HP PERMIT NUMBER: HP-0239-2020

PROPERTY ADDRESS: 1540 SOUTH GILLETTE AVENUE

DISTRICT: GILLETTE HISTORIC DISTRICT

APPLICANT: ANDREW M. KERN

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Installation of solar panels on roof

B. BACKGROUND
   DATE OF CONSTRUCTION: 2004
   ZONED HISTORIC PRESERVATION: 1989
   NATIONAL REGISTER LISTING: GILLETTE HISTORIC DISTRICT: 1982
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS:
   COA-2002-06-13 – JUNE 13, 2002 – TPC APPROVAL
   Demolition of structure

   COA-2002-10-10 – OCTOBER 10, 2002 – TPC APPROVAL
   Construction of residence

   HP-0238-2020 – DECEMBER 10, 2020 – TPC DENIAL
   Installation of solar panels on roof

C. ISSUES AND CONSIDERATIONS
   1. Installation of solar panels on roof
      i. Proposed is the installation of three (3) TrinaSolar HoneyBlack Panels on the south side of the roof above the porch. The panels would be arranged linearly and would be visible from South Gillette Avenue. During the review by the Historic Preservation Permit Subcommittee, the approval of the application with the condition that the panels be installed on the roof west of the ridge was recommended. However, the applicant has requested that the application be reviewed as submitted.

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

**A.1 General Requirements**

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

A.1.2 If replacement of historic architectural elements is necessary, match the size, shape, pattern, texture, and directional orientation of the original historic elements.

A.1.3 Ensure that work is consistent with the architectural style and period details of your home.

A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

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

A.7.6 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.

**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.

1540 South Gillette Avenue
TYPICAL ROOFTOP SOLAR PANELS
TRINA SOLAR HONEY BLACK M
TSM-325DD06M.05 (II)
SOLAR PANEL DIMENSIONS
5-6 1/2" x 3-3 1/4" x 1 3/8"

3 NEW SOLAR PANELS ON HOUSE ROOF

 SCALE: 1/4" = 1'-0"
1540 SOUTH GILLETTE AVENUE (home built in 2005) – mainly an empty lot previously
ROOFTOP SOLAR PANELS – FRONT PORCH SOUTH ROOF
PHOTOS OF VIEWPOINTS FROM GILLETTE AVENUE

TULSA PRESERVATION COMMISSION - UNIFIED DESIGN GUIDELINES

RESIDENTIAL STRUCTURES WITHIN HISTORIC PRESERVATION OVERLAY ZONING DISTRICTS

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.7  AWNINGS, SHUTTERS, MAILBOXES, MECHANICAL SYSTEMS, ETC.

A.7.6 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact. 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.

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 no attempt to create false appearance of the predominant character and architectural style of the rest of the district.

PROPOSAL FOR 1540 SOUTH GILLETTE AVENUE:

Install 3 TrinaSolar HoneyBlack M TSM-DD06M.05(II) solar panels on the south side of the front porch roof out of visual sight from South Gillette Avenue or the front sidewalk:

East Elevation: Street View from S. Gillette Ave. East Elevation: Sidewalk View
Approach View from S. Gillette Ave. (VANTAGE POINT 1 – NO VISUAL IMPACT OF PANELS)

Approach View from S. Gillette Ave. (VANTAGE POINT 2-MINIMAL VISUAL IMPACT ON SEASONAL BASIS)
Approach View from S. Gillette Ave. (VANTAGE POINT 3-NO VISUAL IMPACT OF PANELS)

Approach View from S. Gillette Ave. (VANTAGE POINT 4-NO VISUAL IMPACT OF PANELS)
1. The specified solar panels are solid black and appear similar to a skylight when configured in a rectangular pattern.

2. By positioning the solar panels on the south side of the front porch roof and providing a large setback from the edge of the roof, the solar panels will have minimal impact on the street side image of the home (see Vantage Point Photos 1 to 5).

3. The installation of the mounts for the solar panels do not damage the existing roofing and are reversible in that they can be removed without impacting the roofing.
4. There are examples of awnings, skylights, and mechanical systems in the Gillette District that currently exist that are much more visible from South Gillette Avenue and South Yorktown Place than the proposed solar panels:

_Skylights visible from the street at 1525 S. Yorktown Pl. (GILLETTE DISTRICT)_)
Skylights visible from the street at 1529 S. Yorktown Pl. (GILLETTE DISTRICT)

Aluminum posts and fabric awning visible from 2 streets at 1568 S. Yorktown Pl. (GILLETTE DISTRICT)
Aluminum posts & awning & satellite dish visible from street at 1514 S. Gillette Ave. (GILLETTE DISTRICT)

Aluminum posts and fabric awning visible from 2 streets at 1565 S. Gillette Ave. (GILLETTE DISTRICT)
Aluminum posts and fabric awning visible from street at 1555 S. Gillette Ave. (GILLETTE DISTRICT)

Window A/C unit visible from street at 1559 S. Gillette Ave. (GILLETTE DISTRICT)
Window A/C unit visible from street at 1522 S. Gillette Ave. (GILLETTE DISTRICT)

5. There are examples of skylights in other historical districts such as Swan Park and North Maple Ridge that currently exist that are much more visible from the street than the proposed solar panels:

Skylights visible from 2 streets at 1632 S. Trenton Ave. (Swan Park)
Skylights visible from the street at 1621 S. Quaker Ave. (Swan Park)

Skylights visible from the street at 1586 Swan Drive (Swan Park)
Skylights visible from the street at 1616 S. Peoria Ave. (North Maple Ridge)
A. Opening Matters
   1. Call to Order and Verification of Quorum
      Commissioner Turner called the Regular Meeting to order at 4:31 P.M.

      Members Present
      James E. Turner, AIA
      Ted A. Reeds, II, AIA
      Mark D. G. Sanders
      Matthew D. McAfee

      Staff Present
      Felicity O. Good
      Roy M. (Jed) Porter, Jr.

