TULSA PRESERVATION COMMISSION

HP PERMIT NUMBER: HP-0355-2022

PROPERTY ADDRESS: 1760 SOUTH QUINCY AVENUE

DISTRICT: SWAN LAKE

APPLICANT: OKLAHOMA NATURAL GAS

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Relocation of meter

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-12-021 – JUNE 15, 2012 – TPC APPROVAL
      1. Construction of portico at entry
      2. Replacement of wooden casement windows with aluminum-clad wooden windows
      3. Replacement of wooden French Doors with aluminum-clad French Doors
      4. Replacement of no-lite door at entry with no-lite door and original hardware

C. ISSUES AND CONSIDERATIONS
   1. Relocation of meter
      i. Proposed are the removal of an inoperable meter and the installation of a meter on the
         east side of the residence. The new meter would face South Quincy Avenue but would be
         concealed by vegetation.

         During the review by the Tulsa Preservation Commission on April 14, clarification about
         the location of the new meter was requested. Oklahoma Natural Gas has confirmed that
         the new meter would be installed behind the fence.
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.

Reference: *Unified Design Guidelines – Residential Structures*

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

**A.1 General Requirements**

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

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

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

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

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

A.7.5 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault.
meter will set in front of the house facing the east to S Quincy ave
new meter facing east in front of house will be covered by bushes
HP PERMIT NUMBER: HP-0353-2022

PROPERTY ADDRESS: 1029 EAST 21ST STREET

DISTRICT: NORTH MAPLE RIDGE

APPLICANT: KYLE GIBSON

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION
   1. Removal of window on west facade
   2. Installation of windows on west facade

B. BACKGROUND
   DATE OF CONSTRUCTION: 1918
   ZONED HISTORIC PRESERVATION: 1993: ORDINANCE AMENDMENT 2005
   NATIONAL REGISTER LISTING: MAPLE RIDGE HISTORIC DISTRICT: 1983
   CONTRIBUTING STRUCTURE: YES: ALFRED AARONSON MANSION
   PREVIOUS ACTIONS:
   COA – OCTOBER 14, 1993 – TPC APPROVAL
   Construction of a wall with masonry which matches the masonry on the residence

C. ISSUES AND CONSIDERATIONS
   1. Removal of window on west facade
   2. Installation of windows on west facade
      i. Renovation of the Kitchen and Dining Room have entailed modification of the west facade
         of the residence. The window on the west side of the Dining Room would be removed, and
         the cavity would be filled with masonry, which would match adjacent masonry. The Dining
         Room would become the Kitchen, and two double-hung windows would be installed on the
         west side of the Kitchen.

   During the review by the Historic Preservation Permit Subcommittee on April 7, no objec-
   tions to the proposals were raised. The application has been forwarded with a recommend-
   dation for approval with the condition that a West Elevation be submitted.
ii. 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 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.
ABBREVIATIONS

W/............... Washer/Dryer
STRL............. Storm Drain
STL.............. Slab on Grade
STD.............. Slab on Grade
SOG............. Slab On Grade
SF................ Square Foot
PSF.............. Per Square Foot
OVHD............ Overhead
MECH............ Mechanical
HT................ Height
GYP............ Gypsum Wall Board
GC.............. General Contractor
FT................ Foot
FF................ Finish Floor
EQUIP........ Equipment
E.................. Electrical
DWG............ Drawing
CPT.............. Center Punch
CO.............. Code
AFF.............. Affix
℄................ Center Line Blocking

GENERAL NOTES

The General Contractor shall perform final cleaning of all ductwork once work is complete.

PSO ELECTRICITY

CONTACT INFORMATION

1029 EAST 21ST STREET SOUTH
TULSA, OK 74141

PROJECT INFORMATION

PROJECT ADDRESS: 1029 EAST 21ST STREET SOUTH
TULSA, OK 74141

LEGAL DESCRIPTION: LOTS 14, 15 & 16 BLOCK 7 OF MARLE RED UCTION

PROJECT DESCRIPTION: FIRST FLOOR KITCHEN AND MUDROOM REMODEL

APPLICABLE CODES AND REGULATIONS:

2015 RESIDENTIAL CODE (RC)
2015 INTERNATIONAL FIXTURE CODE (IFC)
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2015 INTERNATIONAL GAS CODE (IGC)
2015 NATIONAL FIRE PROTECTION ASSOCIATION

