AAMA 2605 powder coat finishes

◊ AAMA 611-98 Class I clear and tinted anodized finishes

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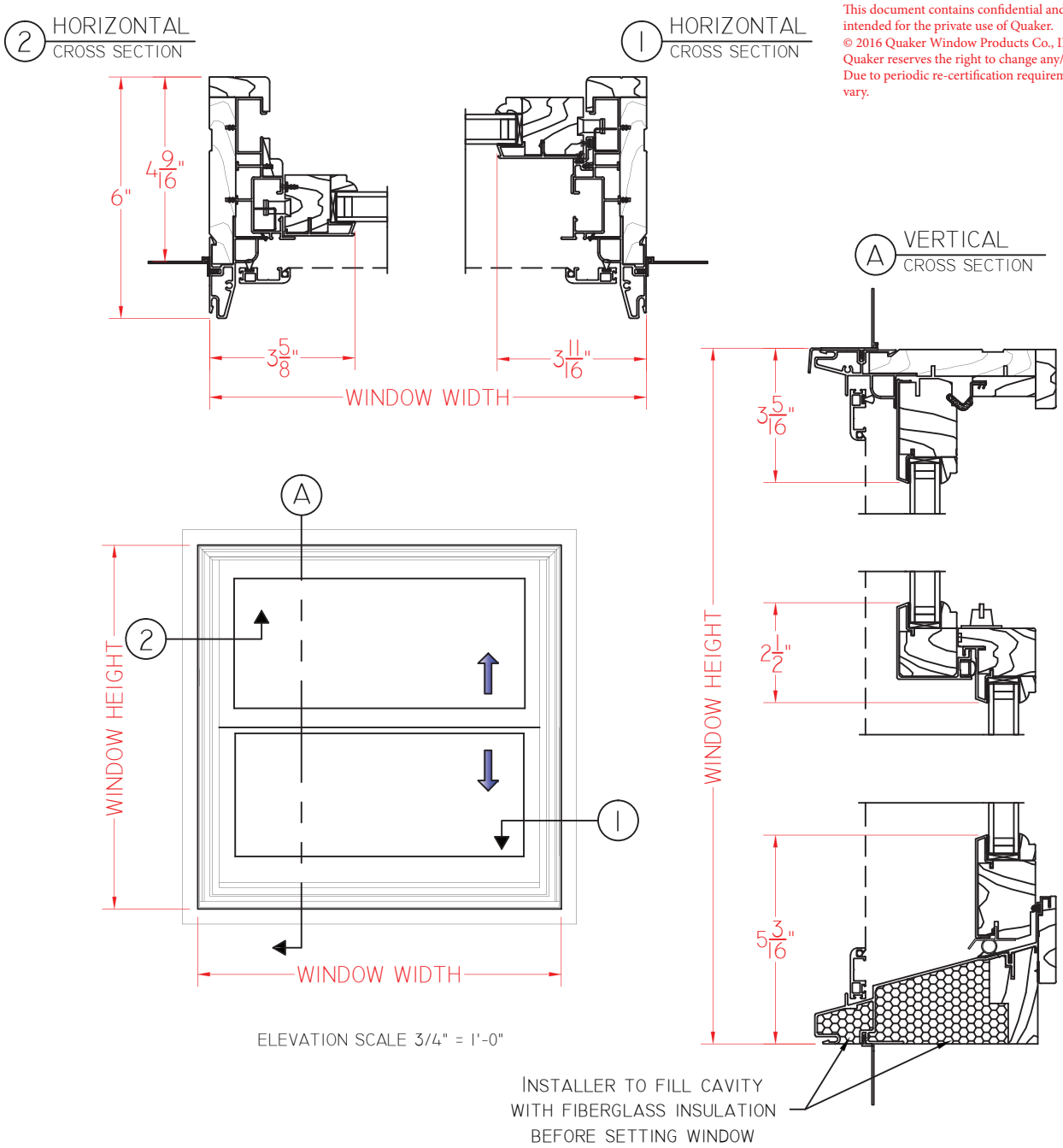
QUAKER
COMMERCIAL WINDOWS AND DOORS

BRIGHTON SERIES

Brighton Series
R-50
6" Frame Depth
Double Hung/Single Hung

BRIGHTON DH/SH

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Due to periodic re-certification requirements, result shown may vary.



BRIGHTON DOUBLE HUNG 12-29-2015 VERSION 3.0

SCALE 1:4

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WINDOW & DOOR MANUFACTURERS ASSOCIATION WDMA MEMBER

QUAKER COMMERCIAL WINDOWS AND DOORS

HP PERMIT NUMBER: HP-0836-2026

PROPERTY ADDRESS: 2124 East 19th Street

DISTRICT: Yorktown

APPLICANT: Ken Wagner, Solatium Associates LLC

OWNER: Solatium Associates LLC

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of windows

B. BACKGROUND

DATE OF CONSTRUCTION: 1927
ZONED HISTORIC PRESERVATION: 1995
NATIONAL REGISTER LISTING: Yorktown Historic District, 2002
CONTRIBUTING STRUCTURE: Yes
STYLE/CONSTRUCTION:

Tudor Revival. This one-story, brick resource has an asphalt-covered, cross gabled roof and a brick foundation. The wood windows are ten-light casement and the wood door is glazed flush. The partial porch is uncovered and the entry is inset into a stone front gable. There is a large, brick, exterior, eave wall chimney on the facade with an uneven stone top and two chimney pots. Decorative details include a double-front-gable with one gable clad with stone and the other half-timbered, metal awnings on the side and double windows. There is a rear, detached, double car garage. (National Register of Historic Places, Yorktown Historic District, NRIS #02000657)

PREVIOUS ACTIONS: N/A

C. ISSUES AND CONSIDERATIONS

The applicant proposes replacing three windows on the front elevation with Marvin Elevate wood-clad windows. The existing windows have been painted shut under multiple layers of paint and are currently inoperable. The proposed replacement windows will feature ten simulated divided lites to match the existing windows and will have a bronze finish. No changes to the window openings or the casement style are anticipated.

During its review on October 29, 2026, the subcommittee did not reach a consensus on the application; however, it recommended forwarding the application to the full Commission for consideration.

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.

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.





2002

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.

Replace (3) Historic windows that are painted shut and inoperable with exact replicas from Marvin (Elevate) Bronze Clad and wood interior as described in brochure and drawings and photos

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)

WAGNER LPC

LAW | POLICY | CONSULTING

October 22, 2026

via Hand-Delivery

Tulsa Preservation Commission c/o City of Tulsa Planning Office
175 E 2nd Street
Tulsa, Oklahoma 74103

Re: Request for Historic Preservation Permit — Replacement of Three Front-Elevation Windows (Windows 1, 2 and 3), 2124 E. 19th Street, Tulsa, Oklahoma 74104 ([Name] Historic District)

Dear Chair and Members of the Commission:

I recently acquired the residence at 2124 E. 19th Street and respectfully request the Commission's approval to replace three windows on the front elevation of the house, identified as Windows 1, 2 and 3 on the enclosed floor plan and Window Survey Form. My goal is to return these windows to working order and improve the home's efficiency while preserving the character of the front façade that contributes to the district. This letter describes the existing conditions, the proposed replacement windows, and why I believe the proposal is consistent with the Commission's design guidelines. There is a small stained-glass window nest to the front door that will not be disturbed.