      Others Present
      Andrew M. Kern*, Sasha A. and Keith A. Martin*, Tom Neal, Craig Ziettlow*,
      Candace M. Dillingham*, Chris Latvala*

      *Present via Remote Access

   2. Historic Preservation Permit Subcommittee Review
      a. Disclosure of Conflicts of Interest
         No Conflicts of Interest were disclosed.
b. Non-Actionable Item for Preliminary Review

1332 E. 18th St. (Swan Lake)
Applicants: Sasha A. and Keith A. Martin
Proposal:
1. Construction of retaining wall

Discussion:
- Staff presented a brief report, noting the conditions on the site, which had prompted the request for a preliminary review. Concerned about the structural integrity of the wall, the applicants have consulted several engineers and have retained a landscape architect to assist with development of a solution. Among the solutions under consideration are the replacement of the wall at its present height of eight feet (8'-0") or the replacement of the wall in two sections, each four feet (4'-0") in height and constructed on terraces, with the application of stucco to the surface. Commissioner Turner inquired whether the installation of a Perma Jack System had been considered and was informed that, although its installation had been considered, contractors were concerned about the stability of the stone and mortar. Neighborhood Representative Atkins noted the similarity to conditions on the property located at 1638 East 17th Place, inquired whether the neighbors had been contacted about the possible concealment of the original wall, and wondered whether only the section of the wall near the corner could be reconstructed and the mortar elsewhere repointed. Candace Melton Dillingham of Skii Landscape Architecture noted that no exploration of the site behind the wall had been attempted and proposed that reconstruction of the wall in two sections would be more pedestrian-friendly. Repointing has been determined not to be feasible due to leakage, but further treatment of the site has been proposed, including partial excavation to install a French Drain with the soil behind the wall to be packed firmly. Mr. Atkins inquired whether this wall was the original wall, and the applicants mentioned the date—1970—inscribed in the stone. Mr. Atkins then encouraged contact with the neighbors to confirm whether the original wall had been concealed during construction of this wall.

As the discussion concluded, Commissioner Turner noted that the Tulsa Preservation Commission could only respond to actual proposals, indicated that the proposal for two sections of wall arranged on terraces would be appropriate, and recommended that a native stone be applied as the veneer. Commissioner Reeds proposed the further exploration of the site to confirm whether the original wall was still present, and Commissioner Sanders speculated that the original wall was present but concealed.
c. Applications for Historic Preservation Permits

1540 S. Gillette Ave. (Gillette)
Applicant: Andrew M. Kern
Proposal:
1. Installation of solar panels on roof

Discussion:
- Staff presented its report, noting that the applicant had revised the proposal previously disapproved by the Tulsa Preservation Commission and reduced the number of panels from six to three. Commissioner Turner acknowledged the reduction of the number of panels but expressed concern about the establishment of a precedent with even the approval of the installation of a limited number of panels. Several members of the subcommittee proposed relocation of the panels elsewhere on the roof, and Commissioner Turner proposed installation of the panels on the roof west of the ridge.

As there was no further discussion, Commissioner Reeds made a motion to recommend approval of the application with the condition that the panels be installed on the roof west of the ridge. The motion was seconded by Neighborhood Representative McAfee and was approved unanimously.

Vote: 1540 S. Gillette Ave. (Gillette)

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1767 S. St. Louis Ave. (Swan Lake)
Applicants: Craig And Lindsay Ziettlow
Proposal:
1. Replacement of door on garage

Discussion:
- Staff presented its report, and afterwards the applicants declined to comment. Commissioner Turner inquired whether the panels would have texture, as the illustration seemed to indicate, and the applicants responded that the surface would be smooth. Commissioner Reeds inquired about the panes and, after being informed that the glass would be clear, recommended tempered glass. The applicants commented on the appearance of the windows in the residence, indicating a desire to change the windows. Commissioner Turner invited submission of a proposal.
As there was no further discussion, Commissioner Sanders made a motion to recommend approval of the application. The motion was seconded by Commissioner Reeds and was approved unanimously.

Vote: 1767 S. St. Louis Ave. (Swan Lake)

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**2215 E. 17th Pl.** (Yorktown)
Applicant: True North Homes LLC
Proposals:
1. Substitution of casement windows
2. Removal of balcony

*Work completed without an Historic Preservation Permit*
*Application to amend previous approval of application*
*by Tulsa Preservation Commission on February 13, 2020*

Discussion:
- Staff presented its report, noting that casement windows had been substituted for the windows previously approved in order to comply with the requirements for egress and that the balcony had not been installed, as the Owner and Contractor had determined during construction that the door, balcony, and window would not be aligned. Gant Hinkle, the representative for True North Homes LLC, reiterated that the balcony could only be aligned with the door or the window but not both. Commissioner Turner observed that the door and window appeared to be aligned on the elevation. However, Mr. Hinkle noted that, after construction, the door and window were not aligned, because the position of the door was adjusted to accommodate the placement of the mailbox, and that the installation of the balcony could only be achieved were its size to be reduced. Commissioner Reeds expressed regret at the omission of the balcony, noting its contribution to the appearance of the façade. Commissioners Reeds and Turner agreed that the substitution of the casement windows would be acceptable, but Commissioner Reeds proposed a revision of the design of the balcony and requested its representation on the elevation. Commissioner Sanders expressed his appreciation of the appearance of the residence without the balcony, commenting on its resemblance to the International Style. Neighborhood Representative Atkins commented that, with the addition of the balcony, the residence resembled several residences in the North Maple Ridge Historic Preservation Overlay District.
As there was no further discussion, the submission of a revision of the design of the balcony was recommended. Commissioner Reeds made a motion to recommend the approval of the substitution of the casement windows. The motion was seconded by Commissioner Sanders and was approved by a majority.