NUMBER OF STORES: 2
ROOM FINISHED BASEMENT

MAXIMUM HEIGHT ABOVE AVERAGE EXISTING GRADE:
FIRST FLOOR: 29'-0"
SECOND FLOOR: 36'-0"

HEATING SYSTEM

FURNACE AT MAIN TERRACE

UTILITIES INFORMATION

CITY OF TULSA WATER, SEWER, GAS
PSO ELECTRICITY

DATE: 4/21/2022
SCALE: A000
DRAWING INDEX

A000 COVERSHEET
A101 FIRST FLOOR PLAN
A102 FIRST FLOOR PLUMBING
A201 INTERIOR ELEVATIONS
A202 INTERIOR ELEVATIONS
3D-1 INTERIOR VIEWS
3D-2 INTERIOR VIEWS

ADDRESS
300 E. CHERRY ST.
TULSA, OK 74147

SURVEYOR
ROUTE 66 SURVEYING
TULSA, OK 74145

918-845-6633

SUITE 508

OWNER
CHAD AND JACQUE POTTERT
1029 EAST 21ST STREET SOUTH
TULSA, OK 74141

ARCHITECT
JASON GIBSON, RA, NCARB
ALIGN DESIGN GROUP
820 N. QUAKER AVENUE
TULSA, OKLAHOMA 74120

T 918-615-5688
F 918-615-1834

CONTRACTOR
TSB
1. ALL CLOSET LIGHT FIXTURES TO BE LED.
2. ALL 4" RECESSED UNITS TO HAVE ADJUSTABLE TRIMS.
3. REFER TO PROVIDED APPLIANCE SPECS FOR EXACT ELECTRICAL LOCATIONS.
4. LIGHT FIXTURE REFERENCE HEIGHTS TO BE CONFIRMED W/ FIXTURE SELECTION.
5. SWITCH GROUPINGS (CIRCUITRY) SHOWN. ACTUAL SWITCH LEGS TO BE DETERMINED ON SITE VIA WALKTHROUGH.
6. ALL FIXTURES IN STAINED WOOD TO BE BLACK AND RECEIVE BLACK TRIM. ALL FIXTURES IN PAINTED SURFACES TO RECEIVE WHITE TRIM, UNO.
7. POCKET DOORS LOCATED IN 2X6 WALLS SHOULD BE FRAMED & HUNG BIASED TO SIDE OPPOSITE OF ELECTRICAL COMPONENTS. SOME LOCATIONS MAY STILL REQUIRE PANCAKE BOXES FOR ROUGH-IN.

REFERENCE HEIGHTS ARE FROM FINISH FLOOR TO CENTER OF OBJECT. FOR ALL WALL MOUNTED LIGHTING FIXTURES, REFERENCE HEIGHT TO BE CONFIRMED W/ FIXTURE SELECTION.

EXISTING SMOKE AND C/O DETECTORS TO REMAIN. VERIFY EXISTING CONDITIONS MEET CODE REQUIREMENTS.
1. **TYP STAIR DETAILS**

2. **TYP CONCRETE STAIR DETAILS**

3. **SLAB DTL @ OVERHEAD GARAGE DOOR**

4. **SLAB DTL @ PAVERS**

5. **SLAB DTL @ TURN DOWN EDGE**

6. **TYP HEADER @ EXTERIOR OPENING**
GENERAL FINISH NOTES:
1. PRICE TO WHITEWASH EXISTING & NEW STONE WALLS AT ALL LOCATIONS.
2. PROVIDE MILDEW RESISTANT DRYWALL AT ALL WET LOCATIONS.
3. DOOR CASING TO BE 4" STOCK, PROFILE TBD. PAINT GRADE.
4. ALL WINDOWS TO BE PICTURE FRAMED. CASING TO BE 4" STOCK, PROFILE TBD. PAINT GRADE.
5. WD BASE MOLDING TO BE 6" STOCK, PROFILE TBD. PAINT GRADE.
6. ALL CABINETS, CASEWORK, ETC TO BE PAINT GRADE MATERIAL.
7. ENCLOSED CABINETS TO BE CLEAR LACQUER FINISH ON INTERIOR SURFACES.

PROVIDE A PRICING OPTION FOR 5" WHITE OAK FINISH FLOOR AT ALL WOOD LOOK TILE LOCATIONS.