Existing Conditions

Windows 1 and 2 are original 10-divided isngle-pane wood windows. Window 3 is an original side window unit with two single, double hung wood windows with no divided light making up one unit. All side windows have aluminum storm windows. While the wood is in relatively good condition, none are operable. As shown in the enclosed interior and exterior photographs, each window has been painted shut under multiple layers of paint and is entirely inoperable. None of the three can be opened for ventilation, and none would serve as a means of escape in an emergency. Because the glazing is single pane, the windows provide almost no thermal resistance, and the house loses a significant amount of heating and cooling through them.

Proposed Replacement Windows

I propose to replace the three windows with Marvin Elevate Clad-Wood windows, as detailed in the enclosed Marvin window order and shop drawings. The key features of the proposed windows are:

- **Configuration.** Each window will have ten divided lights, matching the [**-over-**] light pattern of the existing windows, with [simulated divided lites (SDL) using exterior bars permanently adhered to the glass with a spacer bar between the panes]. The muntins will read as true divided lights from the street.
- **Materials.** The exterior will be extruded cladding in a bronze finish, and the interior will be solid wood with a white finish. The dark bronze sash will contrast with the newly painted exterior trim, giving the window openings the crisp definition typical of the period, as shown in the enclosed rendering.
- **Size and placement.** The new units will be sized to fit the existing masonry/framed openings. No openings will be enlarged, reduced or relocated, and the existing exterior casings, trim and sills will be retained [or replicated in kind].
- **Profile and proportions.** The sash, rail and stile dimensions and the muntin profiles will closely approximate those of the original windows, as shown in the enclosed drawings and Marvin brochure excerpts, which describe the craftsmanship and detailing of these units.
- **Glazing.** The new windows will have insulated, clear glass [specify Low-E coating] without reflective or tinted finishes.

Consistency with the Design Guidelines

I believe the proposal respects the historic character of the house and the district for the following reasons:

1. The replacement windows match the existing windows in size, operation, light pattern and overall proportions, so the appearance of the front elevation from the street will be essentially unchanged.
2. The original window openings and the surrounding trim are preserved, so the rhythm and composition of the façade are maintained.
3. The scope is limited to the three windows that are inoperable and cannot be practically restored; [no other windows are proposed for replacement at this time].
4. The proposed Marvin windows are a high-quality, wood-interior product with divided-light detailing that is appropriate for a historic residence and is commonly used in rehabilitation work.
5. Restoring operable, energy-efficient windows will make the house safer, more comfortable and more economical to maintain, which supports its long-term occupancy and preservation.

Enclosures

In support of this request, I have enclosed the following:

1. Historic Preservation Application
2. Window Survey Form
3. Floor plan identifying Windows 1, 2 and 3
4. Proposed Marvin window order, with drawings of the Clad-Wood windows with ten divided lights
5. Excerpts from the Marvin product brochure showing similar windows and describing their craftsmanship
6. Photographs of the front elevation
7. Exterior photographs of Windows 1, 2 and 3
8. Interior photographs of Windows 1, 2 and 3 showing the painted-shut, single-pane condition
9. AI-generated rendering of the front elevation showing the proposed bronze windows with the newly painted trim (illustrative only)
10. A sample of the exterior color from Marvin – "Liberty Bronze"

Thank you for your consideration of this request. I would be glad to meet with staff at the property, provide any additional information the Commission may need, or attend the Commission's meeting to answer questions. I can be reached at 918-810-2001 or kenewag@icloud.com email.

Respectfully submitted,

Ken Wagner Owner,
2124 E. 19th Street

Mailing Address:

2216 S Troost Ave.
Tulsa, OK 74114

Enclosures (10)

Ken Wagner 2124 E 19th Street
Ken Wagner 2124 E 19th Street
Quote Number: **MJGCG8E**

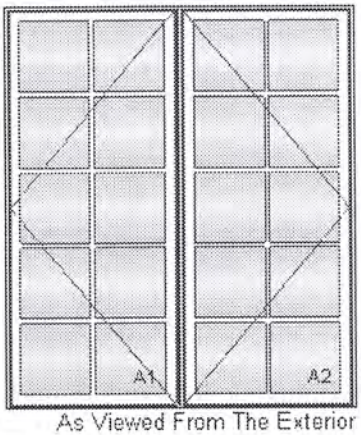
LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 1	Mark Unit:	Net Price: Ext. Net Price:	USD	3,194.00 3,194.00

Window #2

MARVIN



As Viewed From The Exterior

FS 62" X 71"
RO 63" X 71 1/2"

Bronze Exterior
White Interior 214.00
2W1H - Rectangle Assembly
Assembly Rough Opening
63" X 71 1/2"

Unit: A1 ..... 1,083.00
Elevate Casement - Left Hand
Basic Frame 31" X 71"
Rough Opening 32" X 71 1/2"
Bronze Exterior
White Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Silver 350.00
Rectangular - Special Cut 2W5H
Bronze Ext - White Int
White Folding Handle
Interior Aluminum Screen 57.00
Bright View Mesh
White Surround

Unit: A2 ..... 1,083.00
Elevate Casement - Right Hand
Basic Frame 31" X 71"
Rough Opening 32" X 71 1/2"
Bronze Exterior
White Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Silver 350.00
Rectangular - Special Cut 2W5H
Bronze Ext - White Int
White Folding Handle
Interior Aluminum Screen 57.00
Bright View Mesh
White Surround
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #2 Qty: 1	Mark Unit:	Net Price: Ext. Net Price:	USD	4,667.00 4,667.00

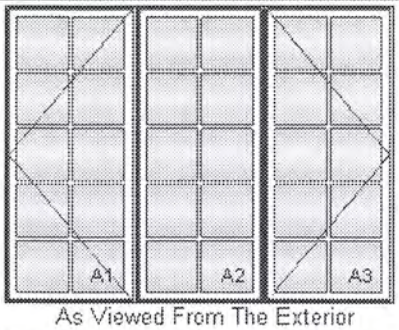
MARVIN

Bronze Exterior
White Interior 321.00
3W1H - Rectangle Assembly
Assembly Rough Opening
94" X 71 1/2"

For product warranty information please visit, www.marvin.com/support/warranty

Ken Wagner 2124 E 19th Street
Ken Wagner 2124 E 19th Street
Quote Number: **MJGCG8E**

window #1



As Viewed From The Exterior

FS 93" X 71"
RO 94" X 71 1/2"

Unit: A1 ..... 1,083.00
Elevate Casement - Left Hand
Basic Frame 31" X 71"
Rough Opening 32" X 71 1/2"
Bronze Exterior
White Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Silver 350.00
Rectangular - Special Cut 2W5H
Bronze Ext - White Int
White Folding Handle
Interior Aluminum Screen 57.00
Bright View Mesh
White Surround

Unit: A2 ..... 1,016.00
Elevate Casement Picture
Basic Frame 31" X 71"
Rough Opening 32" X 71 1/2"
Bronze Exterior
White Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Silver 350.00
Rectangular - Special Cut 2W5H
Bronze Ext - White Int

Unit: A3 ..... 1,083.00
Elevate Casement - Right Hand
Basic Frame 31" X 71"
Rough Opening 32" X 71 1/2"
Bronze Exterior
White Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Silver 350.00
Rectangular - Special Cut 2W5H
Bronze Ext - White Int
White Folding Handle
Interior Aluminum Screen 57.00
Bright View Mesh
White Surround
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #3 Qty: 2	Mark Unit:	Net Price: Ext. Net Price:	 USD	3,066.00 6,132.00