Vote: 2215 E. 17th Pl. (Yorktown)

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1624 S. Victor Ave. (Yorktown)
Applicant: Tom Neal Design
Proposals:
1. Replacement of platform and steps at entry
2. Construction of enclosure for platform
3. Installation of rail
4. Replacement of door on east façade

Discussion:
- Staff presented its report, noting that Product Data for the door had not been provided. Mr. Neal presented several images of doors via his mobile device and invited comments; the door with six lites was preferred. Commissioner Reeds requested Product Data for the fixture. Discussion then focused on the vocabulary of materials proposed for the enclosure. Mr. Neal indicated that the enclosure would be constructed with wood and clad in cedar shingles. Commissioner Turner proposed the construction of the enclosure with clinker brick and the application of shingles in the gable. Mr. Neal expressed concern about the availability of material and expense of construction but was assured that enough material should be available. Commissioner Turner proposed the replacement of the arch with a lintel, which would be constructed with timber, and repeated his proposal for installation of shingles in the gable.

As there was no further discussion, Mr. Neal agreed to relay comments to his client and revise the design. The period of review will be extended, and the revisions will be submitted for review by the Historic Preservation Permit Subcommittee during its next Regular Meeting on February 4.
1629 S. Trenton Ave. (Swan Lake)
Applicant: Tom Neal Design
Proposals:
1. Replacement of rail on porch
2. Adjustment of height of gable on garage

Discussion:
- Staff presented its report, and afterwards the applicant commented on the desire for replacement of the metal rail presently on the porch and the necessity to adjust the height of the gable due to the increase in the height of the deck below the gable during construction. Commissioner Turner inquired about the projection of the roof of the garage under the shed roof and was informed that the shed roof had been removed. Neighborhood Representative McAfee requested confirmation that the garage and residence were separated. Commissioner Reeds directed attention to the proposal for the replacement of the rail and expressed approval of the design.

As there was no further discussion, Commissioner Sanders made a motion to recommend approval of the application. The motion was seconded by Commissioner Reeds and was approved unanimously.

Vote: 1629 S. Trenton Ave. (Swan Lake)

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1539 S. Gillette Ave. (Gillette)
Applicant: Pinnacle Home Design
Proposal:
1. Construction of addition

Discussion:
- Staff presented its report, and afterwards Keith R. Dalessandro, the representative for Pinnacle Home Design, commented that most of the addition would not be visible from the right-of-way; the south façade would be the most visible section. Commissioner Turner inquired whether the new siding would match the siding presently on the residence and was informed that the siding would match. Discussion then focused on the design of the roof and the impact of the addition on the site.
Commissioner Reeds inquired whether the slope of the roof of the addition would match the slope of the roof of the residence and was informed that the slopes would match. Commissioner Reeds then inquired about the impact of the addition on ease of access to the garage. Mr. Dalessandro noted that only one side of the garage could easily be entered after construction of the addition. Neighborhood Representative McAfee wondered whether creation of a lack of access to the garage would be acceptable, and Neighborhood Representative Atkins expressed concern about the establishment of a precedent. Mr. Dalessandro offered to provide dimensions of that section of the site. Commissioner Sanders inquired about the installation of HardiePlank Smooth Lap Siding and was informed that it would be installed only on the addition. Commissioner Sanders then inquired whether any of the windows on the residence would be altered or removed and was informed that no changes would occur. Commissioner Reeds recommended that the muntins on any new window match those on the windows presently on the residence.

As there was no further discussion, Commissioner Reeds made a motion to recommend approval of the application with the conditions that the applicant confirm the size of the muntins and provide a Site Plan with dimensions. The motion was seconded by Commissioner Sanders and was approved unanimously.

Vote: 1539 S. Gillette Ave. (Gillette)

In Favor: Turner, Reeds, Sanders, McAfee
Opposed: None
Abstaining: None
Not Present: None

1521 E. 21st St. (Swan Lake)
Applicant: Jeffrey D. Bacon
Proposal:
1. Installation of fence
   Work completed without an Historic Preservation Permit

Discussion:
- Staff presented its report, and afterwards the applicant declined to comment. Commissioner Turner inquired about the transition in the heights of the fence and was informed that the height of the section of the fence near the western boundary would be reduced to four feet (4'-0'') to match the height of the fence to which it will be connected.
The fence near the southern boundary is four feet (4'-0") in height and will eventually be concealed by the holly which has been planted, and the gate for the driveway will be six feet (6'-0") in height to deter any intrusion but will not be located in the street yard and will match the style of the fence elsewhere on the site. Commissioner Turner then requested additional information on the fence, including the locations and heights on the east and west sides of the site and the connections between the sections. The applicant agreed to provide this documentation, and an extension of the period of review was granted.

B. New Business
Mr. Kern joined the Regular Meeting via mobile device and requested information about the review of his application. When informed about the condition for approval, he requested that the proposal for installation of the panels be submitted for review as presented in the application and indicated his readiness to appeal an unfavorable decision to the Board of Adjustment. Staff informed him that the Board of Adjustment would only review compliance with procedure. Neighborhood Representative McAfee inquired about the mitigation of the installation of the equipment by American Electric Power in the Yorktown Historic Preservation Overlay District. Staff has contacted the Owner for a report on the status of the effort towards mitigation of the appearance of the equipment but has not received a reply. Neighborhood Representative Atkins expressed concern about the conversion of garages to Accessory Dwelling Units, and Commissioner Sanders commented that this activity could be a topic for discussion during the Annual Retreat.