PRICING INFORMATION:
PRICING ALLOWANCE FOR THE FOLLOWING FINISHES:
STONE COUNTERTOP - $100/SF (INSTALLED)
WOOD LOOK TILE - $12/SF
UPSTAIRS BATH TILE - $15/SF
MASTER BATH FLOOR TILE - $18/SF
MASTER BATH SHOWER TILE - $36/SF
MASTER BEDROOM BACK/FLUSH TILE - $36/SF
KITCHEN BACK/FLUSH TILE - $36/SF
ALL MUDROOM TILE - $5/SF

BATHROOM AND KITCHEN PLUMBING FIXTURES:
- PRICE FOR DATA BASED
- ALL OTHER PLUMBING FIXTURE LOCATIONS
- PRICE FOR STANDARD FIXTURES

DECORATIVE LIGHT FIXTURES BY OWNER

PROVIDE ALLOWANCE FOR CABINET HARDWARE, TOILET ACCESSORIES, AND INSTALLATION OF THESE ITEMS.
A. CASE ITEM FOR CONSIDERATION
   1. Construction of residence

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 17\textsuperscript{th} 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 17\textsuperscript{th} Place South

COA-14-032 – DECEMBER 11, 2014 – TPC DENIAL
Construct dry-stack wall along interior alley from East 17\textsuperscript{th} 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

Add light fixtures to retaining wall columns along East 17\textsuperscript{th} Place South

Construct 3.5 ft. fence along interior alley from East 17\textsuperscript{th} 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 17\textsuperscript{th} Street South

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

C. ISSUES AND CONSIDERATIONS
1. Construction of residence
   i. During the Preliminary Review, several issues were raised, and several proposals for revisions were offered for consideration. Among them were proposals to reduce the scale of the residence, add windows to the east facade, increase the height of the rake, extend the masonry on the east facade to the eave of the porch, extend the eaves, extend the gable on the east facade, and adjust the profile of the chimney.

   During the review by the Historic Preservation Permit Subcommittee on March 3, several issues were raised. Among the issues to be addressed with revisions were
   • adjustment of the array of windows on the south facade—for example, presentation of a window with a fixed pane with a double-hung window with a width of two feet (2'–0") on each side,
   • refinement of the installation of the windows—for example, incorporation of a brick mould,
   • additional documentation for the windows—for example, horizontal and vertical sections,
   • adjustment of the windows in the dormer—for example, reduction of the size or selection of another type, such as casement windows, and an increase in the
distance between the sill and the roof,
• addition of a cap to the piers,
• an increase in the projection of the eaves—for example, a projection of twenty-four inches (24") on the south facade and eighteen inches (18") on the east and west facades,
• documentation of the rail, including a section,
• treatment of the intersection between the veneer and siding on the east facade,
• addition of muntins to the windows which flank the chimney, and
• an indication of the steps for access to the yard on the First Floor Plan and South and East Elevations.

During the review by the Historic Preservation Permit Subcommittee on March 15, other issues were raised. Among the issues to be addressed with revisions were
• the construction of the facades with masonry, rather than stucco,
• the installation of case moulding or trim around the windows,
• the installation of trim under the eaves,
• the adjustment of the columns on the porch to reveal the windows more fully,
• the adjustment of the height of the rail,
• the detailed representation of the rail, including dimensions,
• the installation of a cap or course of masonry at the top of the chimney,
• the detailed representation of the bracket, and
• the detailed representation of the soffit.

During the review by the Historic Preservation Permit Subcommittee on April 7, concern about the masonry and the chimney arose. Although a color for the masonry has not been selected, the applicant agreed that the masonry would be unpainted. The Historic Preservation Permit Subcommittee suggested that the applicant ensure that the height of the chimney would meet Fire Code and Building Code requirements but forwarded the application with a recommendation for approval.

ii. 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.
Reference: *Unified Design Guidelines - Residential Structures*

**SECTION C – GUIDELINES FOR NEW CONSTRUCTION**

**C.1 General Requirements**

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

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

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

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

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

C.1.6 Establish the height of the floor (finished floor elevation) between the minimum and maximum finished floor elevation of those structures along the same side of the street.

**C.2 Building Site**

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

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

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

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

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

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

**C.3 Building Materials**

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

**C.4 Garages**

C.4.1 Locate garages within the rear yard and detached from the primary residential structure. Detached buildings or structures, such as garages and sheds, not located in the street yard as defined in the Zoning Code are exempt from HP Permit review.

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

C.4.3 Permitted attached garages shall be located so that the front façade of the garage is not located forward of the rear wall of the primary structure.
C.4.4 Historically appropriate garage doors, such as carriage house doors, are encouraged.

