



TULSA PRESERVATION COMMISSION

STAFF REPORT

Tuesday, May 24, 2022

HP-0362-2022

HP PERMIT NUMBER: HP-0362-2022

PROPERTY ADDRESS: 630 NORTH CHEYENNE AVENUE

DISTRICT: BRADY HEIGHTS

APPLICANT: BRANDON NETH

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION

1. Installation of windows

B. BACKGROUND

DATE OF CONSTRUCTION: 1925

ZONED HISTORIC PRESERVATION: 1999

NATIONAL REGISTER LISTING: BRADY HEIGHTS HISTORIC DISTRICT: 1980

CONTRIBUTING STRUCTURE: YES

PREVIOUS ACTIONS:

COA – May 11, 2000 – TPC APPROVAL

Installation of skirting around porch

COA – May 11, 2000 – TPC DENIAL

Installation of decorative nosing around porch

COA – June 8, 2000 – TPC DENIAL

Replacement of caps on columns

COA – February 13, 2003 – TPC APPROVAL

Installation of rail on porch

Construction of steps

HP-0350-2022 – APRIL 14, 2022 – TPC APPROVAL

Replacement of siding

Replacement of rail

Construction of fence with the conditions that the installation of the fence at its present height be temporary and that a future application be submitted to reduce its height to between three feet (3'-0") and four feet (4'-0")

HP-0350-2022 – APRIL 14, 2022 – TPC DENIAL

Replacement of windows

Replacement of door

C. ISSUES AND CONSIDERATIONS

1. Installation of windows

- i. During the review of the application by the Tulsa Preservation Commission on April 14, the proposal for the replacement of the windows was not approved. The applicant declined to appeal the decision and has submitted a proposal for the installation of double-hung, wood windows.

During the review by the Historic Preservation Permit Subcommittee on May 17, the confirmation of the placement of the windows was requested, and the application has been forwarded with a recommendation for approval with the condition that the placement of the windows be identified. The applicant has provided a list of the windows and indicated that the placement of the windows would correspond to the number on the quotation, which has been included.

- 100 – First Floor, East Facade
- 200 – Near Northeast Corner, First Floor, North Facade
- 300 – Middle of Second Floor, North Facade
- 400 – Southwest Corner, First Floor, North Facade
- 500 – Second Floor, East Facade
- 600 – Near Northeast Corner, Second Floor, North Facade
- 700 – Middle of First Floor, North Facade

- 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 A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.1 General Requirements

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

A.4 Windows and Window Trim

- A.4.1 Retain and preserve original historic windows, including glazing, trim, muntins, and character-defining details.
- A.4.2 Do not remove, cover, or move existing window openings.
- A.4.3 To return the home to its original historic appearance, remove non-historic windows and trim. When selecting replacements, use physical or pictorial evidence. If no evidence exists, select windows which are consistent with the architectural style of your home.
- A.4.4 To gain thermal efficiency, storm windows which maintain the appearance and allow maximum visibility of the original historic windows may be installed. Unfinished and clear-finished metals are not allowed. (Storm windows can be staff approved.)
- A.4.5 If replacement of deteriorated windows is necessary, match the original historic windows in sash design, size, shape, muntin pattern, location, glazing area, and tint. Insulated glass (double-pane) windows may be used. Exterior muntins are required on simulated-divided-light windows.
 - .1 Brady Heights – Match the original historic window material.
 - .2 Elmwood – Match the original historic window material
- A.4.6 If replacement of deteriorated trim is necessary, match the appearance, size, shape, pattern, texture, and detailing of the original historic trim.
- A.4.7 When adding new window openings, maintain the proportions of the façade. Match the size, design, and pattern of the existing windows. Align the headers of new windows with the existing windows.
- A.4.8 Exterior security bars and grilles are discouraged.



630 North Cheyenne Avenue – October 2020



630 North Cheyenne Avenue – East Facade – March 2022



630 North Cheyenne Avenue – North Facade – March 2022



WINDOR SUPPLY & MFG INC

6537 E 46TH STREET

TULSA

Phone: 918-664-4017

OK 74145

Fax: 1-918-664-4045

Customer Quote

Short Form

QUOTE EXPIRES

N/A

QUOTE DATE

Quote Not Ordered

BID BY

PRICE BOOK

Price Book 2022A

CREATED

5/9/2022

mcrowl@windor.com

PK # 288

Customer Information:

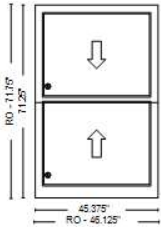
Phone: Fax:

Delivery Information:

Phone: Fax:

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
2277282	None		5/10/2022 13:34 PM
CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		weedoo	weedoo

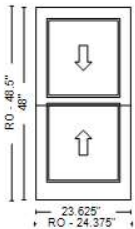
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
100	None Assigned	46 1/8" X 71 3/4"	45.375" X 71.25"	\$925.07	1	\$925.07



Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 45.375 x 71.25)(Pine Species)(Grey Spacer)(White Jambliner)(Bronze Hardware)(WM 180 Brickmould)(Standard Sill Nosing)(Full Screen)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(R-PG30-H) Performance Data:(U-Value: 0.28)(SHGC: 0.2)(VT: 0.47)(CR: 60)

* Units viewed from exterior.

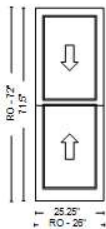
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
200	None Assigned	24 3/8" X 48 1/2"	23.625" X 48"	\$654.16	1	\$654.16



Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 23.625 x 48)(Pine Species)(Grey Spacer)(White Jambliner)(Bronze Hardware)(WM 180 Brickmould)(Standard Sill Nosing)(Full Screen)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(R-PG35-H) Performance Data:(U-Value: 0.28)(SHGC: 0.2)(VT: 0.47)(CR: 60)

* Units viewed from exterior.

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
300	None Assigned	26" X 72"	25.25" X 71.5"	\$754.97	1	\$754.97

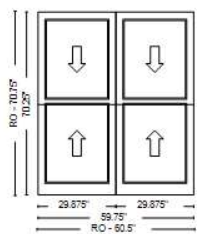


Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 25.25 x 71.5)(Pine Species)(Grey Spacer)(White Jambliner)(Bronze Hardware)(WM 180 Brickmould)(Standard Sill Nosing)(Full Screen)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(R-PG35-H) Performance Data:(U-Value: 0.28)(SHGC: 0.2)(VT: 0.47)(CR: 60)

* Units viewed from exterior.

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
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400	None Assigned	60 1/2" X 70 3/4"	59.75" X 70.25"	\$1,629.63	1	\$1,629.63
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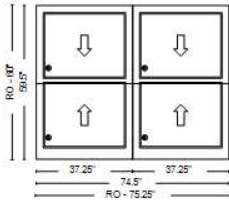


Pinnacle Wood Prime Double Hung XXXX-2 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 29.875 x 70.25)(Pine Species)(Grey Spacer)(White Jambliner)(Bronze Hardware)(WM 180 Brickmould)(Standard Sill Nosing)(Full Screen)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(R-PG35-H) Performance Data:(U-Value: 0.28)(SHGC: 0.2)(VT: 0.47)(CR: 60)

* Units viewed from exterior.

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
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500	None Assigned	75 1/4" X 60"	74.5" X 59.5"	\$1,623.33	1	\$1,623.33
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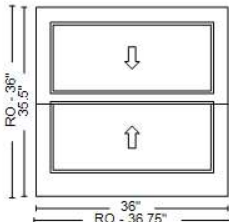


Pinnacle Wood Prime Double Hung XXXX-2 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 37.25 x 59.5)(Pine Species)(Grey Spacer)(White Jambliner)(Bronze Hardware)(WM 180 Brickmould)(Standard Sill Nosing)(Full Screen)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(R-PG35-H) Performance Data:(U-Value: 0.28)(SHGC: 0.2)(VT: 0.47)(CR: 60)

* Units viewed from exterior.

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
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600	None Assigned	36 3/4" X 36"	36" X 35.5"	\$707.71	1	\$707.71
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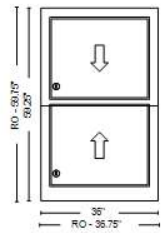


Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 36 x 35.5)(Pine Species)(Grey Spacer)(White Jambliner)(Bronze Hardware)(WM 180 Brickmould)(Standard Sill Nosing)(Full Screen)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(R-PG35-H) Performance Data:(U-Value: 0.28)(SHGC: 0.2)(VT: 0.47)(CR: 60)

* Units viewed from exterior.

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
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700	None Assigned	36 3/4" X 59 3/4"	36" X 59.25"	\$811.67	1	\$811.67
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Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 36 x 59.25)(Pine Species)(Grey Spacer)(White Jambliner)(Bronze Hardware)(WM 180 Brickmould)(Standard Sill Nosing)(Full Screen)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(R-PG35-H) Performance Data:(U-Value: 0.28)(SHGC: 0.2)(VT: 0.47)(CR: 60)

* Units viewed from exterior.

Quote Comments:

Disclaimer:

SUB-TOTAL:	\$7,106.54
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$605.26
TOTAL:	\$7,711.80

Messages:

* Units meeting Egress size conform to 2018 IRC Section R310.2 Egress requirements; Local codes may differ.
Customer is responsible to confirm units meet all applicable requirements..

Submitted By: _____ Date: _____

Accepted By: _____ Date: _____

We appreciate the opportunity to provide you with this quote!