C. Adjournment
Commissioner Turner adjourned the Regular Meeting at 6:51 P.M.
TULSA PRESERVATION COMMISSION

STAFF REPORT
Tuesday, January 26, 2021
HP-0241-2020

HP PERMIT NUMBER: HP-0241-2020

PROPERTY ADDRESS: 1767 SOUTH ST. LOUIS AVENUE

DISTRICT: SWAN LAKE HISTORIC DISTRICT

APPLICANTS: CRAIG AND LINDSAY ZIETTLOW

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Replacement of door on garage

B. BACKGROUND
   DATE OF CONSTRUCTION: CA. 1924
   ZONED HISTORIC PRESERVATION: 1994
   NATIONAL REGISTER LISTING: SWAN LAKE HISTORIC DISTRICT, 1998
   CONTRIBUTING STRUCTURE: YES

   PREVIOUS ACTIONS:
   1. Construction of retaining wall and steps with masonry to match that on the residence
      according to plans submitted
   2. Construction of entry with steps and bulkheads according to plans submitted
   3. Installation of decorative iron fence with masonry piers according to plans submitted

   HP-16-067 – SEPTEMBER 21, 2016 – STAFF APPROVAL
   1. Demolition of pool

   HP-17-017 – MARCH 9, 2017 – TPC APPROVAL
   1. Demolition of retaining wall and construction of new retaining wall
   2. Construction of pool in street yard

   HP-0210-2020 – AUGUST 25, 2020 – TPC APPROVAL
   1. Installation of caps on chimneys

C. ISSUES AND CONSIDERATIONS
   1. Replacement of door on garage
      i. Proposed is the replacement of the single door with two carriage-house style
doors. Vertical divisions of the panels on the doors would mimic the divisions
in the gable, and above each panel would be a horizontal array of three panes.
During the review by the Historic Preservation Permit Subcommittee, discussion
focused on the materials. The application has been forwarded with a recommen-
dation for approval.
ii. 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.

**B.6 Garages**

B.6.3 Historically appropriate garage doors, such as carriage house doors, are encouraged.
Craig and Lindsay Ziettlow
1767 S St. Louis Ave
Swan Lake
Tulsa, OK 74120

**Proposed Project:**

Removing the existing roll up garage door and replace with Carriage House swinging doors.

**Existing Garage Door**
Garage Detail
Scale: 3/4" = 1'
Carriage House Door Proposal

Door Construction will be of 3/4" Cedar laminated to a thickness of 2 1/4" for the Rails and Stiles. Panels will be exterior grade plywood.

Door Rails and Stiles will be painted white. Door Panels will be painted to match house color.

Doors will be hinged to swing into the garage.
Door Hardware
A. CASE ITEM FOR CONSIDERATION
   1. Substitution of casement windows
      Work completed without an Historic Preservation Permit
      Application to amend previous approval of application
      by Tulsa Preservation Commission on February 13, 2020

B. BACKGROUND
   DATE OF CONSTRUCTION: NONE; ORIGINAL SITE OF BARNARD ELEMENTARY SCHOOL
   ZONED HISTORIC PRESERVATION: 1995
   NATIONAL REGISTER LISTING: YORKTOWN HISTORIC DISTRICT: 2002
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS:
      COA-14-032 – DECEMBER 11, 2014 – TPC APPROVAL
      Install ornamental steel fence around east, west and south perimeter of property and between
      Block 1 and Block 2, with the condition that the fence be 4’ in height along 17th Place, stepped
down from 5’ on the other sides. Applicant may angle the fence at the southeast corner of the
property so that it is behind the Barnard School kiosk.

      Relocate existing Henry Barnard School kiosk to southeast corner of the property along South
      Lewis Avenue. Place ceramic mosaic inside the kiosk to recognize the Barnard Elementary
      School building.

      Insert cast stone monument of 1929 Henry Barnard School in the retaining wall along  South
      Lewis Avenue at the northeast corner of the site.

      Extend retaining wall in certain areas as indicated on plans, using reclaimed stone to match
existing, and mortar to match as closely as possible.
Install 4 new openings in existing retaining wall along 17th Pl. for entry to front of residences. Stairs will be plain poured concrete and walls will be reclaimed stone to match existing, with mortar to match as closely as possible.

Enclose 4 existing openings in retaining wall using reclaimed stone to match existing, and mortar to match as closely as possible.

**COA-14-032 – DECEMBER 11, 2014 – TPC APPROVAL**
Construct 3.5 ft. fence along interior alley from East 17th Street South

Place three light poles with two bracket attachments with the Barnard Trace name according to site plan submitted

Add light fixtures to retaining wall columns along East 17th Place South

**COA-14-032 – DECEMBER 11, 2014 – TPC DENIAL**
Construct dry-stack wall along interior alley from East 17th Street South

**COA-15-014 – APRIL 21, 2015 – STAFF APPROVAL**
Finish retaining wall as indicated on plans presented to the Preservation Commission on December 11, 2014 using matching stone and matching mortar

**COA-15-014 – APRIL 28, 2015 – TPC APPROVAL**
Add light fixtures to retaining wall columns along East 17th Place South

Construct 3.5 ft. fence along interior alley from East 17th Street South

Place three light poles with two bracket attachments with the Barnard Trace name according to site plan submitted with amendment to the bracket attachments to match Gillette Historic District bronze sign of 24 inches by 24 inches

**COA-15-014 – APRIL 28, 2015 – TPC DENIAL**
Construct dry-stack wall along interior alley from East 17th Street South

**COA-15-014 – MAY 14, 2015 – TPC APPROVAL**
Install 5’ ornamental steel fence along E. 17th Pl.

**HP-0158-2020 – FEBRUARY 13, 2020 – TPC APPROVAL**
Construction of residence
C. ISSUES AND CONSIDERATIONS
   1. Substitution of casement windows
      i. During the construction of the residence, several alterations occurred. Casement windows were substituted for the windows previously approved to comply with the requirements for egress. The application has been forwarded by the Historic Preservation Permit Subcommittee with a recommendation for approval.
      ii. Reference: *Unified Design Guidelines - Residential Structures*

SECTION C – GUIDELINES FOR NEW CONSTRUCTION

C.1 General Requirements
   C.1.1 Designs for new construction shall not duplicate existing structures within the district. Ensure that each new structure is unique within the district.
   C.1.2 When designing new structures, provide consistency and continuity by drawing upon common characteristics of historic structures in the district, placing particular emphasis on the historic structures on the same street. These include but are not limited to porches, entries, roof pitch and form, and window and door styles.
   C.1.3 Avoid mixing incongruous architectural styles: for example, Prairie-style windows on a Colonial Revival-inspired house.
   C.1.4 Respect the scale, proportions, historic patterns, and relationships of both principal and accessory structures along the same street and within the district.
   C.1.5 Maintain the established height of those structures along the same side of the street.
   C.1.6 Establish the height of the floor (finished floor elevation) between the minimum and maximum finished floor elevation of those structures along the same side of the street.