C.5 Mechanical Systems, Etc.
C.5.1 Install engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical equipment, ventilators, and louvers, on the side or rear façade of the structure.
C.5.2 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault. Above-ground installation of utility systems, such as pedestals and transformers, is prohibited in the street yard unless approved on a case-by-case basis.
C.5.3 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building's historic character and is reversible. These considerations will be made on a case-by-case basis.
C.5.4 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.
BARNARD TRACE BLOCK 2 LOT 4
2335 EAST 17TH PLACE SOUTH

BUILDER: DMG MASTER BUILDERS
NOTICE DUTY OF COOPERATION

BRICK VENEER
MASONRY STUCCO
BRICK VENEER

discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer may result in delays and increases construction costs. A failure to cooperate by a simple notice to the designer shall relieve the designer of responsibility for all consequences arriving out of such changes. Only qualified designer, Architect, Contractor, or Structural Engineer should attempt to modify any portion of this design.

Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

18" SOFFITS
6" FRIEZE TRIM

MASONRY STUCCO

2335 East 17th Place South
Barnard Trace Block 2 Lot 4

Creative Home Design 2019

CREATIVE HOME DESIGN assumes no liability for any HOME constructed from this plan. Release of these plans contemplates further cooperation among the owner, his contractor and the designer. Design and construction changes made outside the consent of the designer are unauthorized and shall relieve the designer of responsibility for all consequences arriving out of such changes. Only qualified designer, Architect, Contractor, or Structural Engineer should attempt to modify any portion of this design.

www.creativehomedesigners.com

PLAN 30446
2335 EAST 17TH PLACE SOUTH
2502 SQFT MAIN VNR.
868 SQFT UP
3370 SQFT TTL
45X91FT

BARNARD TRACE BLOCK 2 LOT 4
2335 EAST 17TH PLACE SOUTH
NOTICE DUTY OF COOPERATION

CREATIVE HOME DESIGN  assumes no liability for any HOME constructed from this plan. Release of these plans contemplates further cooperation among the owner, his contractor and the designer. Design and construction are complex. Although the designer and his consultants performed their services with due care and diligence, they cannot assure perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer may result in unnecessary and increases construction costs. A failure to cooperate by a simple notice to the designer shall relieve the designer from responsibility for all consequences arriving out of such changes. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt to modify any portion of this design.

Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

MASONRY STUCCO
RAIL CAP
MASONRY STUCCO
BRICK VENEER

6" FRIEZE TRIM
18" SOFFITS

MASONRY STUCCO

2" DECK SCREWS

BEVELED EDGE TRIM

BRICK SOLDIERS
18" SOFFITS

PAINTED RAIL TRIM
TOP RAIL @ 36" OFF
BASE CAPS
BRICK VENEER
6" CAST POST

1/4"=1'-0"

CHIMNEY CAP

8" CAST
MASONRY STUCCO
18" SOFFITS

1/4"=1'-0"

MASONRY STUCCO

6" FRIEZE TRIM
24" DORMER SOFFIT

1/4"=1'-0"

MASONRY STUCCO

18" SOFFITS

MASONRY STUCCO
BRICK VENEER

2335 EAST 17TH PLACE SOUTH
BARNARD TRACE BLOCK 2 LOT 4

NORMAN, OK 73069
(405) 857-9059
SUITE 100

TULSA, OK 74133
(918) 943-5154

EDMOND, OK 73034
(405) 270-6417

2335 EAST 17TH PLACE SOUTH

ENTRY DOOR

DOOR HARDWARE
In the document, there is a notice regarding the duty of cooperation. It states that the designer and his consultants performed their services with due care and diligence, but any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer may result in increased construction costs. A failure to cooperate by a simple notice to the designer shall relieve the Designer, Architect, Contractor, or Structural Engineer from responsibility for all consequences. Changes made from the plans without the consent of the designer are unauthorized and shall relieve the designer of responsibility for all consequences arising out of such changes. Only qualified designers, architects, contractors, and structural engineers should attempt to modify any portion of this design.

Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Reproduction of these plans, in any form, without the written consent of the Designer, is prohibited.