MARVIN

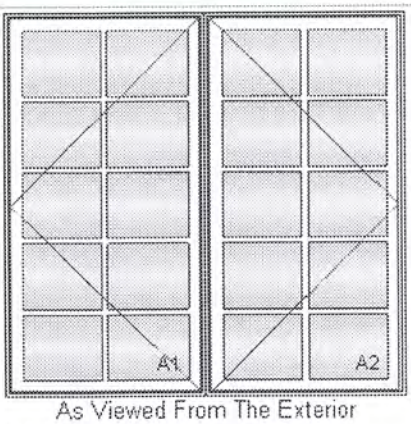
Bronze Exterior
White Interior 214.00
2W1H - Rectangle Assembly
Assembly Rough Opening
63" X 60"

Unit: A1 ..... 1,020.00
Elevate Casement - Left Hand
Basic Frame 31" X 59 1/2"

For product warranty information please visit, www.marvin.com/support/warranty

Ken Wagner 2124 E 19th Street
Ken Wagner 2124 E 19th Street
Quote Number: **MJGCG8E**

window #3



As Viewed From The Exterior

FS 62" X 59 1/2"
RO 63" X 60"

Rough Opening 32" X 60"
Bronze Exterior
White Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Silver 350.00
Rectangular - Special Cut 2W5H
Bronze Ext - White Int
White Folding Handle
Interior Aluminum Screen 56.00
Bright View Mesh
White Surround

Unit: A2 ..... 1,020.00
Elevate Casement - Right Hand
Basic Frame 31" X 59 1/2"
Rough Opening 32" X 60"
Bronze Exterior
White Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Silver 350.00
Rectangular - Special Cut 2W5H
Bronze Ext - White Int
White Folding Handle
Interior Aluminum Screen 56.00
Bright View Mesh
White Surround
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	13,993.00
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	13,993.00

For product warranty information please visit, www.marvin.com/support/warranty

MARVIN
ELEVATE®
COLLECTION

The Perfect Balance of Beauty and Strength

Balancing beautiful design with superior strength, the Marvin Elevate collection delivers style in any climate. Elevate features warm wood interiors that can blend in or stand out with Ultrex® fiberglass exteriors for lasting durability. The collection offers a range of carefully selected features and options, making it as versatile as it is elegant.

LONG-LASTING STRENGTH + BEAUTY

DURABLE FINISHES

CURATED CHOICES

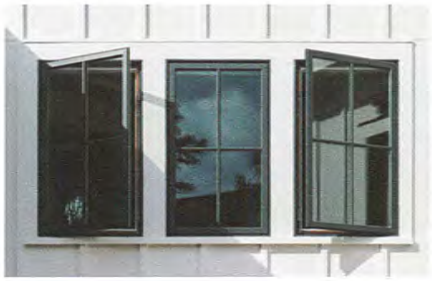


CASEMENT WINDOWS
Gunmetal

Ultrex Fiberglass Exteriors

Ultrex® fiberglass is a unique, proprietary material that significantly outlasts and outperforms vinyl and vinyl/wood composite materials while offering unmatched durability and timeless style. This state-of-the-art material was developed by Marvin and is featured on the exteriors of the Marvin Elevate® collection.

Marvin uses Ultrex fiberglass because the material you choose for your windows matters. Ultrex is strong, stable, has a durable acrylic finish, and is energy efficient.



Strength

The strength of Ultrex fiberglass translates into long-term ease of operation, minimal maintenance, and superior performance.

Stability

By expanding and contracting at nearly the same rate as glass, Marvin windows and doors made with Ultrex fiberglass are more resistant to leaks and seal failures.

Finish

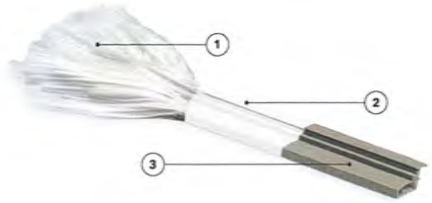
The proprietary acrylic finish is 3x thicker than competitive painted options, and resistant to chipping, chalking, or fading.

Energy Efficiency

Ultrex fiberglass combined with energy-efficient glass options can help manage the amount of light and heat entering and leaving your home.

How It's Made

Ultrex fiberglass is a composite material made of fine glass fibers woven into a cloth then bonded together with a formulated polyester resin. The continuous strands of fiberglass give Ultrex its strength in resisting breakage.



① **Raw Fiberglass Strands**
Thin strands of strong glass cables are saturated with specifically compounded resins.

② **Pultruded Fiberglass**
The strands are pulled through a heated die and cut with diamond-edged blades to form Ultrex fiberglass.

③ **Proprietary Acrylic Finish**
A proprietary acrylic finish is then applied; it's smoother and 3x thicker than other brands.

Strength Matters

Ultrex fiberglass is 8x stronger than vinyl and has a low thermal expansion rate. It is heat resistant, non-corrosive, and has low conductivity.

Ultrex fiberglass bends and flexes less than vinyl. This helps maintain the window seals and operation year after year.

The strength of Ultrex fiberglass allows for a reduced frame thickness that supports more visible glass, creating a larger view.

Durable material weathers better against everyday wear and stands the test of time.

ULTREX FIBERGLASS IS

8x
stronger than vinyl

3x
stronger than Fibrex®



More Glass, More Value

This resistance to bending means we can reduce the frame thickness without impacting the window's structural integrity. This allows for more glass, expansive views and daylight openings, and less window frame.



Ultrex fiberglass provides larger views



Thicker vinyl profiles can restrict views

Stability You Can Count On

Constant expansion and contraction can gradually break down windows and doors, causing leaky seals, poor operation, and loss of structural integrity.

Ultrex® fiberglass expands and contracts at virtually the same rate as glass, so Marvin Elevate® windows and doors stay tight and true over time, resisting air leaks, seal failures, and stress cracks that can compromise energy efficiency and long-term performance.

This low rate of expansion and contraction also allows windows and doors to open and close on demand without sticking or binding from swelling, warping, material distortion, or deformation from the heat.

ULTREX FIBERGLASS HAS

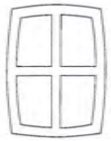
75% less expansion than Fibrex®

87% less expansion than vinyl

IN EXTREME WEATHER CONDITIONS



Ultrex fiberglass stays true



Vinyl can expand

A Long-Term Finish

Marvin Ultrex fiberglass finish is verified to the American Architectural Manufacturers Association (AAMA) 624 specification. Achieving AAMA 624 verification means that our finish has passed rigorous tests that simulate the harsh conditions encountered throughout the life of a window or door.

Ultrex fiberglass uses an acrylic finish that is paintable, fade resistant, and virtually maintenance free. With a finish that's 3x thicker than competitive painted options, it resists chipping, denting, and peeling.

Lasting Performance

Proprietary Ultrex fiberglass finish resists scratches, chalking, and fading—even in dark colors

Exteriors can be painted to match any home

Virtually maintenance free—no sanding, scraping, or painting care needed

Finish is 3x thicker than competitive painted options

Energy Efficiency

The low thermal conductivity and superior performance of Ultrex fiberglass combine with a selection of energy-efficient glazing (glass) options that help manage the amount of light and heat entering and leaving your home.



Top-Rated Efficiency

Windows and doors with low conductivity reduce heat loss in homes, which translates to lower energy bills.* Ultrex fiberglass provides an insulated barrier against extreme weather temperatures, keeping homes comfortable and reducing heating and cooling costs.

Energy Savings

Low-E glass coatings are designed to reflect heat, keeping homes cooler in the summer and warmer on winter nights while also blocking harmful UV rays and reducing energy costs.