C.2 Building Site
   C.2.1 Match the front setback of the historic buildings along the same side of the street. When the front setback pattern of the historic structures on the same side of the street varies, locate the new structure between the minimum and maximum of the prevailing front setbacks.
   C.2.2 Maintain the pattern and rhythm of the side yard setbacks of the other historic structures on the same side of the street.
   C.2.3 Maintain the same orientation to the street as established by the historic structures on the same side.
   C.2.4 Limit paving within the street yard to primary driveways and sidewalks. Curb cuts and new driveways through the street yard are strongly discouraged for properties with alley access.
   C.2.5 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.
   C.2.6 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.

C.3 Building Materials
   C.3.1 Maintain the visual characteristics, scale, proportions, directional orientation and rhythms that are created by the materials on existing historic structures in the district, in order to maintain the overall appearance and character of the district. Deviation from the materials on existing historic structures in the district will be considered on a case-by-case basis. The use of unfinished or clear-finished metals will be considered on a case-by-case basis.
C.4 Garages
C.4.1 Locate garages within the rear yard and detached from the primary residential structure. Detached buildings or structures, such as garages and sheds, not located in the street yard as defined in the Zoning Code are exempt from HP Permit review.

C.4.2 Adding a garage attached to the rear elevation of the primary residential structure will be considered on a case-by-case basis.

C.4.3 Permitted attached garages shall be located so that the front façade of the garage is not located forward of the rear wall of the primary structure.

C.4.4 Historically appropriate garage doors, such as carriage house doors, are encouraged.

C.5 Mechanical Systems, Etc.
C.5.1 Install engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical equipment, ventilators, and louvers, on the side or rear façade of the structure.

C.5.2 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault. Above-ground installation of utility systems, such as pedestals and transformers, is prohibited in the street yard unless approved on a case-by-case basis.

C.5.3 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building’s historic character and is reversible. These considerations will be made on a case-by-case basis.

C.5.4 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.
The Series 250 casement, awning and picture windows are primarily used for new construction. The actual unit size, however, is ½” under call out and is manufactured in some of the most common sizes used for replacement window installations. For some of these replacement applications the integral nail fin could be removed. Note: All picture windows, shapes and one-frame glass larger than 30 square feet will come with Tempered Glass as standard for safety reasons. All additional charges for Tempered Glass will automatically be applied.

**FEATURES**

- Multi-chambered, extruded vinyl frame and sash provide stability with excellent strength, thermal-resistant properties and is extremely low maintenance.
- Fusion-welded corners in frame and sash provides strength and virtually eliminates air and water infiltration.
- Single, twin and triple casements, awnings, picture combinations, 1/4 and 1/2 rounds, arches and eyebrows are available as mulled transoms.
- 3/4” insulated glass, warm-edge spacer, energy-efficient LoE coating option. Type and look of warm edge spacer may vary.
- Multi-point locking hardware with hinged-side snubber, folding handle to minimize window treatment interference, and sash alignment wheel.
- Dual-durometer, double weather strip, energy-efficient system with welded corners for excellent performance and resistance to weather penetration.
- Certifications of all products tested are done to meet or exceed national testing standards by NFRC and AAMA; Energy Star® partner; TDI approval.

**OPTIONS**

- Argon-enhanced glass improves energy efficiency.
- Tempered obscure, bronze or grey glass; 3/4” dual-insulated clear glass.
- Grille patterns: 3/4” Colonial, Prairie, 1” Contoured and 1-1/8” Simulated Divided Lite.
- Factory mulled or stacked units and field mull accessories.

**CARDINAL IG**

**COLOR OPTIONS**

| WHITE | ALMOND | CLAY |

You may qualify for a tax credit when you replace your existing windows. For more information, go to energystar.gov

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3950 Bastille Road, Suite 100 • Dallas, TX 75212 • PH: 214.237.5055
HISTORIC PRESERVATION PERMIT

An Historic Preservation Permit for work described below has been issued under the Zoning Ordinance of the City of Tulsa (Section 70.070) to True North Homes LLC for the address of 2215 East 17th Place, Tulsa, Oklahoma, located in the Yorktown Historic Preservation Overlay District. This proposal has been approved by the Tulsa Preservation Commission.

Any changes to the Approved Proposal require further review and approval by the Tulsa Preservation Commission prior to work being done. Unapproved changes to the Approved Proposal are a violation of the Zoning Ordinance and may result in revocation of a building permit and/or code enforcement.

This Historic Preservation Permit is not a building permit for residential or commercial zoning. A copy of this permit and approved project plans should be provided to the Permit Office for the completion of the building permit process, if applicable.

APPROVED PROPOSAL
Construction of residence

Roy Malcolm Porter, Jr.
Historic Preservation Officer, City of Tulsa

Date issued: February 13, 2020
Expiration: February 14, 2022
Number: HP-0158-2020
HP PERMIT NUMBER: HP-0244-2020
PROPERTY ADDRESS: 1629 SOUTH TRENTON AVENUE
DISTRICT: SWAN LAKE HISTORIC DISTRICT
APPLICANT: TOM NEAL DESIGN
REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION
1. Replacement of rail on porch
2. Adjustment of height of gable on garage

B. BACKGROUND
DATE OF CONSTRUCTION: CA. 1922
ZONED HISTORIC PRESERVATION: 1994
NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
CONTRIBUTING STRUCTURE: YES

PREVIOUS ACTIONS:
COA – MAY 14, 1998 – TPC APPROVAL
Construction of French Gothic scalloped picket fence in front and side yards with the conditions that the finial be deleted, the space between the pickets be no less than three inches (3”), the maximum height of the fence be four feet (4’-0”), and the fence be painted

COA – NOVEMBER 9, 2000 – TPC APPROVAL
Construction of scalloped picket fence in front yard with the condition that the arbor and latticework be eliminated