The document includes a diagram with various design elements such as brick veneer, masonry stucco, and dimensions, as well as a comparison of adjacent total heights between two different houses.
Quaker Windows & Doors offers two types of grids: interior muntins and exterior grids combined with an interior shadow bar which creates simulated divided lites (SDLs). The interior muntins are placed inside the airspace between two panes of glass. This type of muntin can be formed into almost any grid style, including radius designs. Muntins are a great option, because they are inside the glass and are dust and maintenance free.
MANCHESTER SERIES DOUBLE HUNG/SINGLE HUNG

The Quaker Manchester 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**
  - 3 ¼” main frame
  - 0.060” wall thickness of frame, 0.070” wall thickness of sash
- **Enhanced Design**
  - Mitered and welded corners
- **Glazing**
  - ¾” insulated glass
- **Hardware**
  - Block and tackle balancers
- **Screen**
  - Roll form aluminum screen frame with BetterVue™ mesh

OPTIONS
- **Available Configurations**
  - Double Hung
  - Single Hung
  - Geometric shapes
- **Muntin Choices**
  - Internal or simulated divided lites available
- **Limited travel Hardware**
- **Nailing Fin**
- **Screen**
  - Roll form aluminum screen frame with aluminum wire mesh
  - Roll form aluminum screen frame with sunscreen mesh
  - Roll form 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

BENEFITS
- The capacity to match exterior colors for unique project facades
- The ability to facilitate large sizes for taller and wider window openings

PERFORMANCE
- **Structural & Thermal** (test reports or thermal simulations available upon request)

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VINYL COLORS AND ARCHITECTURAL EXTERIOR PAINT COATINGS AND FINISHES

◊ Solid Vinyl Colors (interior & exterior)

- White
- Sandstone
- Beige

◊ Optional Faux Wood Grain (interior only)

- Dark Oak (available with white or painted exterior only)

◊ Optional Painted Colors (exterior only)

- Holly Green
- Redwood
- Chestnut
- Satin Creme
- Dark Bronze
- Toffee
- Earphone
- Black
- White
- Sandstone
- Beige

◊ Optional Unlimited Custom Painted Colors (exterior only)

* Printed colors shown here may not accurately depict actual vinyl or painted colors. Color samples are available upon request.
Manchester Series
R-40/R-35
3 ¼” Frame Depth
Double Hung/Single Hung

MANCHESTER DOUBLE HUNG

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R-40/R-35
3 ¼” Frame Depth
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HORIZONTAL CROSS SECTION

VERTICAL CROSS SECTION

ELEVATION SCALE 1/2” = 1’-0”

SCALE 1:3
TULSA PRESERVATION COMMISSION

STAFF REPORT
Tuesday, April 26, 2022
HP-0352-2022

HP PERMIT NUMBER: HP-0352-2022

PROPERTY ADDRESS: 2330 EAST 17TH STREET

DISTRICT: YORKTOWN

APPLICANT: CREATIVE HOME DESIGNS

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Construction of residence

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

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.

C. ISSUES AND CONSIDERATIONS
   1. Construction of residence
      i. Proposed is the construction of a two-story, single-family residence with an attached garage. Designed to resemble the Tudor Revival Style, the residence features facades clad in unpainted masonry and a chimney prominently displayed on the north facade. Materials include stone and shake siding to accent the entry, shake siding on the front dormer, and siding elsewhere on the second story. Product Data for the door, its handleset, and the windows have been provided. During the review by the Historic Preservation Permit Subcommittee on April 7, several suggestions were made about the dormer and windows on the front facade. The Historic Preservation Permit Subcommittee recommended approval of the application with the following conditions:
         • that Product Data, east and west elevations, and information about the windows and siding be provided,
         • that the dormer on the front facade be clad in shake siding, and
         • that sills be included under the vents and windows on the second story.
ii. 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.

Reference: *Unified Design Guidelines - Residential Structures*

**SECTION C – GUIDELINES FOR NEW CONSTRUCTION**

**C.1 General Requirements**

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

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

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

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

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

C.1.6 Establish the height of the floor (finished floor elevation) between the minimum and maximum finished floor elevation of those structures along the same side of the street.

**C.2 Building Site**

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

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

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

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

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

C.2.6 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.
C.3 Building Materials
C.3.1 Maintain the visual characteristics, scale, proportions, directional orientation and rhythms that are created by the materials on existing historic structures in the district, in order to maintain the overall appearance and character of the district. Deviation from the materials on existing historic structures in the district will be considered on a case-by-case basis. The use of unfinished or clear-finished metals will be considered on a case-by-case basis.