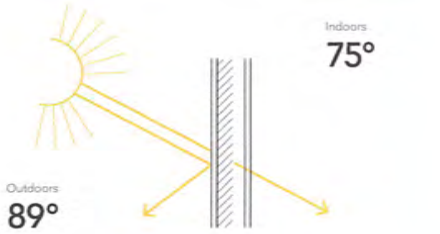
Low-E coatings have three main functions:

Insulation (energy efficiency)
By reflecting heat, the coating significantly reduces solar heat gain in summer and heat loss in winter, helping to maintain a stable indoor temperature.

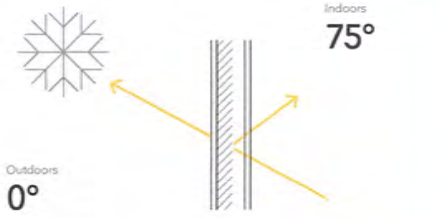
Solar Control (heat gain reduction)
In warm weather, the coating reflects short-wave infrared energy from the sun away from the building, which helps keep indoor spaces cooler by blocking solar heat gain.

UV Protection (reduces UV damage)
The coating reduces a significant percentage of harmful UV rays, helping prevent fading of furniture, rugs, and other interiors.

SUMMER DAY — LOW-E GLAZING



WINTER NIGHT — LOW-E GLAZING



* Replacing old windows with ENERGY STAR certified windows lowers household energy bills by an average of up to 13% nationwide when replacing single-pane windows. Lower energy consumption also reduces greenhouse gas emissions from power plants and homes. https://www.energystar.gov/products/res_windows_doors_skylights

Designed With Pros in Mind

Every project has its own unique requirements, and Marvin is equipped to meet those challenges. Our unique Ultrex® fiberglass material, available factory services, and network of dedicated service and support personnel make the Marvin Elevate® collection the perfect choice – no matter the project.

fig. 1 DIRECT GLAZE WINDOWS
Ebony

fig. 2 DOUBLE HUNG, DIRECT GLAZE WINDOWS, SLIDING FRENCH DOOR
Stone White





fig. 1

Easy to Order, Simple to Install

The Elevate collection offers simplified options to make the order process straightforward. Installation options and accessories make installing Marvin easier than ever.



fig. 2

Full Warranty Coverage

A family-owned and -led company with a legacy of innovation since 1912, Marvin backs its products with industry-leading warranties. The Elevate collection is backed by a fully transferable 20/10 warranty, 20-year coverage on glass, and 10-year coverage on manufacturing materials and workmanship.

Windows

More flexibility to meet any design challenge. The Marvin Elevate® collection has an extensive selection of styles, sizes, shapes, and options.



Light-Filled Hingham Harbor Home

Expansive windows and doors helped this architect achieve her goal of maximizing natural light while also bringing the outdoors into her family's home. Learn more on the Marvin Inspiration blog.

marvin.com/hingham-harbor

AWNING, CASEMENT, DIRECT GLAZE WINDOWS
Gunmetal



Casement

The Marvin Elevate® Casement window is side hinged and built for smooth operation with a concealed multi-point locking system. Casement windows create a tight seal on all four sides, meaning fewer opportunities for air leaks.

fig. 1 **CASEMENT WINDOWS**
Painted Designer Black

fig. 2 **INTERIOR VIEW**
Bare Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **CASEMENT WINDOW**
Painted White



fig. 1



fig. 2



fig. 3



fig. 4

FEATURES

Offers traditional style and durability with a low-maintenance Ultrex® fiberglass exterior and warm wood interior

Available in standard and special sizes up to 3' wide by 6' high

Multi-point sequential locking system provides superior PG50 performance rating with single lever operation

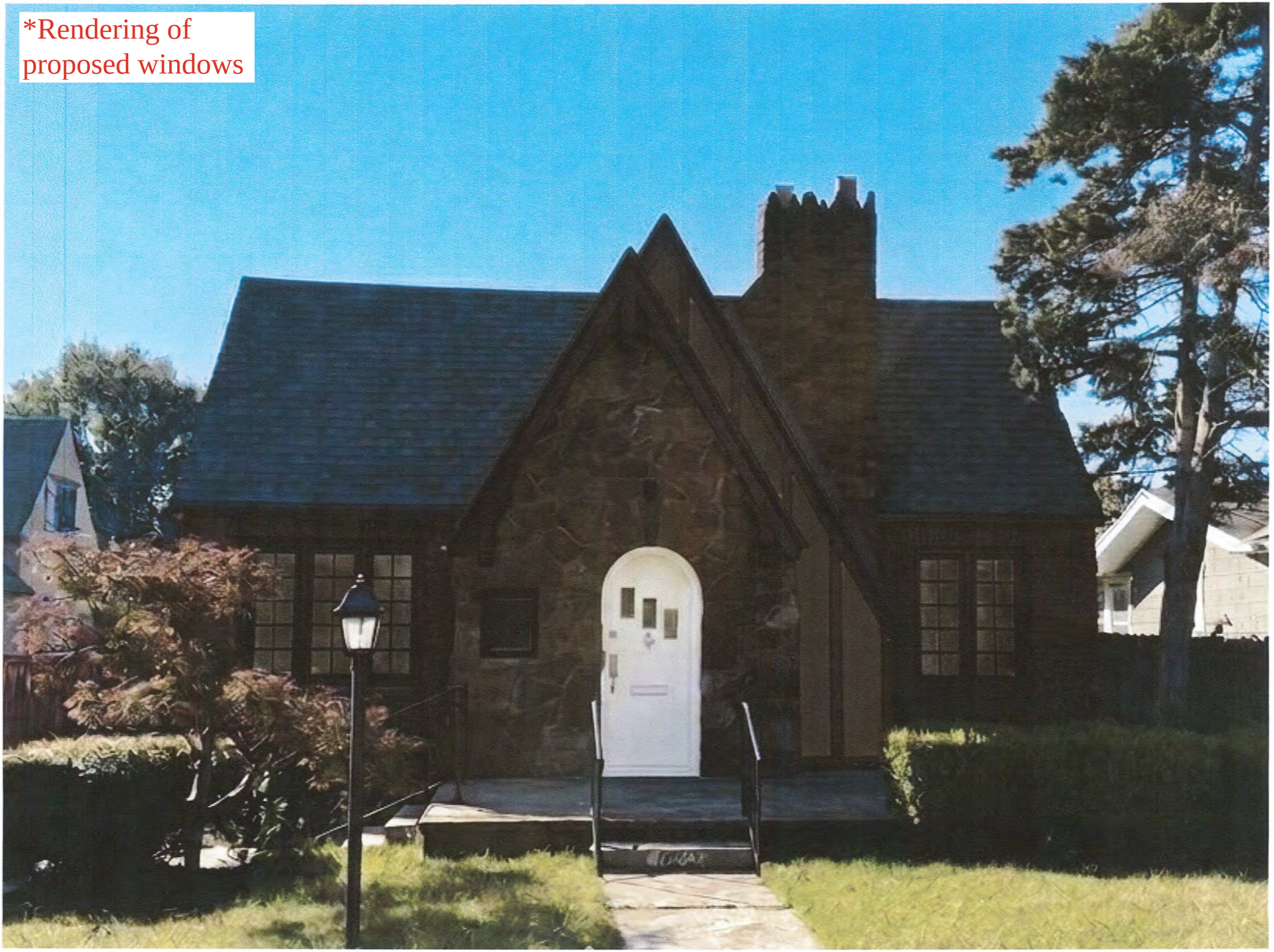
Coordinating picture and transom windows also available