COA – DECEMBER 12, 2002 – TPC APPROVAL
Replacement of fourteen one-over-one wooden windows with fourteen one-over-one vinyl-clad windows with the condition that the new windows maintain the current shadow line/reveal

COA – JUNE 29, 2012 – STAFF APPROVAL
Replacement of wooden picket fence in front yard to match style and detail of former fence

HP-17-051 – JUNE 6, 2017 – TPC APPROVAL
Construction of carport according to documents submitted
HP-18-025 – APRIL 12, 2018 – TPC APPROVAL

Extension of roof on rear of residence
Installation of pavers between the curb and sidewalk
Installation of two wooden gates
Replacement and relocation of wooden gate for driveway
Adjustment of position of wooden fence

C. ISSUES AND CONSIDERATIONS

1. Replacement of rail on porch
2. Adjustment of height of gable on garage

   i. Proposed in this application are the replacement of the rail on the porch and the adjustment of the height of the gable on the garage. The metal rail would be replaced with a wooden rail twenty-three inches (0'-23") in height. The one-inch (0'-1") by one-inch (0'-1") balusters would be placed two inches on center. Because the detached garage extends into the street yard, the proposal for its treatment is subject to review by the Tulsa Preservation Commission. The height of the gable would be increased by eighteen inches (0'-18") to accommodate the increase in the height of the deck, which occurred during construction. The application has been forwarded by the Historic Preservation Permit Subcommittee with a recommendation for approval.


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.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.
SECTION B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES
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.

1629 South Trenton Avenue – 1995

1629 South Trenton Avenue – 2017
HP-17-051 – June 6, 2017 – Construction of carport

HP-18-025 – April 12, 2018 – Extension of roof on rear of residence
TULSA PRESERVATION COMMISSION

STAFF REPORT
Tuesday, January 26, 2021
HP-0245-2020

HP PERMIT NUMBER: HP-0245-2020

PROPERTY ADDRESS: 1539 SOUTH GILLETTE AVENUE

DISTRICT: GILLETTE HISTORIC DISTRICT

APPLICANT: PINNACLE HOME DESIGN

REPRESENTATIVE: KEITH R. DALESSANDRO

A. CASE ITEM FOR CONSIDERATION
   1. Construction of addition

B. BACKGROUND
   DATE OF CONSTRUCTION: 1926
   ZONED HISTORIC PRESERVATION: 1989
   NATIONAL REGISTER LISTING: GILLETTE HISTORIC DISTRICT: 1982
   CONTRIBUTING STRUCTURE: YES – PARGH HOUSE
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   1. Construction of addition
      i. Proposed is the construction of an addition with a Master Suite on the east side of the residence. Materials include Heritage Laminated Asphalt Shingles, HardiePlank Smooth Lap Siding, and Pella aluminum-clad wooden windows. During the review by the Historic Preservation Permit Subcommittee, discussion focused on the materials and the impact of the addition on the site. The application has been forwarded with a recommendation for approval with the conditions that the dimensions of the muntins and a Site Plan be provided.

          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
Use the following guidelines as the basis for all additions:

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.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.4.2 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.

1539 South Gillette Avenue – West Facade
Express your style and showcase the beauty of your home with the rustic hues and bold textures of Heritage® Series Laminated Asphalt Shingles. These shingles are available with a Limited Lifetime Warranty. See TAMKO’s Limited Lifetime Warranty and Arbitration Agreement for complete details.

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SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE. BUILDINGS EXPERIENCE AGING FACTORS DIFFERENTLY, SO IT IS DIFFICULT TO PREDICT HOW LONG BUILDING PRODUCTS WILL LAST. THAT'S WHY TAMKO PROVIDES A LIMITED WARRANTY FOR MANY PRODUCTS, THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREBIN BY REFERENCE. YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-651-4601.
**SELECT CEDARMILL® & SMOOTH**

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## Proposal - Detailed

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### Lifestyle, Double Hung, 23.5 X 47.5, Without HGP, White

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- **Qty**
- **Ext'd Price**

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Printed on 1/7/2021  Detailed Proposal  Page 1 of 6
"Approximately"
94 Sq. Ft.

SCALE:

[Scale bar with measurements]

ADDITION 1st FLOOR PLAN

MALL LEGEND:
- = WALL TO REMOVE
- = NEW WALL
- = WALL TO BE REPAIRED

1539 S. GILLETTE AVE. - LATVALA
HP PERMIT NUMBER: HP-0248-2021

PROPERTY ADDRESS: 706 NORTH DENVER AVENUE

DISTRICT: BRADY HEIGHTS HISTORIC DISTRICT

APPLICANT: CHARLES D. HIGGINS

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Adjustment of height of porch

B. BACKGROUND
   DATE OF CONSTRUCTION: VACANT LOT
   ZONED HISTORIC PRESERVATION: 1999
   NATIONAL REGISTER LISTING: BRADY HEIGHTS HISTORIC DISTRICT: 1980
   CONTRIBUTING STRUCTURE: NO
   PREVIOUS ACTIONS:
   HP-0170-2020—JULY 28, 2020—TPC APPROVAL
      1. Construction of residence

   HP-0218-2020—SEPTEMBER 22, 2020—TPC APPROVAL
      1. Adjustment of setback
      2. Alteration of columns
      Application to amend previous approval of application
      by Tulsa Preservation Commission on July 28, 2020

C. ISSUES AND CONSIDERATIONS
   1. Adjustment of height of porch
      i. Proposed is the adjustment of the height of the porch to accommodate the slope
         of the site. The height of the residence would not be altered.
ii. Reference: *Unified Design Guidelines—Residential Structures*

**SECTION C – GUIDELINES FOR NEW CONSTRUCTION**

**C.1 General Requirements**

C.1.1 Designs for new construction shall not duplicate existing structures within the district. Ensure that each new structure is unique within the district.

C.1.2 When designing new structures, provide consistency and continuity by drawing upon common characteristics of historic structures in the district, placing particular emphasis on the historic structures on the same street. These include but are not limited to porches, entries, roof pitch and form, and window and door styles.

