A. CASE ITEM FOR CONSIDERATION
   1. Construction of porch on east side of residence

B. BACKGROUND
   DATE OF CONSTRUCTION: 1923
   ZONED HISTORIC PRESERVATION: 1989
   NATIONAL REGISTER LISTING: GILLETTE HISTORIC DISTRICT, 1982
   CONTRIBUTING STRUCTURE: YES, GASKILL HOUSE
   PREVIOUS ACTIONS:
      HP-18-009 – FEBRUARY 8, 2018 – TPC APPROVAL
         1. Construction of addition at northwest corner of residence

C. ISSUES AND CONSIDERATIONS
   1. Construction of porch on east side of residence
      i. Proposed is the construction of a porch on the east side of the residence. There is currently a paved patio area along the front of the house that connects to a covered porch on the south side of the residence. According to the applicant’s project description, the purpose of the addition is to provide a small, covered area that will protect the front door and those entering from the weather. The porch addition would extend six feet (6'-0'') from the face of the residence and would be ten feet and six inches (10'-6'') wide. The porch addition would feature open sides and an opening under the front archway, through which the front door would remain visible. Materials, including the masonry, trim, and roof, would match the existing residence.

      The residence is a contributing resource, and the nomination of the Gillette Historic District describes its contributions to the historic significance of the district:
      
      The Tulsa World Model Home of 1923, located at 1546 South Yorktown Place, was sponsored by the newspaper and was furnished by Tulsa World advertisers with the latest in appliances, furnitures and accessories. Fifty thousand Tulsans visited it furing [sic] the few weeks it was open to the public, and an entire section of the newspaper was devoted to it on opening day.
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**

Use the following guidelines as the basis for all exterior work:

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.2 Building Site**

B.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 addition between the minimum and maximum of the prevailing front setbacks.

B.2.2 Maintain the pattern and rhythm of the side yard setbacks of the other historic structures on the same side of the street.
B.2.3 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.

B.2.4 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the street yard lot area.

.1 Elmwood – no more than 25% of street yard lot area

B.2.5 On corner lots, limit the surface area of driveways and sidewalks to no more than 30% of the street yard lot area.

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.4.1 New roof features, such as dormers or cupolas, may be added to the existing roof, if the proposed elements maintain the scale, proportions, rhythms, and architectural character of the structure.

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.

B.5 Porches

B.5.1 When adding a porch or expanding an existing porch, maintain the character, detailing, scale, rhythm, and proportions of the existing historic structure.

B.5.2 When enclosing porches with glass or screens, maintain the existing rhythms, scale, proportions, appearance, and character of the structure. Hard wall enclosure of porches is strongly discouraged but will be considered on a case-by-case basis.

B.5.3 Ramps may be installed when required to achieve access to the first-floor level. Construct the ramp so that, in the future, it can be removed without significantly altering the original historic structure. Designing ramps to access porches from the side, so the front elevation is not obscured, is encouraged.
1546 South Yorktown Place – Gillette Historic District National Register Nomination, 1982

1546 South Yorktown Place – Present (view southwest)
4 NEW East Elevation @ Porch
Scale: 1/4" = 1'-0"

5 NEW North Elevation @ Porch
Scale: 1/4" = 1'-0"
Foundation Plan @ Porch

Scale: 1/4" = 1'-0"
HP PERMIT NUMBER: HP-0391-2022

PROPERTY ADDRESS: 657 NORTH CHEYENNE AVENUE

DISTRICT: BRADY HEIGHTS/THE HEIGHTS

APPLICANT: DOUGLAS PECK

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Replacement of windows

B. BACKGROUND
   DATE OF CONSTRUCTION: 2003
   ZONED HISTORIC PRESERVATION: 1999
   NATIONAL REGISTER LISTING: BRADY HEIGHTS HISTORIC DISTRICT, 1980
   CONTRIBUTING STRUCTURE: NO

   PREVIOUS ACTIONS:
   COA – MARCH 14, 2002 – TPC APPROVAL
   1. New construction of 1,536 square feet residential structure with the option of using Masonite Accent siding “Staccato” or “Great Western Shake,” Porch can be Wood or Concrete; and Dormer in elevation over kitchen area
   2. Written recommendation by the TPC of variance to submit the Board of Adjustment for front & back setbacks

   COA – APRIL 10, 2003 – TPC APPROVAL
   1. Installation of wooden fence in the front yard

   1. Construction of picket fence in front yard according to the site plan submitted

   1. Installation of one (1) canvas awning over back door according to the drawing submitted

C. ISSUES AND CONSIDERATIONS
   1. Replacement of windows
      i. Proposed is the replacement of nine (9) single-hung windows. In the attached project description, the applicant has described the conditions that spurred their proposed replacement. Also included are a window survey form, photographs of the existing windows, and product data are also included. The proposed windows are AdvantEdge Series single-hung windows manufactured by Quaker.
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**

Use the following guidelines as the basis for all exterior work:

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.

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.
657 North Cheyenne Avenue – Present
Project Description - 657 N Cheyenne Ave

I'm replacing 9 single hung windows with new single hung windows. My house was built in 2003 and has aluminum framed windows throughout. The windows will leak overtime allowing moisture and condensation between the pains. Since owning the house (9 years) I have replaced 5 due to this problem.

From the Power Point provided, the house faces west. The picture of the side of the house, with the arrows marking the kitchen and dining room, faces north. In the winter frost will accumulate inside along the bottom edge. This clauses damage the to sills and mildew will form. I am forced to keep towels on the sills to collect moisture during the coldest months of winter.

A description of the windows to be used for this project as well as the quote for purchase from Mill Creek is provided. The windows are constructed by Quaker Commercial Windows and Doors. They will be single hung style simply replacing the style of window currently in the home.
TULSA PRESERVATION COMMISSION
WINDOW SURVEY FORM

COMPLETED BY: Douglas Pack DATE: 09/07/2022

PROPERTY ADDRESS: 657 N Cheyenne Ave
Tulsa, OK 74116

<table>
<thead>
<tr>
<th>BASIC REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Photographs or drawings of each elevation of the structure (sent via email)</td>
</tr>
<tr>
<td>2. Site plan of the structure with each window opening numbered</td>
</tr>
<tr>
<td>3. Exterior photographs of each window opening numbered corresponding to the site plan (sent via email)</td>
</tr>
<tr>
<td>4. Interior photographs of each window opening numbered corresponding to the site plan</td>
</tr>
<tr>
<td>5. Detail photographs of problem areas of each window as necessary (numbered corresponding to site plan)</td>
</tr>
<tr>
<td>6. Condition Evaluation of each window attached</td>
</tr>
<tr>
<td>7. Original window design (double-hung, casement, etc...), pattern (3/1, 6/6, etc...), materials (wood, clad, etc...). Specify if different for certain openings.</td>
</tr>
<tr>
<td>8. Proposed window design (double-hung, casement, etc...), pattern (3/1, 6/6, etc...), materials (wood, clad, etc...). Specify if different for certain openings. Mull black prop.</td>
</tr>
<tr>
<td>9. Product brochure and a picture or drawing of proposed window(s)</td>
</tr>
<tr>
<td>10. Other</td>
</tr>
</tbody>
</table>

The Window Survey Form should be completed when requesting a Certification of Appropriateness (COA) for window replacement. The basic requirements are needed for each window replacement; however, Planning Department Staff may require further information for an application on a case-by-case basis. This form should be completed and submitted with COA Application.

Only windows proposed for replacement should be assigned a number and described under the same number for the rest of this form. TPC does not review windows on the rear of the property if not visible from an abutting street. Windows in pairs or groupings should be assigned separate numbers. Do not include sidelights or transoms associated with a door.

Describe the issues and condition of each window proposed for replacement in detail, referring to specific parts of the windows (see diagram). Photographs of the interior and exterior are required. Additional close-up photographs, showing evidence of the window condition, must be provided to better document problem areas. Note: painted shut, broken glass, and broken sash cords are not necessary grounds for approving replacement.
Window Survey form - 657 N Cheyenne Ave.

1. Photographs - a Power Point has been submitted via email
2. Site Plan - see Power Point
3. Exterior Photos - see Power Point
4. Interior Photos - see Power Point
5. Detailed Photos of the problem areas of each window - I am proposing to replace all nine window due to recurring problems. 4 of the nine currently have moisture/condensation damage. From the Power Point these window are:
   - 2 dining room windows
   - Upstairs Guest Bedroom #2
   - Living Room Windows #2 and #3
6. Condition evaluation of each window - provided in Permit Application Form
7. Original Window Design - provide
8. Proposed Window Design - Mill Creek quote
9. Product Brochure - provided with Mill Creek quote
Master Bedroom – Den
Living Room Window #2, #3
Living Room
Window #1

Living Room
Window #2, #3
ADVANCEDGE SERIES DOUBLE HUNG/SINGLE HUNG

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

FEATURES

◊ Commercial Framing System
  • 3 ⅜” main frame
  • 0.060” wall thickness of frame, 0.070” wall thickness of sash

◊ Enhanced Design
  • Mitered and welded corners
  • Foam wrap on main frame

◊ Glazing
  • ⅝” 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

◊ 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

◊ Installation Accessories
  • Head Expander
  • Sill Expander
  • Pre-drilled jambs

◊ 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)

<table>
<thead>
<tr>
<th>Model</th>
<th>Double Hung</th>
<th>Single Hung</th>
</tr>
</thead>
<tbody>
<tr>
<td>AAMA/WDMA/CSA 101/1.5/S/2/A440-08 Rating</td>
<td>R-40</td>
<td>R-35</td>
</tr>
<tr>
<td>Structural Load P.S.F.</td>
<td>60.15</td>
<td>52.63</td>
</tr>
<tr>
<td>Air at 50 MPH (cfm/ft²)</td>
<td>0.16</td>
<td>0.1</td>
</tr>
<tr>
<td>Water (No Penetration) P.S.F.</td>
<td>7.52</td>
<td>5.43</td>
</tr>
<tr>
<td>U-Value (with Low-E and Argon)</td>
<td>0.25-0.29</td>
<td>0.25-0.29</td>
</tr>
<tr>
<td>SHGC (with Low-E and Argon)</td>
<td>0.14-0.32</td>
<td>0.14-0.33</td>
</tr>
<tr>
<td>Window Test Size</td>
<td>40” x 63”</td>
<td>40” x 63”</td>
</tr>
</tbody>
</table>
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  Resembles Clear Anodized

◊ 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.
MILL CREEK ( BROKEN ARROW )

Quotation: 918-461-9090
Phone: 1-918-461-2445
Fax: 6970 E 38TH STREET
TULSA, OK 74145

Quotation Name: POCKET REPLACEMENTS REVISED 7-13-2022
User Name: Mike Allen

Cutoff Order Day - Monday 12 P.M. CST

Quoted For: DOUGLAS PECK
657 N CHEYENNE
TULSA, OK
US

Ship-To: MILL CREEK ( BROKEN ARROW )

Prepared By: Mike Allen
mikea@millcreeklumber.com

Created On: 7/13/2022
Available To: 8/12/2022

Quote Information

Total Value: $4,014.43
Status: Open

Terms:

Pricing:

All terms and conditions of this quote, including units, quantities, and accessories, are verified and accepted by the undersigned for purchase. Any changes made are rejected unless accepted and approved by Quaker.

Accepted By ____________________________ Date ____________________________ P.O. #

Printed On: 7/13/2022 2:43 PM
<table>
<thead>
<tr>
<th>Line</th>
<th>Label</th>
<th>Quantity</th>
<th>UOM</th>
<th>Part Number</th>
<th>Unit</th>
<th>Extended</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>MASTER SITTING</td>
<td>1</td>
<td>EA</td>
<td>Quaker Unit</td>
<td>$367.04</td>
<td>$367.04</td>
</tr>
</tbody>
</table>

**Viewed From Exterior**

Series: AdvantEdge E4 (Replacement)

Exact Size: 36 x 60

Color: White,
Glass: Energy35 (Triple Silver), Argon Filled,
Hardware: White, Sash: Sweep Lock, Night Latch: Night Latch,
Screen: Half Screen, Material: BetterVue (TM), Ship: Ship Screen Separate,
Install Acc: Header/Sill Expander w/ Foam, Depth: 3 1/4" Frame Depth,

Unit: Single Hung Exact Size: 36 x 60, **NOT Egress**
Clear Opening: 30 7/8 X 26
Clear Opening Sqft: 5 5/8
NFRC - U-Factor: 0.29SHGC: 0.22 VT: 0.51 AL: 0.3 CR: 60
Rating: R-35
Top Glass: Cardinal Low E 366 - DSB / Clear - DSB, Strength: Annealed Glass
Bottom Glass: Cardinal Low E 366 - DSB / Clear - DSB, Strength: Annealed Glass

Overall Rating: DP-35
Total Weight: 58 lbs.

| 2    | DINING ROOM    | 2        | EA   | Quaker Unit | $367.04      | $734.08   |

**Viewed From Exterior**

Series: AdvantEdge E4 (Replacement)

Exact Size: 36 x 60

Color: White,
Glass: Energy35 (Triple Silver), Argon Filled,
Hardware: White, Sash: Sweep Lock, Night Latch: Night Latch,
Screen: Half Screen, Material: BetterVue (TM), Ship: Ship Screen Separate,
Install Acc: Header/Sill Expander w/ Foam, Depth: 3 1/4" Frame Depth,

Unit: Single Hung Exact Size: 36 x 60, **NOT Egress**
Clear Opening: 30 7/8 X 26
Clear Opening Sqft: 5 5/8
NFRC - U-Factor: 0.29SHGC: 0.22 VT: 0.51 AL: 0.3 CR: 60
Rating: R-35
Top Glass: Cardinal Low E 366 - DSB / Clear - DSB, Strength: Annealed Glass
Bottom Glass: Cardinal Low E 366 - DSB / Clear - DSB, Strength: Annealed Glass

Overall Rating: DP-35
Total Weight: 58 lbs.

| 3    | KITCHEN        | 1        | EA   | Quaker Unit | $367.04      | $367.04   |

**Viewed From Exterior**

Series: AdvantEdge E4 (Replacement)

Exact Size: 36 x 60

Color: White,
Glass: Energy35 (Triple Silver), Argon Filled,
Hardware: White, Sash: Sweep Lock, Night Latch: Night Latch,
Screen: Half Screen, Material: BetterVue (TM), Ship: Ship Screen Separate,
Install Acc: Header/Sill Expander w/ Foam, Depth: 3 1/4" Frame Depth,
**Viewed From Exterior**

### EAST FAMILY

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall Rating: DP-35</td>
<td></td>
</tr>
<tr>
<td>Total Weight: 58 lbs.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Quaker Unit</th>
<th>$367.04</th>
</tr>
</thead>
</table>

---

### SOUTH FAMILY

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall Rating: DP-35</td>
<td></td>
</tr>
<tr>
<td>Total Weight: 58 lbs.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Quaker Unit</th>
<th>$367.04</th>
</tr>
</thead>
</table>

---

**Viewed From Exterior**
6 BEDROOMS UP  

Series: AdvantEdge E4 (Replacement)  

Exact Size: 36 X 60  

Color: White,  
Glass: Energy35 (Triple Silver), Argon Filled,  
Hardware: White, Screwlock, NightLatch, NightLatch,  
Screen: Half Screen, Material: BetterVue (TM), Ship: Ship Screen Separate,  
Install Acc: Header/ sill expander w/ foam, Depth: 3 1/4" Frame Depth,  

**Viewed From Exterior**  

Unit: Single Hung Exact Size: 36 X 60, Not Egress,  
Clear Opening: 30 7/8 X 26  
Clear Opening Sqft: 5 5/8  
NFRC - U-Factor: 0.29, SHGC: 0.22, VT: 0.51  
Rating: R-35  
Top Glass: Cardinal LowE 366 - DSF / Clear - DSF, Strength: Annealed Glass  
Bottom Glass: Cardinal LowE 366 - DSF / Clear - DSF, Strength: Annealed Glass  

Overall Rating: DP-35  
Total Weight: 58 lbs.  

<table>
<thead>
<tr>
<th>Qty</th>
<th>Description</th>
<th>Amount</th>
<th>Extended</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td>COLOR MATCH CAULK WHITE</td>
<td>$22.00</td>
<td>$396.00</td>
</tr>
</tbody>
</table>

Additional Charge SubTotal  
Estimated Tax (if included)  
8.517 %  
$33.73  
Additional Charge Total  

Quote Grand Total  
(may be subject to sales tax)  
$4,014.43  

Printed On: 7/13/2022 2:43 PM
Terms:

- **CUSTOMER REVIEW:** This quote is based on the products as listed. Customer must review quote and verify, including but not limited to: quantities, sizes, types, finishes, glazing, and adherence to specifications and job requirements and any relevant local or national codes.

- **PRICE ADJUSTMENTS:** Quaker reserves the right to adjust its pricing in any of the following circumstances:
  - if this quote expires prior to Customer approval;
  - if changes are made to quantities, products, or other terms and conditions of this quote;
  - if the Customer requests delivery dates extending beyond agreed timeframes or beyond 6 months from the date of this quote;
  - if the order is not fully defined for entry (if applicable, shop drawings must be approved within 30 days after Customer submits its purchase order or otherwise approves this quote); or
  - in the event of any extraordinary increase in cost associated with manufacturing, supplying, or distributing the quoted products, upon notice to the Customer at any time prior to Quaker’s entry of Customer’s order.

- **ORDERING PROCESS:** This quote is an offer by Quaker Window Products Co. ("Quaker"), a Missouri corporation, to sell to the Customer the products described herein at the prices indicated, subject to the terms and conditions stated in this document, including the referenced Quaker warranty and the limitations of liability described therein. Unless otherwise agreed, this offer shall expire after the quote availability date listed on the quote. In order to accept such offer, and before Quaker begins to fabricate such products, Customer must:
  - Review and approve this quote;
  - Provide any additional details or information Quaker requires regarding the job or the Customer;
  - If applicable, complete and submit a credit application subject to approval by Quaker’s credit department; and
  - If applicable, submit approved Shop Drawings which are incorporated into the order.

- Quaker’s entry of a sales order will serve to acknowledge completion of these steps. Any purchase order or other document that Customer may use to indicate acceptance of this quote, shall be considered for Customer’s internal purposes only, and notwithstanding any language to the contrary in any such document, any resulting order shall remain subject to the governing terms and conditions stated in this quote. Quaker expressly objects to, and does not accept, any conflicting, modified, or additional terms or conditions proposed by Customer unless such proposed terms and conditions are specifically approved in writing by Quaker’s credit department, legal counsel, or an appropriate officer of the company.

- **TAXES:** Unless otherwise indicated, sales or use taxes are not included in this quote. If taxes are not included, it shall be Customer’s responsibility to ensure payment of any applicable state, municipal, or local sales or use or other taxes, and Customer shall indemnify Quaker against any claimed failure to pay such taxes when due.

- **PAYMENT TERMS:** Payment terms are subject to approval by Quaker’s credit department, based on the credit and terms and conditions, including interest of 18% per annum plus all costs of collection, such as attorney fees and court costs. It is understood and agreed that the goods quoted are specially manufactured or fabricated to order, and will be paid for by Customer in accordance with these terms and conditions.

- **LEAD TIME ESTIMATES:** Any lead times provided are estimates only. An estimated delivery date will be established by Quaker and communicated to Customer once the sales order is entered. Quaker shall not be responsible for any delay damages or any other associated costs resulting from the delivery of goods after the estimated delivery date.

- **CHANGE ORDERS:** If the Customer requests any change to an order after placing an order, then the Customer will be responsible for all costs incurred by Quaker in processing such change, and Quaker may require submittal of a written change order documenting the requested changes.

- **WARRANTY:** The sale of the quoted products is subject to Quaker’s Limited Warranty for Single-Family Dwellings dated 1/1/2022, which contains the relevant manufacturer’s warranty and various limitations of liability, and is hereby incorporated by reference. This warranty may be enclosed with this quote and is available at www.quakerwindows.com/warranty-information/. Customer will provide this warranty to the end user as appropriate. This warranty is not applicable to orders involving parts or service for purposes of repair or replacement.

- **UNDELIBERABLE PRODUCT STORAGE FEE:** If Customer is not willing or able to accept delivery of an order that is ready for shipment, then for any delivery delayed by more than 14 calendar days from the estimated delivery date, an undeliverable product storage fee of $1,000 per trailer per week will be added to the order, which may be invoiced at that time. For deliveries delayed beyond 4 weeks, such fee shall increase to $1,500 per week.

- **DELIVERY & DETAINAGE FEE:** Upon delivery, the Driver is responsible for removing straps and otherwise preparing products to be unloaded, unless Customer performs such tasks. Upon request, Customer must assist Driver inside the trailer when necessary to handle large items or otherwise ensure delivery, in order to properly document which items were delivered and whether any products were damaged during transit. Any damaged product must be photographed and documented using Driver’s electronic scanner or the delivery ticket. Customer is responsible for inspecting products during delivery, and unloading products from the trailer in a safe and efficient manner. If Customer is unable or unwilling to do so, and the Driver opts to assist or unload such products, then Customer assumed all risk and shall be responsible for any resulting damage or loss. If offloading time exceeds 4 hours for a full trailer at a jobsite, or 2 hours for other deliveries, then Customer will be responsible for payment of detention fees in the amount of $150 per hour. Quaker is not responsible for any product loss or damage occurring after delivery.

- **PRODUCT HANDLING & STORAGE:** Customer is solely responsible for proper handling and storage of the product after delivery. In order to retain warranty coverage, products must be stored in an upright and secured position not exposed to outside weather, both during and after delivery. Specifically, QUAKER window and door units must be kept in an upright / vertical position, and may be damaged by laying in a flat or horizontal position. For pre-fabricated wall panels, such panels must be erected and installed before QUAKER window and door units are installed and incorporated into the building envelope.

- **PRODUCT RATING INFORMATION:** Individual units greater than gateway size may have a reduced rating per Quaker’s calculations based on AAMA 2502-07 Comparative Analysis Procedure for Window and Door Products. Overall Design Pressure of multi/assembly may be less than the computed values of
individual units per Quaker’s calculations based on AAMA 450-10 Voluntary Performance Rating Method for Mulled Fenestration Assemblies. Thermal ratings are based on NFRC test size.

- Any vertical or horizontal mulling system is designed for lateral wind loading only and does not provide structural down loading. Headers must be sized to allow for a maximum deflection of 1/8 of an inch. Please consult an architect or engineer for design requirements and building code compliance, particularly when combining multiple units together.

- FIELD TESTING: In order to be warranted for performance by Quaker, any field testing of QUAKER products must be conducted as specified in the above-described warranty.

- FORCE MAJEURE: Quaker will not be liable for any nonperformance, delay in performance, or damage that results from any cause beyond Quaker’s reasonable control, including, without limitation, any: Act of God; pandemic or other public health emergency; act of the Customer; restraint of government, such as embargo or other trade restrictions or governmental regulations or demands (whether or not later proven to be invalid); fire; flood; vehicle accident; strike or other labor disturbance; machinery or equipment breakdown; plant shutdown or slowdown; war; riot; terrorist act; delay in transportation; delays of suppliers or carriers; or inability to obtain necessary labor, materials or manufacturing facilities at customary prices ("Force Majeure Events").

- CREDIT CARD SURCHARGE: Payments made by credit card will be assessed a surcharge of at least 3%.

- COASTAL AREAS: In coastal environments, there is greater than normal risk of corrosion or deterioration, which shall not be Quaker’s responsibility, except for manufacturing defects causing abnormal corrosion or deterioration beyond what is expected for a coastal environment based on the products selected and proper maintenance. Customer is responsible for confirming that such limitations are not exceeded based on local elevation. Contact Quaker for additional details.

- ALTITUDE LIMITATIONS: Products to be installed over 3,000 feet above sea level are subject to maximum altitude limitations based on the dimensions of the glass, its thickness, and whether it is annealed or tempered. Customer is responsible for confirming that such limitations are not exceeded based on local elevation. Contact Quaker for additional details.

- SPECIAL COLORS: Certain colors or finishes (such as dark or special colors, micas, metallics, and high chroma shades of red, orange and yellow) have shortened warranty periods or require a clear top coat to achieve the necessary performance requirements to qualify for full warranty coverage. Please consult your Quaker representative to confirm based on your selection.
LIMITED WARRANTY FOR SINGLE-FAMILY DWELLINGS

IMPORTANT NOTICE: Please read this entire Warranty for Single-Family Dwellings, including the limitations of liability described below ("Limited Warranty") before purchasing or installing products from Quaker Window Products Co. (Quaker). By installing or using such products, you are acknowledging that this Limited Warranty is part of the terms of sale. This Limited Warranty applies to Quaker® products sold after January 1, 2022 for use in a single-family residential dwelling and is made solely to the original homeowner at the time of purchase, unless homeowner is a new owner and resides in the home. All warranty periods described below begin on the date of substantial completion or six months after delivery, whichever occurs first, subject to the limitations and exclusions stated herein. This Limited Warranty is non-transferable and non-assignable. In honoring this Limited Warranty for timely claims on covered items, Quaker reserves the right to choose whether to repair or replace any defective products or materials, or refund the purchase price. In the event that Quaker elects to repair or replace your products, the cost of associated labor is covered for one (1) year, after which Quaker is not responsible for labor or installation costs associated with a warranty claim, and may satisfy its warranty obligations by delivering replacement products to the dealer who sold such products. Such repair or replacement does not extend the duration of the Limited Warranty. For additional information, including installation instructions, and care and maintenance instructions, please visit www.quakerwindows.com.

Insulated Glass – 20 Years
Quaker warrants that under normal conditions, its factory installed insulated glass units are warranted against manufacturing defects for twenty (20) years, except as otherwise stated below. Glass is warranted against stress cracks for one (1) year, except for modular buildings or pre-fabricated walls as stated below. Insulated glass with blinds/shades between panes and laminated glass are warranted against manufacturing defects for ten (10) years. For oversized glass, this limited warranty is limited to 10 years. This limited warranty does not apply to special glazings. Scratches or other minor imperfections in the glass are not a defect if they are not readily and objectively observed more than four feet away, do not affect the structural integrity of the glass, do not materially obstruct vision, or are considered acceptable imperfections per ASTM standards or Quaker's Examining Glass Imperfections publication.

Note regarding altitude: Products to be installed over 3,000 feet above sea level (ASL) are subject to maximum altitude limitations based on the dimensions of the glass, its thickness, and whether it is annealed or tempered. Contact Quaker for details. For insulated glass units installed over 3,500 feet ASL, a factory installed capillary tube must be properly utilized, and Quaker’s warranties are limited to a period of ten (10) years. Quaker provides no glass warranty if maximum altitude limitations are exceeded.

Note regarding insulated glass containing argon gas fill: Inert gas dissipates over time, and will dissipate at a more rapid pace when Capillary tubes are added to Insulated glass. Quaker does not warrant the amount of Inert gas present in Insulated glass at any time after manufacture.

Simulated Divided Lites/Applied Grilles
Materials which are applied to the face of Insulated glass for the purpose of Simulating Divided Lites (SDLs), are warranted against detaching from the glass surface for a period of ten (10) years.

OptiCore® TECHNOLOGY – Limited Lifetime No Rot Warranty
For the TIMBERLINE™ or TIMBERVU™ Wood Window Series featuring OptiCore® TECHNOLOGY, Quaker warrants that the interior wood cladding will not rot or decay due to moisture from the exterior side of the window, for as long as the original homeowner at the time of purchase owns and resides in the home, so long as the window has been properly maintained, including cleaning and addressing any weatherstripping or hardware concerns. Rot or decay due to interior condensation is excluded.

Laminates
Standard factory applied laminated interior surfaces are warranted against peeling, flaking, chipping, blistering and corrosion for a period of ten (10) years. Quaker reserves the right to provide replacement parts with comparable functionality, but products are NOT guaranteed to match the color of the original part or of other windows or doors in the premises. Alterations to the interior surface preclude warranty coverage.

For vinyl products finished with TL-Renolit Exofol FX exterior laminating film wrap, Quaker warrants that such film will resist color changes as warranted by the American RENOLIT Corporation for ten (10) years.

Vinyl
Quaker warrants that its vinyl frame and sash will not peel, rot, flake, blister, or corrode under ordinary conditions for twenty (20) years. Warranty does not apply to units that have been improperly stored, painted, or altered from their original state by someone other than an authorized Quaker employee or agent.

Hardware
Window and door hardware (including non-electric operators, blinds/shades between glass, locks, lifts, balance systems, hinges, handles, rollers, insect screens, weatherstripping, and exterior trim) are warranted against manufacturing defects for ten (10) years, if such hardware is returned to Quaker and confirmed as definitive. All other hardware not listed is warranted for one (1) year.

Wood Interior Finish
Quaker warrants that all factory-applied wood interior finish by Quaker is warranted for one (1) year against peeling, cracking, or checking. Standard factory-applied primer is not a finish coat.

Painted Exterior Finish

<table>
<thead>
<tr>
<th>Finish Type</th>
<th>Warranty Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aluminum painted</td>
<td>Anodized: five (5) years</td>
</tr>
<tr>
<td></td>
<td>2004: ten (10) years</td>
</tr>
<tr>
<td></td>
<td>2005: twenty (20) years</td>
</tr>
<tr>
<td>Vinyl painted</td>
<td>Fifteen (15) years</td>
</tr>
</tbody>
</table>

Quaker warrants that within the above timeframes, its Aluminum exterior paint finishes:

- Will not fade in color more than five (5) units as measured by Hunter L*a*b*. Color Difference (ASTM D2244).
- Will exhibit gloss retention of a minimum of 30% of the original as measured in accordance with ASTM D523 using 60° readings.
- Will not chalk in excess of standard number 8 ratings for colors, number 6 for whites, as illustrated in the ASTM D6421 Test Method A.
- Will not crack or peel in such a way as to significantly adversely affect the appearance of the surface to which the product has been applied and result in damage to the surface.

Note: Certain colors or finishes (such as dark or special colors, micas, metallics, and high chrome shades of red, orange and yellow) have shortened warranty periods or require a clear top coat to achieve the necessary performance requirements to qualify for full warranty coverage.

Note: Modifications to the exterior finish of wood clad windows may lead to other failures throughout the product, including glass seal failure, hardware breakage, increased wind infiltration and lesser thermal performance. Therefore, any modifications executed to the exterior cladding preclude warranty coverage.

For vinyl products with factory-applied exterior paint, Quaker warrants that such paint finishes will be free from manufacturing defects resulting in cracking, peeling, chalking, delaminating, blistering, flaking, and color fade (significant ultraviolet discoloration from natural environmental atmospheric conditions of greater than 6 Delta E in accordance with ASTM 2244) for fifteen (15) years.

Warp
Quaker warrants its wood and vinyl doors against warping, bowing, cupping or twisting of greater than 1/4” for ten (10) years. It is not uncommon for a temporary warp condition to occur as wood adjusts to local humidity and temperature conditions, so Quaker may defer action on such warranty claims for up to one (1) year. Doors greater than 7 feet (84 inches) tall without factory installed multi-point locking hardware are not warranted against warping or performance.

(CONTINUED NEXT PAGE)
Condensation
Condensation is not a product defect, but the result of excess humidity. Condensation, frost, mold, mildew, or fungus on product surfaces is not covered by this Limited Warranty.

Insect Screens
Insect screens are intended to impede intrusion by insects and are not intended to keep persons or animals in or out. Screens are not designed to prevent falls.

Exclusions to Warranty Coverage
The following items, including any resulting damage or injury or defect, are excluded from the warranty coverage:

- Installation/use in high humidity areas (soils, saunas, hot tubs, etc.) or homes with excess humidity.
- Normal wear and tear; including fading and/or discoloration from normal use, age or sun exposure.
- Failure to paint, treat or properly seal exposed wood within 30 days of installation.
- Failure to properly install flashing, exterior trim, panning, subsills, or receptors. If liquid applied flashing or fluid applied weather barrier is utilized during installation, the installer must follow the instructions from the manufacturer of such product during its application to both the rough opening and also the area surrounding each window or door once installed, must not utilize products that are incompatible with QUAKER products or sealants, and must utilize primer where necessary.
- Improper installation of doors or windows, including failure to follow Quaker’s installation instructions, industry standards, and/or sound construction practices. For example, the interior side of QUAKER windows and doors must not be exposed to precipitation, and a minimum of 1/2 inch must be maintained (and properly sealed) between the window/door frame and the exterior finish materials.
- Failure to properly apply caulk or sealant. For example, certain QUAKER products include a nailing flange that is not designed to prevent water intrusion, and must be properly sealed during installation.
- Water or air infiltration that is not a result of a product defect.
- Exposure to abnormal weather conditions, including hail, acid rain, tropical storm or hurricane. In coastal environments, there is greater than normal risk of corrosion or deterioration, which shall not be QUAKER’s responsibility, except for manufacturing defects causing abnormal corrosion or deterioration beyond what is expected for a coastal environment based on the products selected and proper maintenance.
- Damage or SDL detachment caused by the use of harsh chemicals (such as brickwash, bleach, alcohol, hydrochloric acid, or muriatic acid), improper use of sealants, or improper use of tapes. Do not use any cleaning agent other than a mild, non-abrasive window washing solution or glass cleaner applied in accordance with any product labeling instructions and QUAKER’s care and maintenance instructions.
- Damage during handling, shipping, processing or installation. Specifically, QUAKER window and door units must be kept in an upright/vertical position, and may be damaged by laying in a flat or horizontal position.
- For window and door units pre-installed into modular buildings or rectangular structures before the structure is transported and delivered to the site of intended use, any claims of glass breakage, stress cracks, leakage, or seal failures must be documented by photographs taken prior to such transportation, and any warranty coverage is provided for such claims arising during or after such transportation.

- For prefabricated wall panels, such panels must be erected and installed before QUAKER window and door units are installed and incorporated into the building envelope.
- Application of after-market window films to glass surfaces.
- Products that have not been paid for in full.
- Any field testing conducted without meeting the following requirements. Quaker is not responsible for the cost of any field testing unless specifically agreed upon. Any initial field testing shall be performed within thirty (30) days of installation, as soon as practical after installation has begun and before a substantial portion of the project is completed, using properly calibrated testing equipment and accounting for units that exceed the maximum test size, consistent with AAMA 502-21 (if applicable), or AAMA S11-38 (if applicable) unless otherwise agreed, after giving QUAKER reasonable notice (2 weeks prior) and the opportunity to participate in such testing. For any test failure believed to be caused by a manufacturing defect, QUAKER must be given a reasonable opportunity to evaluate the concern and develop a remedial solution, and such failure by itself does not justify nonpayment or the removal and replacement of such products.

THIS LIMITED WARRANTY IS THE ONLY WARRANTY APPLICABLE TO THIS PURCHASE. ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE DISCLAIMED. IN THE EVENT THAT SUCH EXCLUSION OR LIMITATION OF IMPLIED WARRANTIES IS NOT EFFECTIVE, THE DURATION OF ANY SUCH WARRANTIES SHALL BE NO LONGER THAN, AND THE TIME AND MANNER OF PRESENTING ANY CLAIM THEREON SHALL BE THE SAME AS, THAT PROVIDED IN THE EXPRESS WARRANTY STATED HEREIN. NO DEALER, EMPLOYEE, OR AGENT OF QUAKER, OR ANY THIRD PARTY, MAY CREATE OR ASSUME ANY OTHER LIABILITY, OBLIGATION, OR RESPONSIBILITY ON BEHALF OF QUAKER. ANY PRODUCTS OR COMPONENT NOT SPECIFICALLY SUBJECT TO THIS LIMITED WARRANTY IS PROVIDED AS IS AND WITHOUT WARRANTY. IT IS UNDERSTOOD AND AGREED THAT QUAKER'S LIABILITY, WHETHER IN CONTRACT, TORT, UNDER ANY WARRANTY, IN NEGLIGENCE, OR OTHERWISE, SHALL NOT EXCEED THE RETURN OF THE AMOUNT OF THE PURCHASE PRICE PAID BY THE PURCHASER/OWNER AND UNDER NO CIRCUMSTANCES SHALL QUAKER BE LIABLE FOR SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES (SUCH AS THE COST OF REPAIRING OR REPLACING OTHER PROPERTY CLAIMED TO BE DAMAGED), NO ACTION ARISING OUT OF THE TRANSACTION MAY BE BROUGHT BY THE PURCHASER/OWNER MORE THAN ONE YEAR AFTER THE CAUSE OF ACTION HAS ACCURED. SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, OR THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATIONS OR EXCLUSIONS MAY NOT APPLY TO YOU. THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY ALSO HAVE OTHER RIGHTS WHICH VARY FROM STATE TO STATE.

ADVERTISED PERFORMANCE RATINGS ARE BASED ON INDIVIDUAL WINDOW TESTS. MULLED UNITS REQUIRE DIFFERENT AAMA TESTING PROCEDURES. PLEASE CONSULT QUAKER OR YOUR AAMA GUIDELINE BOOKLET FOR MORE INFORMATION.

If any part of this limited warranty is found to be unenforceable, the remaining provisions shall remain valid and enforceable.

Claim Notice
Within the warranty period, QUAKER must be notified immediately, and in no case more than one (1) year, after any defect or other basis of a claim covered by this Limited Warranty is discovered or should have been discovered. QUAKER may require that warranty claims be made in writing and the original purchaser’s name, address, date of purchase, retailer/dealer from which the product was purchased, and/or any information from a fee for on-site product inspections that reveal no product defects. QUAKER may, in its sole discretion, extend benefits beyond what is covered under this Limited Warranty. Doing so in any particular instance shall not constitute a waiver of QUAKER’s right to strictly enforce the express language of this Limited Warranty at a later time or in any other circumstances. Warranty claims and inquiries may be made through QUAKER’s website (www.quakerwindows.com), by phone (800-347-0438) or mail: QUAKER Windows & Doors, Attn: Warranty / Service Department, Box 128, Freeburg, IL 62035.
HP PERMIT NUMBER: HP-0392-2022

PROPERTY ADDRESS: 1528 SOUTH ST. LOUIS AVENUE

DISTRICT: SWAN LAKE

APPLICANT: IBTIHAL RAHIMA

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Construction of fence
      Project completed without an historic preservation permit

B. BACKGROUND
   DATE OF CONSTRUCTION: 1922
   ZONED HISTORIC PRESERVATION: 1994
   NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS: NONE

C. ISSUES AND CONSIDERATIONS
   1. Construction of fence
      i. In response to a report of activity on the site, the staff of the Tulsa Preservation
         Commission investigated and discovered Work in progress. A letter of notification was
         sent to the owner, who responded promptly with an application form and documentation.
         Proposed is the construction of a wooden privacy fence in the street yard. Also completed
         was the installation of the windows, which will be addressed in a separate application.
         The applicant’s project description with a justification for the fence has been included.