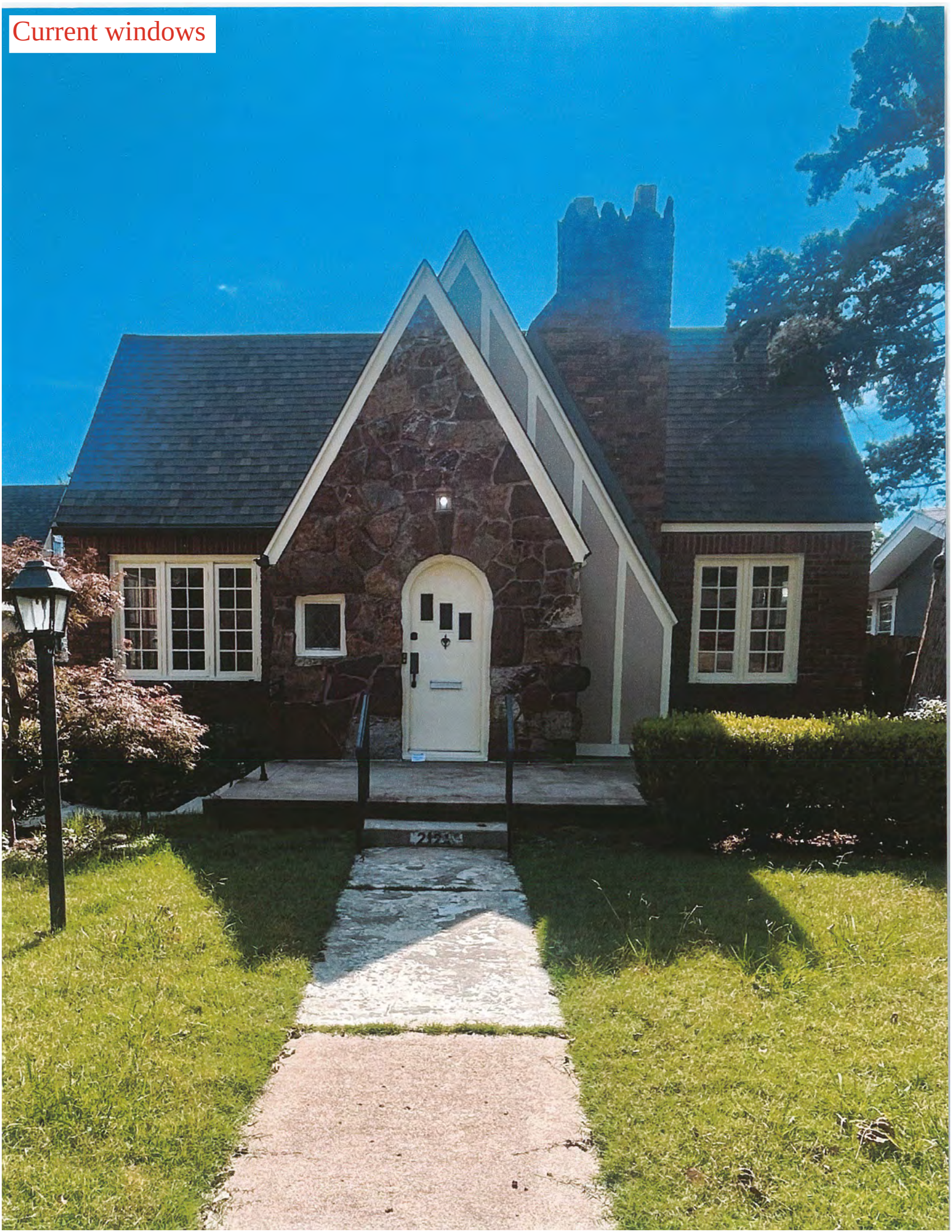
Narrow frame option with 3-¼" insert replacement frame, flat sill, and through-jamb installation

Folding handle neatly stows out of the way; stainless steel coastal hardware available

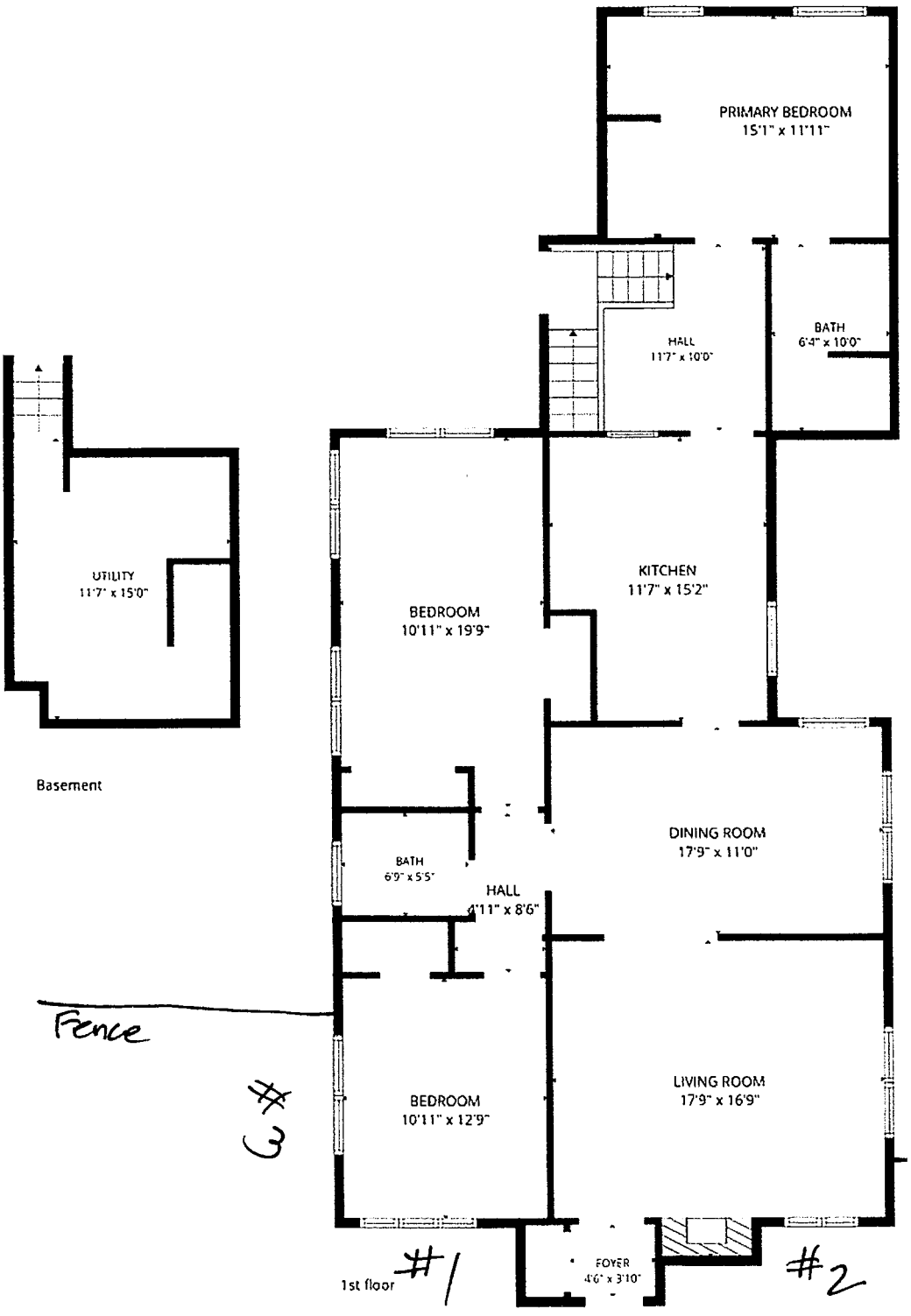
Interior screen features an aluminum surround and concealed pressure mounting points for ease of operation and enhanced aesthetics

Available with Hurricane Impact Zone 3 (IZ3) protection (excludes narrow frame option)


*Rendering of
proposed windows


Current windows

WINDOW #	EXISTING TYPE	MUNTIN CONFIG.	EXISTING CONDITIONS						PROPOSED WINDOW TYPE	MUNTIN CONFIG.
			REPAIR CLASS			SASH				
			SASH	FRAME	SILL	ORG.	REPLACE	UNKNOWN		
1	wood/Divided light 10 light x 3		wood	wood	wood	✓	✓		marvin clad/wood 3 x 10 Divided Light SDL	
2	wood/Divided light 10 light x 2		wood	wood	wood	✓	✓		marvin clad & wood int 2 x 10 Divided light	
3	wood 2 x Double hung No Divided light		wood with	wood Storm	wood window	✓	✓		marvin clad/wood 2 x Single double hung wood interior	
4	wood 2x Doublehung single window w/ Storm window No Divided light		wood w/	wood Storm	wood window	✓	✓		Marvin clad/wood 2x Single/ Double hung w/ No divided light	
				See	Marvin	Order	sheet	w/		
#4	Same as #3 both does not show from Street						Drawings			

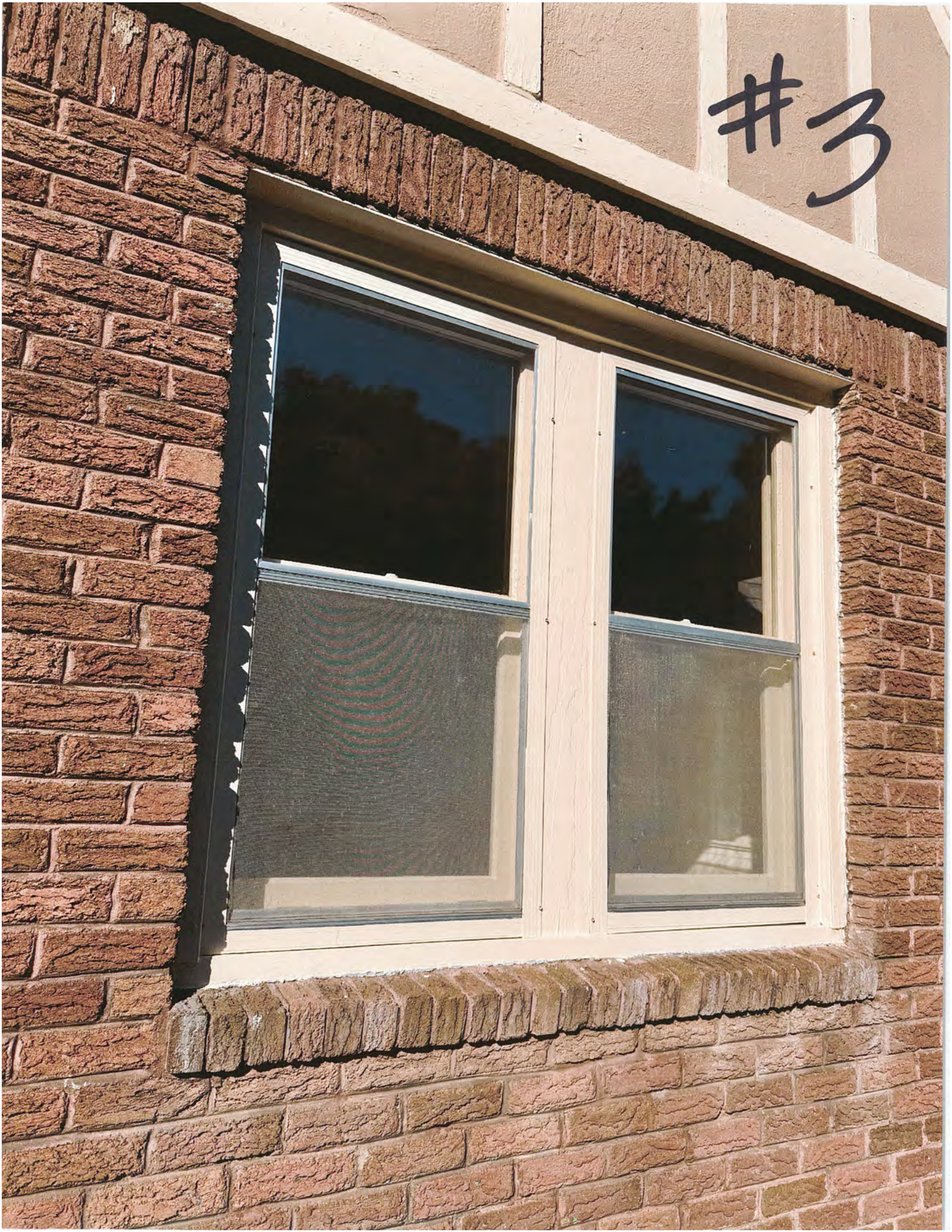

PRIMARY BEDROOM
15'1" x 11'11"
HALL
11'7" x 10'0"
BATH
6'4" x 10'0"
UTILITY
11'7" x 15'0"
BEDROOM
10'11" x 19'9"
KITCHEN
11'7" x 15'2"
Basement
DINING ROOM
17'9" x 11'0"
BATH
6'9" x 5'5"
HALL
4'11" x 8'6"
Fence
#3
BEDROOM
10'11" x 12'9"
LIVING ROOM
17'9" x 16'9"
1st floor
#1
FOYER
4'6" x 3'10"
#2

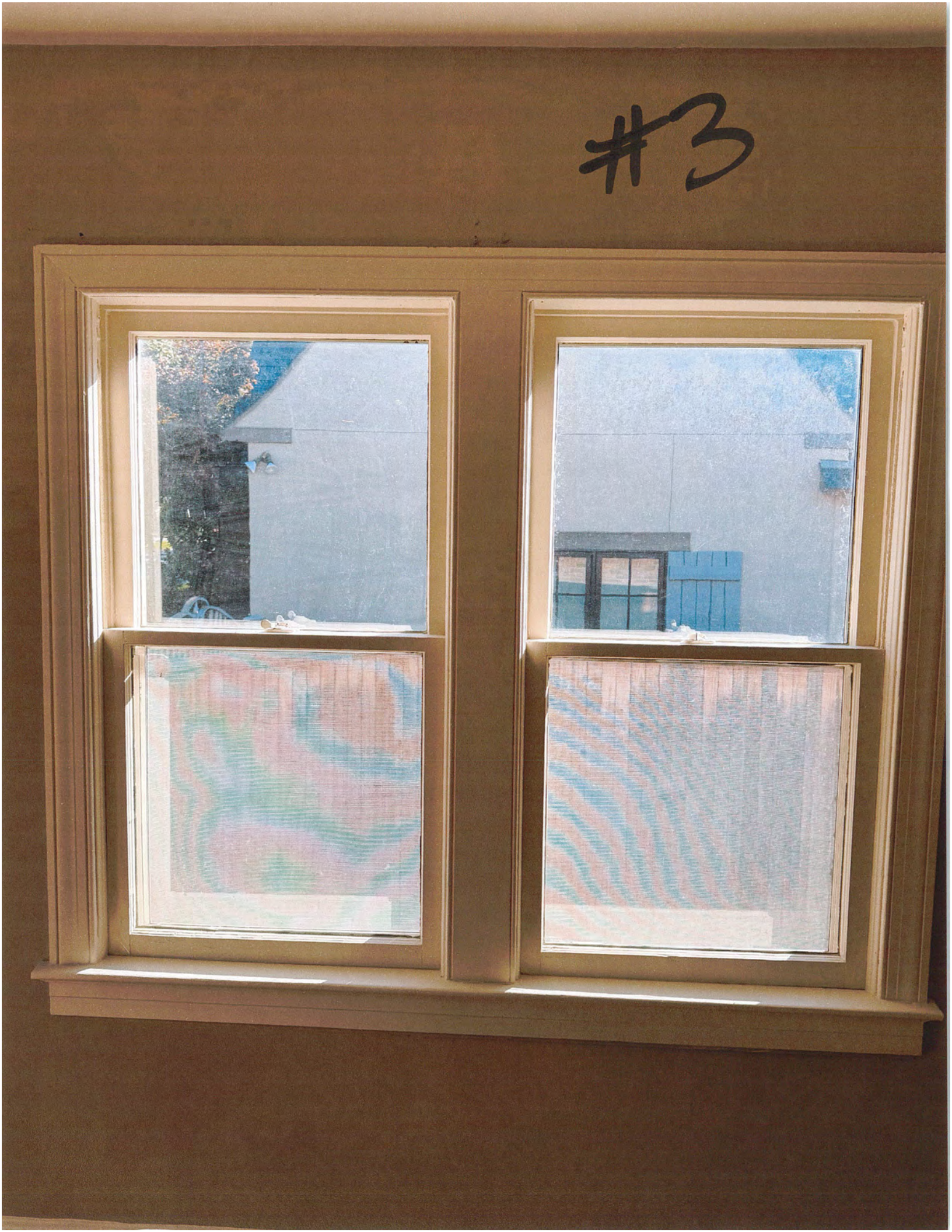

#1


#1


#2


#2


#3


#3

Staff Report
November 5, 2026
HP-0838-2026

HP PERMIT NUMBER: HP-0838-2026

PROPERTY ADDRESS: 1743 South Yorktown Avenue

DISTRICT: Yorktown

APPLICANT: Martha Phillips

OWNER: PHILLIPS, JAAES D ETUX C/O MARTHA PHILLIPS

A. CASE ITEMS FOR CONSIDERATION

1. Replacement of siding
2. Replacement of awning

B. BACKGROUND

DATE OF CONSTRUCTION: 1922
ZONED HISTORIC PRESERVATION: 1995
NATIONAL REGISTER LISTING: Yorktown Historic District, 2002
CONTRIBUTING STRUCTURE: Yes
STYLE/CONSTRUCTION:

Bungalow/Craftsman. This one-story, aluminum-clad house has an asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are six-over-one hung and four over-one hung. The wood door is glazed paneled. The nearly full-width porch has a front-gabled roof supported by tapered wood columns on brick columns and a brick wall. The porch has been screened. There is a brick, interior, slope chimney on the north side. Decorative details include exposed rafters, triangular braces and double and triple windows. There is a detached garage to the rear. (National Register of Historic Places, Yorktown Historic District, NRIS #02000657)

PREVIOUS ACTIONS:
COA- 15-56 - DECEMEBER 10, 2015 – TPC APPROVAL
Rear porch addition

C. ISSUES AND CONSIDERATIONS

The applicant proposes replacing the awning and non-historic aluminum siding damaged during a windstorm. The aluminum siding has already been replaced without a permit. The applicant initially sought to install period-appropriate wood shingles similar to those discovered beneath the aluminum siding; however, the original shingles were not salvageable. The replacement material consists of Hardie straight-edge shingle siding.

The proposed awning will be provided by Awnings of Tulsa and will feature red Sunbrella fabric. The awning will include a scalloped valance and will measure 2 feet, 6 inches in height, with a 2-foot, 6-inch projection and a total width of 23 feet.

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.

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.

A.6 Porches

A.6.1 Retain and preserve the original historic porch and its character-defining architectural features through repair.

A.6.2 Do not remove character-defining architectural features of your porch, including, but not limited to, ceiling, floor, piers, columns, railings, handrails, steps, bulkheads, skirt/stem wall, and decorative details, such as crown molding, trim, eave brackets, and exposed rafter tails.

A.6.3 If replacement of deteriorated porch elements is necessary, use materials that maintain the character of the structure and the size, shape, pattern, texture, dimensions, and directional orientation of the original historic features.

A.6.4 To return the home to its original historic appearance, use physical or pictorial evidence. If no evidence exists, select porch features which are consistent with the architectural style of your home. Return enclosed porches to original historic open design (which can be staff approved).

A.6.5 If adding a railing or other porch elements where none exists, select porch elements (columns, railing design, trim, etc.) which are consistent with the architectural style of your home.

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.



2002



2023 (Tulsa County Assessor)







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.

repair storm damage, wind tore 50 year old awning form supporting beam and damaged the 50 year old aluminum siding. new red awning to match previous one has been ordered. Damaged aluminum siding has been removed Original wooden shingles from 1921 construction could not be salvaged. replaced with hardiboard shingles which match the original 1921 shingles but not the aluminum siding. the new shingles match garage which had to be rebuilt about 6 years ago and were approved by TPC

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)

DUE _____

Awnings Of Tulsa, Inc.
1428 E 1st Street
Tulsa, OK 74120

918.747.2050
info@awningsoftulsa.com
www.awningsoftulsa.com

SUBMITTED TO / BILL TO	INSTALLATION NAME: **Martha Phillips**	PROPOSAL DATE: 9/1/2026
ADDRESS	ADDRESS: 1743 S. Yorktown Ave **REVISED**	10/5/2026
CITY, STATE, ZIP	CITY, STATE, ZIP: Tulsa, OK 74104	PROPOSAL VALID FOR 14 DAYS

CONTACT	WORK PHONE	HOME PHONE
EMAIL ADDRESS: phillipsm3232@aol.com	MOBILE: 918-640-2182	FAX

SALES REPRESENTATIVE: **Steve Caldwell**

☐ NEW ☑ RECOVER ☐ REPAIR ☐ OTHER

FIELD MEASURE AND/OR PATTERN? ☐ MEASURE ☐ NEED PATTERN

ESTIMATED INSTALL DATE: approx. 6-8 weeks | DATE INSTALLED:

☑ INSTALLED ☐ SHIP/DELIVER ☐ CPU

FABRIC TYPE: TEMPOTEST

Fabric: Tempotest or Sunbrella - Standard awning fabric (Excludes striped and textured fabrics)
Fabric seams heat-welded. Sewn with TENARA® thread. Reinforced on corners, square edges, and peaks as needed.

Price includes: fabric, installation and all labor. Plus tax.
Changes made after acceptance or installation will be charged on a time/material basis.

****Due to nationwide material shortages lead times could vary.**

*Estimated install date is 6-8 weeks from the day we receive a signed proposal and 50% deposit.
*Sales tax is calculated on material + labor cost to manufacture.

**Pursuant to section 2-418 of Title 14A of the Oklahoma statutes, Awnings of Tulsa will impose a processing surcharge in an amount of 2% of the total payment for goods or services purchased by credit or debit card.
We will not impose a processing surcharge on payments made by cash or check.**

Order Requirements: Signed proposal, 50% deposit & awning details (Details can be confirmed within a few days).

BODY COLOR - NUMBER & DESCRIPTION: T84-47 Rust
VALANCE COLOR - NUMBER & DESCRIPTION: Same
BINDING COLOR: | TRIM COLOR: Latte
SIZE & STYLE: 9" Loose
VALANCE CUTOUT STYLE:
STAPLE? | COVER COLOR
OVER | POCKET SIZE
FRAME MATERIAL: Existing
FRAME COLOR:
GRAPHICS ☐
PICTURE / RENDERING ☐
INSTALLATION FEATURES

	QUANTITY	TYPE	HEIGHT	PROJECTION	WIDTH	VALANCE	PRICE EACH	TOTAL PRICE
A	1	Stationary recover	2'6"	2'6"	23'	9" L	1,815.00	1,815.00
B								-
C	1	Frame alterations					150.00	150.00
D								-
E	1	Wide trim on valance					80.00	80.00
F								-
G								-
H								-
I								-
J								-

PAYMENT TERMS:
☑ 50% DEPOSIT. BALANCE TO BE INVOICED ON COMPLETION
☐ INVOICED ON COMPLETION
☐ OTHER:

Tax rate: 8.517%

TAXABLE AMOUNT	$ 1,431.50	SUBTOTAL	$ 2,045.00
TAX ID #		TAX	$ 121.92
PICK-UP/ON FILE		**TOTAL**	**$ 2,166.92**
CHECK NO.		DEPOSIT	
		BALANCE	

AWNINGS OF TULSA IS NOT RESPONSIBLE FOR ANY PERMITS UNLESS WRITTEN ON THIS PROPOSAL.

LIMITED WARRANTY

Awnings of Tulsa, Inc. provides a limited warranty on our products for a period of 5 years beginning on the date of installation. Our warranty includes: new framework, heat welded fabric seams, sewing of fabric, attachment of fabric to framework and original installation by our crew. If we are at fault for the failure of those items, we will correct or repair it at no charge.

Some fabrics manufacturers warranty their fabrics for greater than 5 years. In these cases we will evaluate the problem and contact our supplier to obtain replacement fabric. Fabric warranty claims do not include labor.

Our warranty does not cover: repairs, digitally printed graphics, failure to maintain, misuse, abuse, vandalism, animal damage, damage to retractable products left out in the rain or wind, installation by others, failure of the structure the awning is attached to, damage from severe weather, acts of God, nature or other reasons beyond our control.

We make no other warranties, expressed or implied, of any kind whatsoever.

ACCEPTANCE OF PROPOSAL

I have read this work order. The above prices, specifications and conditions are satisfactory and are hereby accepted. I understand that all work performed is C.O.D. unless prior arrangements are approved by Awnings of Tulsa credit department. I agree to pay all reasonable court costs and attorney fees that may result from collection efforts as well as service charges of 1½% per month on the unpaid balance. Awnings of Tulsa may retain title to, and right of possession of, said merchandise and may at their discretion, remove merchandise from premises if payment is not made in full according to the above specifications. If the balance due is not paid within payment terms, your right to disclaim lien rights after are hereby waived and our lien rights are still in force.

If you do not pay as agreed, Awnings of Tulsa reserves the right to suspend the work until receipt of payment, or to terminate this agreement. If we terminate this agreement for any reason, including your failure to pay as agreed, we have the right to remove our goods from your premises.

You may cancel this order any time prior to the 3rd business day following your acceptance of the proposal. Due to the custom nature of our products, deposits may not be refundable after the 3 day rescission period.

PROPOSAL and WORK ORDER

CUSTOMER'S SIGNATURE **X** _____ DATE _____

From: Martha Phillips
To: Harris, William G
Subject: Re: [External Mail] Re: Historic Preservation Permit Application
Date: Friday, October 30, 2026 3:06:52 PM

I met with Jaron today about 11:00 am. He surveyed the house, the repairs and took pictures. The new shingles on the front of the house are as close to the original shingles the we could find. They are made by James Hardie Company and are their straight line shingle siding. They closely match the original shingles. I believe Jaron took pictures of what remains if the original wood shingles. The new shingles also match those on the garage which were approved by the Historic Preservation Committee about 8-10 years ago after our garage deteriored, slipped from the foundation, and became a hazard to the family and neighbors property. The paint used on both projects was Benjamin Moore Chantilly white. We also repaired/replaced and painted rotting boards around the windows and soffits where needed. The awning has been ordered. It will be a red Sunbrella fabric to match the previous damaged awning. Like the previous awning it will have scalloped edging. The only thing new is a white edging around the scallops to highlight that feature and the white paint of the house. The replacement cost will be around $3,000. The cost of new siding, various repairs, and paint was almost $8,000. The work is now complete, and is as true as possible to the original style of this 1921 house. I can provide invoices as needed. I doubt the commission would want a return to cheap aluminum siding instead of returning the front exterior to its original appearance.

Also I signed the papers as you requested. Thank you for that. Martha Phillips
Sent from my iPhone

> On Oct 29, 2026, at 2:01 PM, Martha Phillips <phillipsm3232@aol.com> wrote:
>
> Thanks. I can meet you tomorrow on Yorktown. Just give me a call when you are on your way at 918-640-2182. Thank you. Martha
> Sent from my iPhone
>
> > On Oct 29, 2026, at 11:11 AM, Harris, William G <wharris@cityoftulsa.org> wrote:
> >
> > Hi Martha,
> >
> > After further review, this project will require approval from the Tulsa Preservation Commission because the siding material has changed. We can place it on the agenda for next Thursday, November 5, 2026, at 4:00 p.m. Our Assistant Planner can stop by tomorrow between 9:30 a.m. and 3:00 p.m. to get your signature and take photos of siding for the application. This would save you a trip to City Hall. If tomorrow does not work, we can also come by Monday morning. Please let me know what time works best in that timeframe.

I also need product information or a link for the replacement awning so I can include it with the application / proposal.

Thank you,

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

<image001.png>

From: Martha Phillips <phillipsm3232@aol.com>
Sent: Wednesday, October 28, 2026 11:22 AM
To: Harris, William G <wharris@cityoftulsa.org>
Subject: Re: [External Mail] Re: Historic Preservation Permit Application

Great. Thanks. Martha
Sent from my iPhone

> On Oct 28, 2026, at 8:52 AM, Harris, William G <wharris@cityoftulsa.org> wrote:
>
> I will work on this today and let you know when it is ready for your signature. If you could come by sometime this week that would be great. I will have more details when it's completed.
>
> Thank you!
>
> **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
>
> <image001.png>

From: Martha Phillips <phillipsm3232@aol.com>
Sent: Tuesday, October 27, 2026 4:27 PM
To: Harris, William G <wharris@cityoftulsa.org>
Subject: Re: [External Mail] Re: Historic Preservation Permit Application

I will have to come by and sign. Where and when?
Sent from my iPhone

> On Oct 27, 2026, at 2:28 PM, Harris, William G <wharris@cityoftulsa.org> wrote:
>
> I can fill it out this time. Are you able to sign it electronically or come here to do a wet signature? We must have the owner sign the application.
>
> **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
>
> <image001.png>
>
> **From:** Martha Phillips <phillipsm3232@aol.com>
> **Sent:** Tuesday, October 27, 2026 11:50 AM
> **To:** Harris, William G <wharris@cityoftulsa.org>
> **Subject:** Re: [External Mail] Re: Historic Preservation Permit Application
>
> I sent you an email on 10/25
> Sent from my iPhone