C.1.3 Avoid mixing incongruous architectural styles: for example, Prairie-style windows on a Colonial Revival-inspired house.

C.1.4 Respect the scale, proportions, historic patterns, and relationships of both principal and accessory structures along the same street and within the district.

C.1.5 Maintain the established height of those structures along the same side of the street.

**C.2 Building Site**

C.2.1 Match the front setback of the historic buildings along the same side of the street. When the front setback pattern of the historic structures on the same side of the street varies, locate the new structure between the minimum and maximum of the prevailing front setbacks.

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

C.2.3 Maintain the same orientation to the street as established by the historic structures on the same street.

C.2.4 Limit paving within the street yard to primary driveways and sidewalks. Curb cuts and new driveways through the street yard are strongly discouraged for properties with alley access.

C.2.5 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.

C.2.6 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.

**C.3 Building Materials**

C.3.1 Maintain the visual characteristics, scale, proportions, directional orientation and rhythms that are created by the materials on existing historic structures in the district, in order to maintain the overall appearance and character of the district. Deviation from the materials on existing historic structures in the district will be considered on a case-by-case basis. The use of unfinished or clear-finished metals will be considered on a case-by-case basis.
C.4 Garages
C.4.1 Locate garages within the rear yard and detached from the primary residential structure. Detached buildings or structures, such as garages and sheds, not located in the street yard as defined in the Zoning Code are exempt from HP Permit review.

C.4.4 Historically appropriate garage doors, such as carriage house doors, are encouraged.

C.5 Mechanical Systems, Etc.
C.5.1 Install engineering systems and their associated elements, such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical equipment, ventilators, and louvers, on the side or rear façade of the structure.

C.5.2 Install utility meters on the side or rear façade of the house or underground in a subterranean vault. Above-ground installation of utility systems, such as pedestals and transformers, is prohibited in the street yard unless approved on a case-by-case basis.

C.5.3 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building’s historic character and is reversible. These considerations will be made on a case-by-case basis.
HISTORIC PRESERVATION PERMIT

An Historic Preservation Permit for work described below has been issued under the Zoning Ordinance of the City of Tulsa (Section 70.070) to Charles D. Higgins for the address of 706 North Denver Avenue, Tulsa, Oklahoma, located in the Brady Heights Historic Preservation Overlay District. This proposal has been approved by the Tulsa Preservation Commission.

Any changes to the Approved Proposal require further review and approval by the Tulsa Preservation Commission prior to work being done. Unapproved changes to the Approved Proposal are a violation of the Zoning Ordinance and may result in revocation of a building permit and/or code enforcement.

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APPROVED PROPOSAL
Construction of residence in accordance with the documentation submitted and with the conditions that
- the roof has a 5/12 pitch,
- the eaves project two feet and six inches (2'-6")
- HardiePlank Smooth Lap Siding be installed,
- the columns, including the base, cap, trim, and panel match those shown in the illustration,
- PlyGem Model 2000 windows be installed, and
- the cedar for the rails be sanded smooth

Roy Malcolm Porter, Jr.
Historic Preservation Officer, City of Tulsa

Date issued: July 28, 2020
Expiration: July 28, 2022
Number: HP-0170-2020
**Front Elevation**

- **Footings, Stairs & Highways**
  - Footings shall be engineered and constructed accordingly. Modifications may be made as owner’s desire.
  - Slopes to be graded and dirt shall be added to create the proper topography.

- **Overhangs**
  - Roof overhang shall be built to the 6'-0" and 27'-0" AFF.

- **Balcony Railings**
  - Balcony railings shall be built according to Code.

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**City of Tulsa Preservation Commission**

**Modified or Altered Without Authorization**

Approved Plans Shall Not Be Changed

**By**

**Approved Date:** 4/18/2020

Page 1 of 1
Rear Elevation

Footings, Slab & Highwalls to be engineered and constructed according to recommendations. Columns are renderings only, modifications may be made as owners desire. Slopes to be graded and dirt shall be added to create the proper topography. Roof Pitch is 5/12 with 2'-6" Overhangs. Top of Windows to be 7'-6". Balcony Railings shall be built according to Code.
North Elevation

Footing, Slab & Highwalls to be engineered and constructed according to recommendations. Columns are renderings only, modifications may be made as owners desire. Slopes to be graded and dirt shall be added to create the proper topography.

Roof Pitch is 5/12 with 2'-6" Soffit Overhangs. Top of Windows to be 7'-0", 18", & 27' above B.F.F. Balcony Railings shall be built according to Code.
South Elevation

Footings, Slab & Highwalls to be engineered and constructed according to recommendations. Columns are renderings only, modifications may be made as owners desire. Slopes to be graded and dirt shall be added to create the proper topography. Roof Pitch is 5/12 with 2'-6" Soffit Overhangs. Top of Windows are 7', 18' & 27' above B.F.F.
Basement

Sealed Concrete Floors throughout.
9'-0" Flat Ceilings
Drop down ceiling in furnace closet to 8'-0" to serve as plum box for upflow HVAC.
Laminated Beams & I-Joist to be 1-1/2" (see Joint Plan).
Some perimeter frame walls are double thickness.
1,361 square feet.
8.25 inches tall, 12 ft long, 7 inch reveal 5/16 of inch thick

Color Only and trim example Will be the Smooth Lap Texture
TREX DECKING TULSA

SPECIFICATIONS
1 INCH x 6 INCHES x 12 INCHES

CITY OF TULSA PRESERVATION COMMISSION

APPROVED DATE: July 29, 2020

BY Roy Namvon Power, Jr.

SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
Front Porch Soffit- 6" Pine Boxcar siding, T & G
Door Handle Specifications:

<table>
<thead>
<tr>
<th>Item</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glass</td>
<td>20&quot; w</td>
</tr>
<tr>
<td>Base Side Bassette</td>
<td>32&quot; H</td>
</tr>
<tr>
<td>Edge Bass Clearance</td>
<td>2&quot;</td>
</tr>
<tr>
<td>Door Thickness Continental</td>
<td>Less Than 1-1/2&quot;</td>
</tr>
<tr>
<td>Wreath</td>
<td>Configuration</td>
</tr>
<tr>
<td>Keyhole Center In Cylinder</td>
<td>1&quot;</td>
</tr>
<tr>
<td>Guarded Product Weight</td>
<td>1-1/8&quot;</td>
</tr>
<tr>
<td>Panel Sash Holder in Cylinder</td>
<td>1-1/8&quot;</td>
</tr>
<tr>
<td>Interior Compression Door Thickness</td>
<td>1-3/8&quot;</td>
</tr>
<tr>
<td>Interior Door Thickness</td>
<td>1-3/4&quot;</td>
</tr>
</tbody>
</table>

Trim Specs: To match windows (seal color to match)

Door Specs:
- 6' 8" height: 68 1/2" x 81 1/2"
- 3' 0" x 6' 8"
- 14": sidelite width

CITY OF TULSA PRESERVATION COMMISSION

APPROVED DATE: July 29, 2020

BY Ray/Nelson Porras, Jr. Page 13 of 16

SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION
Door Handle Specifications:

- Overall: 3.5" W
- Bore Hole Diameter: 2.256"
- Edge Bore Diameter: 1.0" (Adjustable)
- Door Thickness Compatibility: Less than 1.75", 3/4" to 2" thick
- Backset
- Bore Hole Center to Center: 5.50"
- Overall Product Weight: 3.3 lb
- Handle Grip Center to Center: 6.90"
- Maximum Compatible Door Thickness: 1.36"
- Maximum Compatible Door Thickness: 1.34"
2000 DOUBLE HUNG WINDOW

FEATURES

1. Maintenance-free multi-chamber PVC construction with fusion-welded sash and frame
2. Sleek cam-action sash locks provide security and enhanced performance without compromising beauty
3. ⅜" IGU glass systems with energy efficient Warm Edge (standard) or Warm Edge+ (optional upgrade) available in Low-E, HP or HPw+ glass package options (see page 2 for details)
4. High DP performance option, featuring reinforced sash, ensures security and peace of mind when the weather outside is threatening
5. 3 ⅞" frame depth for traditional pocket window installation with flange and fin options to meet a variety of installation options (flange, no fin, no fin or nail fin w/ channel)
6. Designed with equal sight line sash for traditional wood window appearance
7. Both sash tilt in and are removeable for easy and safe cleaning
8. Locking pivot bar and strike assembly in upper sash and jamb packs at meeting rail helps ensure a square installation and enhance energy efficiency
9. Integral interlock system provides protection against air infiltration and makes window more secure
10. Double weatherstripped sash provides extra protection against dust, dirt and noise
11. Integral lift handles make opening windows easier
12. Extruded aluminum half screen with fiberglass mesh standard; full screen optional
13. Tested and approved to meet NFRC requirements; ENERGY STAR units available
14. Interior and exterior accessory groove allows for a wide selection of installation options
15. Two ventilation limit latches standard, child safety latches optional
16. Hidden StiLock design with a sloped sill eliminates the need for weep holes, forces water to drain to the exterior of the window, and keeps your windows dry, providing enhanced weather-tight performance

A. Sleek cam-action sash locks provide security, performance and beauty
B. Ventilation unit latch
C. Optional child safety vent latch
D. High DP Performance option features reinforced meeting rail
E. High DP Performance option features reinforced rail and stiles
CUSTOM GRILLES

GRILLE PATTERNS

COLOR OPTIONS

WHITE

BEIGE

ARCHITECTURAL SHAPES/FIXED

SCREEN OPTIONS

Fiberglass mesh is the standard insect screening material used on all Ply Gem Windows replacement products with available half- or full-screens. This product provides good outward visibility and ventilation and will not rust, corrode or stain. Available options include:

ALUMINUM MESH
Provides added protection against aggressive regional insects that eat through normal fiberglass mesh. Charcoal finish reduces glare.

SOLAR BLOCK MESH
Blocks 70% of the sun's heat and glare. Keeps living spaces cooler, reduces energy costs and protects furnishings against fading.

OPTIMUM VIEWING MESH
Thinner fiberglass material allows maximum viewing while tighter mesh pattern keeps tiny insects out.
HISTORIC PRESERVATION PERMIT

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APPROVED PROPOSAL
Adjustment of setback
Alteration of columns
Amendment of Historic Preservation Permit Number HP-0170-2020

Roy Malcolm Porter, Jr.
Historic Preservation Officer, City of Tulsa

Date issued: September 22, 2020
Expiration: September 22, 2022
Number: HP-0218-2020
City of Tulsa Preservation Commission

Approved Date: September 21, 2010

By Ray Malcolm Poston, Jr.

Page 1 of 2

Such approved plans shall not be changed, modified or altered without authorization.

Concrete Drive

Site Plan

795 W. 5th St. Tulsa, OK.

Site Legal Description:

Scale 1" = 1'

Lot & Block of Denver Avenue

North

50.00'

140.00'

Denver Avenue

 Eidings

Eidings

Eidings

Site Plan

The Connoly

Connor

Higgins

Homes

Mar.

20/20

<table>
<thead>
<tr>
<th>Site No.</th>
<th>Description</th>
<th>Client</th>
<th>Company</th>
<th>Rev.</th>
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</thead>
<tbody>
<tr>
<td>S1</td>
<td>Site Plan</td>
<td>The Connoly</td>
<td>Higgins Homes</td>
<td>Mar. 20/20</td>
</tr>
</tbody>
</table>
two wider windows instead of 3

5:12 roof pitch

2'-6" overhang

36' rail w 4x4's shown

approximately 24" allows for 24" LVL to span whole porch

1'-9" at top

2'-9" at top

3'-6" x 3'-6"
Brick base

low walls to flank steps

Front door shown as 3' wide by 7'-0"
(extra tall top trim)

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CITY OF TULSA PRESERVATION COMMISSION

APPROVED DATE: September 22, 2020

BY Roy Massimino Torun, Jr. Page 2 of 2

SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION