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.
<table>
<thead>
<tr>
<th>Line #</th>
<th>Room ID</th>
<th>Overall RO</th>
<th>Overall Frame</th>
<th>Price</th>
<th>Qty</th>
<th>Extended</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>None Assigned</td>
<td>46 1/8&quot; X 71 3/4&quot;</td>
<td>45.375&quot; X 71.25&quot;</td>
<td>$925.07</td>
<td>1</td>
<td>$925.07</td>
</tr>
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</table>

Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>200</td>
<td>None Assigned</td>
<td>24 3/8&quot; X 48 1/2&quot;</td>
<td>23.625&quot; X 48&quot;</td>
<td>$654.16</td>
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<tbody>
<tr>
<td>300</td>
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Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext
### Pinnacle Wood Prime Double Hung XXXX-2 Complete Unit

LoE 366 IG 4-9/16 Jamb Ext

**Performance Data:**
- **U-Value:** 0.28
- **SHGC:** 0.2
- **VT:** 0.47
- **CR:** 60

### Extended Price Table

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<tbody>
<tr>
<td>400</td>
<td>None Assigned</td>
<td>60 1/2&quot; X 70 3/4&quot;</td>
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<td>$1,629.63</td>
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* Units viewed from exterior.

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LoE 366 IG 4-9/16 Jamb Ext

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<tbody>
<tr>
<td>500</td>
<td>None Assigned</td>
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<td>$1,623.33</td>
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<td>$1,623.33</td>
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* Units viewed from exterior.

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<tbody>
<tr>
<td>600</td>
<td>None Assigned</td>
<td>36 3/4&quot; X 36&quot;</td>
<td>36&quot; X 35.5&quot;</td>
<td>$707.71</td>
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<tbody>
<tr>
<td>700</td>
<td>None Assigned</td>
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<td>$811.67</td>
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<td>$811.67</td>
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* Units viewed from exterior.
SUB-TOTAL: $7,106.54
LABOR: $0.00
FREIGHT: $605.26
SALES TAX: $0.00
TOTAL: $7,711.80

* 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!