      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
Use the following guidelines as the basis for all exterior work:
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 G – GUIDELINES FOR LANDSCAPE FEATURES, PAVING, AND SIGNAGE

G.1 Landscape Features
G.1.1 Retain and preserve original historic walls, fencing, lighting, planters, and other landscape features through repair.
G.1.2 Removal of historic landscape features will be considered on a case-by-case basis. Removal of non-historic landscape features can be staff-approved.
G.1.3 Ensure that new landscape features are appropriate to the style of your home and consistent with the historic elements found along the same street and within the district.
G.1.4 Use fencing materials that are consistent with the historic fencing found along the same street and within the district. Chain-link fencing, wire fencing (12 gauge or less), vinyl fencing, or any fencing that blocks the view of structures is not allowed.
G.1.5 Use wall materials that are consistent with the historic walls found along the same street and within the district. Cinder block, segmental retaining wall systems, corrugated metal, and railroad ties are not allowed. Historically styled cast concrete block will be considered on a case-by-case basis.
.1 Elmwood – dry-stack retaining walls are not allowed
1528 South St. Louis Avenue – 1995

1528 South St. Louis Avenue - Present
Images submitted by applicant
Project Description

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

Adding wooden fence adjacent to neighbor's existing chain-link fence for more privacy and to improve appearance. This property is a duplex with 1528' entrance at rear of property. Common complaints from tenants was that for guests to enter from the street to 1528' they would have to pass a large barking dog in neighbor's yard. (see attached for continuation)

Project Checklist

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

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

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

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

____ Window Survey Form for proposed window repair or replacement (see Attachment B)

For Additions and New Construction, the Following are Required in Addition to the Above:

____ Site Plan, Floor Plans, and Elevations should be at a scale of 1 inch = 20 feet, or greater

____ Architectural rendering (optional)

____ Legal description of the property as recorded on the deed

____ Location of all existing and proposed structure(s), with front and side setback distances indicated

____ Percentage of slope on lot

____ Location of existing and proposed retaining walls, sidewalks, and driveways with front and side setbacks indicated

____ An additional site plan showing approximate height, width and front setback of proposed project and all adjacent structures to show relationship to neighborhood

____ Floor plan to scale with dimensions required for additions and new construction

Attachment B: Window Survey Form (if applicable - see Window Repair and Replacement Guide)
Neighbor also has a clothesline at the rear with clothing drying on them. Tenants and their guests would have to pass that to enter the duplex.

The front fence spans 52 feet plus the 10 foot gate and includes a divider fence into the south side of the property (entrance to 1528 ½).

Materials used for fence: 1X4X6 cedar pickets, treated 2X4 cross-arm, 2 ½ in square steel posts. The pickets are screwed into the 2x4’s and the posts are cemented into place.
1528 S. St. Louis

1530 S. St. Louis

16th Street

Drive

House

All center of Property

UP NORTH

Front Retaining Wall

Tree

Old Stone Removed

50' S.

32' E.
REGISTERED LAND SURVEYOR'S
MORTGAGE INSPECTION REPORT

MAINTAINED ESMT.
(BK 271, PG 628)

150.0'

50.0'

50.0'

35.4'

1-STORY WOOD SIDED HOME

29.6'

35.9'

15.7'

12.0'

62.5'

29.6'

35.9'

15.7'

12.0'

150.0'

(Orcutt) Sixteenth St.

SPECIAL EXCEPTIONS:
WARRANTY DEED WITH RESTRICTIVE COVENANTS RECORDED IN BOOK 103, PAGE 130 OF THE RECORDS OF THE TULSA COUNTY CLERK AFFECTS THE SUBJECT TRACT.

DEED OF DEDICATION RECORDED IN BOOK 33, PAGE 289 OF THE RECORDS OF THE TULSA COUNTY CLERK. AFFECTS THE ORCUTT ADDITION SUBDIVISION.

ORDINANCE VACATING ALLEY FILED JULY 29, 1919 RECORDED IN BOOK 271, PAGE 628 OF THE RECORDS OF THE TULSA COUNTY CLERK. AFFECTS THE SUBJECT TRACT AS SHOWN.

WARRANTY DEED WITH EASEMENT RECORDED IN BOOK 1724, PAGE 414 OF THE RECORDS OF THE TULSA COUNTY CLERK. DOES NOT ADVERSELY AFFECT THE SUBJECT TRACT, GIVES SUBJECT TRACT ACCESS TO 18TH STREET.

EASEMENT RECORDED IN BOOK 3237, PAGE 685 OF THE RECORDS OF THE TULSA COUNTY CLERK. DOES NOT ADVERSELY AFFECT THE SUBJECT TRACT, GIVES SUBJECT TRACT ACCESS TO 18TH STREET.

ORDINANCE NO. 18139, RECORDED AS DOCUMENT NO. 2006114761 OF THE RECORDS OF THE TULSA COUNTY CLERK. AFFECTS THE SUBJECT TRACT.


LEGAL DESCRIPTION:
LOT SEVEN (7), BLOCK FIVE (5), ORCUTT ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH 10 FEET OF VACATED ALLEY AND ADJOINING SAID LOT AND WITHIN THE NORTHERLY & SOUTHERLY LINES THEREOF EXTENDED.

PHYSICAL ADDRESS: 1526 S. ST. LOUIS AVE., TULSA, OK 74120

SURVEYOR'S STATEMENT:
I, ALBERT JONES III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA HEREBY STATE THAT IN MY PROFESSIONAL OPINION THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES, AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED. THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE OR SURVEY; THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION PLAT IS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITY IS ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE OWNER OR OCCUPANT.

FILE #: 15100053
BUYER: HASSAN ABOUNOUR
CLIENT: APEX TITLE & CLOSING SERVICES, LLC

ATLAS LAND OFFICE, LLC
202 SOUTH MAIN, WAGONER, OK 74467
WWW.ATLASLANDOFFICE.COM
INFO@ATLASLANDOFFICE.COM
CA#5752 EXP. 6-30-2016
PHONE: (918) 485-9987

ALBERT JONES III
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580
12-7-15
HP PERMIT NUMBER: HP-0393-2022

PROPERTY ADDRESS: 1343 EAST 20TH STREET

DISTRICT: SWAN LAKE

APPLICANT: ALAN HOLCOMBE

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Replacement and expansion of driveway
   2. Construction of walkway – withdrawn by applicant
   3. Construction of steps – withdrawn by applicant

B. BACKGROUND
   DATE OF CONSTRUCTION: 1928
   ZONED HISTORIC PRESERVATION: 1994
   NATIONAL REGISTER LISTING: SWAN LAKE 1998; ADDITIONAL DOCUMENTATION 2009
   CONTRIBUTING STRUCTURE: YES
   PREVIOUS ACTIONS:
   COA – JUNE 8, 1995 – TPC APPROVAL
      1. Removal of cupola

   COA – JUNE 13, 2002 – TPC APPROVAL
      1. Replacement of asphalt shingles with tile roof with the condition that the existing tile roof be matched
      2. Construction of porte cochere addition with the condition that the Alternate Porte Cochere Drawing dated 06-11-2001 be used and the materials match existing
      3. Construction of new enclosed entry and relocation of existing front door, casement window, and light fixture with the step back approximately 2½ feet replicating the brackets that support the roof
      4. Construction of detached garage under existing stone terrace patio at entry to home

   HP-17-024 – MARCH 28, 2017 – TPC APPROVAL
      1. Replacement of composite material on roof with tile which matches the existing tile

C. ISSUES AND CONSIDERATIONS
   1. Replacement and expansion of driveway
      i. Proposed is the replacement and expansion of the driveway. The construction of a walkway and steps was previously submitted as part of the application, but those items have been withdrawn by the applicant. The proposed driveway would be twenty feet (20'-
0") wide at the street and within the street yard. The steps in the center of the existing driveway would not be reconstructed.

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**
Use the following guidelines as the basis for all exterior work:
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 G – GUIDELINES FOR LANDSCAPE FEATURES, PAVING, AND SIGNAGE**

**G.2 Paving**
G.2.1 Retain and preserve original historic paving, steps, and bulkheads through repair.
G.2.2 Ensure that the design of new paving is consistent with historic elements found along the same street and within the same neighborhood.
G.2.3 Use paving materials that are consistent with the historic paving found along the same street and within the same neighborhood. Asphalt and stained concrete are not allowed.
G.2.4 Surface parking lots do not support the historic character of the district. Construction of parking lots is strongly discouraged, but will be considered on a case-by-case basis provided that the following guidelines are met:
.1 Match the front setback pattern of the historic structures on the same side of the street. On corner lots, match the setback pattern of the historic structures on all adjoining streets. When the setback pattern of the historic structures on the same side of the street varies, locate the parking lot between the minimum and maximum of the prevailing setbacks.
.2 The screening that is required by the Zoning Code shall meet the conditions of G.1.4 and G.1.5. Ensure that screening is of sufficient height and density to obscure the view of the parking lot from the street and adjacent historic
structures.

3 When possible, provide vehicular access to the parking lot from an alley or arterial street to minimize the traffic impact on residential streets.

1343 East 20th Street – 1995

1343 East 20th Street – Present
Examples of nearby driveways submitted by the applicant
Cindy Minor
1343 E 204 St
Tulsa, OK

- Garage
- House
- Existing Concrete Driveway or Paver
- Existing Concrete
- Expanded Driveway 20'
- Stone Patio
- Steps 28.6''
- Steps Proposed Driveway, Sidewalk, and Steps
- = Concrete
ABOUT US

DECADES OF EXPERIENCE
We continue the tradition of completing high-quality projects since starting as a father-and-son team in Arkansas in 1987. Since moving to Oklahoma in 1997, we’ve brought great joy to many customers in several states.

We provide free in-person estimates, and every job gets a Project Manager to keep your job on track and ensure quality standards. Our processes and team members deliver expert results.

DOZENS OF POSITIVE REVIEWS
We are a family business that strives for quality and customer satisfaction.

We have over 100 5-star reviews across Google, Facebook, and the Better Business Bureau (BBB).

CONTINUALLY IMPROVING
Our management team and field workers provide excellent service and results because we’ve been perfecting our skills for decades.

We work hard to meet and exceed expectations, so you enjoy your outdoor upgrades and want to refer family and friends.

LICENSED, BONDED & INSURED
We maintain any required licenses and bonding in the states we operate. We have a million-plus liability policy.

If requested, we are happy to provide policy documentation and a lien release.

———

CONTACT US FOR A FREE IN-PERSON ESTIMATE

(918) 286-7084
www.SummitConcreteOK.com

GOOGLE US TO SEE ALL OUR ONLINE REVIEWS

———

SUMMIT CONCRETE & CONSTRUCTION

ENGINEERED DRIVEWAYS, CUSTOM PATIOS, & PERGOLAS

———

DELIVERING QUALITY FOR OVER 30 YEARS

———

"We had the best experience with Summit Concrete. They did a build-out on our backyard and were professional from Day 1. They showed up early every morning and worked hard every day. They discussed every detail with us before they did it and kept us in the loop when things needed tweaking. I would highly recommend them if you need any kind of concrete or patio work. We are already planning to use them again to build an outdoor kitchen in the near future. Highly recommend them.

Miriam H. (Google, 2018)"
OUR PROCESS

IN-PERSON ESTIMATE
We provide best-value, accurate pricing because we bid in-person. We evaluate the surrounding environment and are able to discuss all your ideas thoroughly.
If interested in financing, we can provide several recommendations for amounts ranging from $3,500 to $50,000 or more.

CONTRACT & SCHEDULING
Upon your acceptance of the contract, we will schedule your job (weather-dependent) and assemble the crew to best complete your job.
Our protocols and 10-step process meet or exceed engineering specifications. We deliver commercial-grade quality on all jobs, even for our residential clients.

ON-SITE THROUGH COMPLETION
Management usually visits each job site twice per day to avoid delays and ensure we deliver you with high-quality results, as per the contract. Upon completion, management will conduct a final quality control inspection.

RETYING WALLS
Retaining walls are designed to permanently hold back erosion. They can also be used to improve the aesthetics of your landscaping, such as creating a hill to enclose a garden.

FLATWORK
More than half of our jobs each year are concrete flatwork, which includes driveways, patios, porches, walkways, and steps. It can be colored and/or stamped for a more decorative look.

OUR SERVICES

PATIOS & CONSTRUCTION
We build patios, pergolas, pavilions, outdoor kitchens, fire pits, and more.
We use materials to last decades and follow engineer specifications. Pride and joy are put into each unique project.

HOME IMPROVEMENT
Our highly skilled crews install roofing, energy-efficient doors and windows, and even room additions to increase your home’s square footage.
We can repair your home or expand its size and value.

“I had my driveway replaced and widened. Summit Concrete and their crew did exactly what they told me they would do. Several of my neighbors have watched the process and liked what they saw. As a result, they have asked me for Summit’s contact information, which I gladly provided.”
Charles B. (BBB, 2018)

“Had LARGE Driveway installed in October 2016. Work crew and schedule worked out very well; AND made it through a mild winter with of course no problems. Extremely good to date: what a LARGE difference a good driveway makes to our home.”
T.F. (Google, 2016)