C.4 Garages
C.4.1 Locate garages within the rear yard and detached from the primary residential structure. Detached buildings or structures, such as garages and sheds, not located in the street yard as defined in the Zoning Code are exempt from HP Permit review.
C.4.2 Adding a garage attached to the rear elevation of the primary residential structure will be considered on a case-by-case basis.
C.4.3 Permitted attached garages shall be located so that the front façade of the garage is not located forward of the rear wall of the primary structure.
C.4.4 Historically appropriate garage doors, such as carriage house doors, are encouraged.

C.5 Mechanical Systems, Etc.
C.5.1 Install engineering systems and their associated elements such as, but not limited to, air conditioning and heating units, flues, conduits, cables, electrical equipment, ventilators, and louvers, on the side or rear façade of the structure.
C.5.2 Install utility meters on the side or rear façade of the house, or underground in a subterranean vault. Above-ground installation of utility systems, such as pedestals and transformers, is prohibited in the street yard unless approved on a case-by-case basis.
C.5.3 Install systems requiring exterior components, such as solar panels or devices, where they will have minimal impact, preferably at the rear of your house or yard or on an outbuilding. Install exterior components on a historic building in a manner that does not damage the historic roofing material or negatively impact the building’s historic character and is reversible. These considerations will be made on a case-by-case basis.
C.5.4 Installation of radio or television antennas, including satellite dishes and similar devices, not visible from abutting streets, as determined by staff, is exempt from HP Permit review.
NOTICE DUTY OF COOPERATION

CREATIVE HOME DESIGN assumes no liability for any HOME constructed from this plan. Release of these plans contemplates further cooperation among the owner, his contractor and the designer. Design and construction are complex. Although the designer and his consultants performed their services with due care and diligence, they are not infallible. There are limitations to their knowledge and to the perfection of any design. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer...
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Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions.
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Reproduction of these plans, in any form, without the written consent of the Designer, is prohibited.

10' PH

12'

16:12

8:12

1/4"=1'-0"
Quaker Windows & Doors offers two types of grids: interior muntins and exterior grids combined with an interior shadow bar which creates simulated divided lites (SDLs). The interior muntins are placed inside the airspace between two panes of glass. This type of muntin can be formed into almost any grid style, including radius designs. Muntins are a great option, because they are inside the glass and are dust and maintenance free.

GRILLS ON FRONT FIXED WINDOWS PER LOCATION AND DESIGN, SIDES FEATURE FIXED, SINGLE HUNG, AND SLIDER WINDOWS.
LOCAL EXAMPLES
Manchester Series
R-40/R-35
3 1/4” Frame Depth
Double Hung/Single Hung

MANCHESTER SERIES DOUBLE HUNG/SINGLE HUNG

The Quaker Manchester 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
  • 3 1/4” main frame
  • 0.060” wall thickness of frame, 0.070” wall thickness of sash
◊ Enhanced Design
  • Mitered and welded corners
◊ Glazing
  • 3/4” insulated glass
◊ Hardware
  • Block and tackle balancers
◊ Screen
  • Roll form aluminum screen frame with BetterVue™ mesh

OPTIONS
◊ Available Configurations
  • Double Hung
  • Single Hung
  • Geometric shapes
◊ Muntin Choices
  • Internal or simulated divided lites available
◊ Limited travel Hardware
◊ Nailing Fin
◊ Screen
  • Roll form aluminum screen frame with aluminum wire mesh
  • Roll form aluminum screen frame with sunscreen mesh
  • Roll form 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

BENEFITS
◊ The capacity to match exterior colors for unique project facades
◊ The ability to facilitate large sizes for taller and wider window openings

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

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VINYL COLORS AND ARCHITECTURAL EXTERIOR PAINT COATINGS AND FINISHES

◊ Solid Vinyl Colors (interior & exterior)

- White
- Sandstone
- Beige

◊ Optional Faux Wood Grain (interior only)

- Dark Oak (available with white or painted exterior only)

◊ Optional Painted Colors (exterior only)

- Holly Green
- Redwood
- Chestnut
- Satin Creme
- Dark Bronze
- Toffee
- Earthen
- Black
- White
- Sandstone
- Beige

◊ Optional Unlimited Custom Painted Colors (exterior only)

- Resembles Clear Anodized

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Manchester Series
R-40/R-35
3 ¼" Frame Depth
Double Hung/Single Hung

MANCHESTER DOUBLE HUNG

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VERTICAL CROSS SECTION

SCALE 1:3

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