TULSA PRESERVATION COMMISSION

STAFF REPORT

Thursday, October 13, 2022
HP-0391-2022

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 aluminum 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. The proposed windows are AdvantEdge Series single-
         hung windows manufactured by Quaker. At the first review of the application on
September 20, 2022, the Historic Preservation Permit Subcommittee had several questions about the material and dimensions of the existing and proposed windows. As the applicant was not present, they requested that the application be postponed to the next regular meeting. The applicant agreed to return and provide additional information at the subcommittee meeting on October 6, 2022. During the second review of the application on October 6, 2022, staff was able to clarify that the AdvantEdge windows were vinyl and no muntins were proposed, but the other question about dimensions of the existing windows’ stiles and rails remained unanswered. After a discussion about the material, the Historic Preservation Permit Subcommittee recommended approval of the application. Staff followed up with the applicant, who has indicated he will provide the requested information about the dimensions of the windows during the review of the application on October 13, 2022.

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.
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.
<table>
<thead>
<tr>
<th>PROPERTY ADDRESS:</th>
<th>657 N Cheyenne Ave</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Tuls, OK 74106</td>
</tr>
</tbody>
</table>

**TULSA PRESERVATION COMMISSION**

**WINDOW SURVEY FORM**

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

<table>
<thead>
<tr>
<th>BASIC REQUIREMENTS</th>
</tr>
</thead>
</table>
| 1. Photographs or drawings of each elevation of the structure  
  [sent via email] |
| 2. Site plan of the structure with each window opening numbered |
| 3. Exterior photographs of each window opening numbered corresponding to the site plan  
  [sent via email] |
| 4. Interior photographs of each window opening numbered corresponding to the site plan |
| 5. Detail photographs of problem areas of each window as necessary (numbered corresponding to site plan) |

**Condition Evaluation of each window**

**Original window design (double-hung, casement, etc...), pattern (3/1, 6/6, etc...), materials (wood, clad, etc...). Specify if different for certain openings.**

**Proposed window design (double-hung, casement, etc...), pattern (3/1, 6/6, etc...), materials (wood, clad, etc...). Specify if different for certain openings.**

**Product brochure and a picture or drawing of proposed window(s)**

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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.

*Anatomy of a Double-Hung Window*
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
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 7/8" 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**
  - 0.38" 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 mullins

**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>
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<tbody>
<tr>
<td>AAMA/WDMA/CSA 101/1S.2/A440-08 Rating</td>
<td>R-40</td>
<td>R-35</td>
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<tr>
<td>Structural Load P.S.F.</td>
<td>60.15</td>
<td>52.63</td>
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<tr>
<td>Air at 50 MPH (cfm/ft²)</td>
<td>0.16</td>
<td>0.1</td>
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<tr>
<td>Water (No Penetration) P.S.F.</td>
<td>7.52</td>
<td>5.43</td>
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<tr>
<td>U-Value (with Low-E and Argon)</td>
<td>0.25-0.29</td>
<td>0.25-0.29</td>
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<tr>
<td>SHGC (with Low-E and Argon)</td>
<td>0.14-0.32</td>
<td>0.14-0.33</td>
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<tr>
<td>Window Test Size</td>
<td>40&quot; x 63&quot;</td>
<td>40&quot; x 63&quot;</td>
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</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)

* Painted colors shown here may not accurately depict actual vinyl or painted colors. Color samples are available upon request.
MILL CREEK (BROKEN ARROW)

Quotation: Phone: 918-461-3090
Fax: 1-918-461-2445

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

Ship-To: MILL CREEK (BROKEN ARROW)
Cutoff Order Day - Monday 12 P.M. CST

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

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 ___________________________ Phone ___________________________

Printed On: 7/13/2022 2:43 PM
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<th>Line</th>
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<td>1</td>
<td>EA</td>
<td>Quaker Unit</td>
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<td>$367.04</td>
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**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: Screen Separate,
Install Acc: Header/Sill Expander w/Foam, Depth: 3 1/4" Frame Depth

Unit 1: Single Hung Exact Size: 36 X 60, **NOT Egress**.
Clear Opening: 30 7/8 X 26
Clear Opening Sqft: 3 3/8
NFC - U-Factor: 0.29SHGC: 0.22VT: 0.51AL: 0.3CR: 0.60
Rating: R-35
Top Glass: Cardinal LowE 366 - DSB / Clear - DSB, Strength: Annealed Glass
Bottom Glass: Cardinal LowE 366 - DSB / Clear - DSB, Strength: Annealed Glass

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

| 2    | DINING ROOM  | 2        | EA        | Quaker Unit |      | $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,
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Install Acc: Header/Sill Expander w/Foam, Depth: 3 1/4" Frame Depth

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Clear Opening: 30 7/8 X 26
Clear Opening Sqft: 3 3/8
NFC - U-Factor: 0.29SHGC: 0.22VT: 0.51AL: 0.3CR: 0.60
Rating: R-35
Top Glass: Cardinal LowE 366 - DSB / Clear - DSB, Strength: Annealed Glass
Bottom Glass: Cardinal LowE 366 - DSB / Clear - DSB, Strength: Annealed Glass

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

| 3    | KITCHEN     | 1        | EA        | Quaker Unit |      | $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: Screen Separate,
Install Acc: Header/Sill Expander w/Foam, Depth: 3 1/4" Frame Depth

Printed On: 7/13/2022 2:43 PM
Unit: Single Hung

**Viewed From Exterior**

**Quote Name:** POCKET REPLACEMENTS REVISED 7-13-2022

**Series:** AdvantEdge E4 (Replacement)

**Exact Size:** 36 X 60

**Color:** White

**Glass:** Energy25 (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

**Overall Rating:** DP-35

**Total Weight:** 58 lbs.

---

**EAST FAMILY**

**1 EA Quaker Unit**

**$367.04**

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**SOUTH FAMILY**

**2 EA Quaker Unit**

**$734.08**

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**Quote #: SQJDM011791_1**

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</thead>
</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: 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: 0.22VT: 0.51AirLeak: 0.3CR: 60
Rating: R-35
Top Glass: Cardinal LowE 366 - DSB/Clear - DSB, Strength: Annealed Glass
Bottom Glass: Cardinal LowE 366 - DSB/Clear - DSB, Strength: Annealed Glass

Overall Rating: DP-35
Total Weight 58 lbs.

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<th>1</th>
<th>EA</th>
<th>Order Items</th>
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Weighted Average Rating
U-Factor: 0.29
SHGC: 0.22
VT: 0.51
Total Sqt: 135
Total Perimeter: 144 Feet
Total Windows: 9
Total Drops: 18
Total Weight: 522

All Prices in USD

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<tr>
<th>Quote Subtotal</th>
<th>$3,303.35</th>
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Estimated Tax (if included) 8.517 % $281.35

Total Quote Value $3,584.70

Additional Charges

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<th>Qty</th>
<th>Description</th>
<th>Amount</th>
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<tr>
<td>18.00</td>
<td>COLOR MATCH CAULK WHITE</td>
<td>$22.00</td>
<td>$396.00</td>
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Additional Charge SubTotal $396.00
Estimated Tax (if included) 8.517 % $33.73
Additional Charge Total $429.73

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 in part on Customer's credit application and its 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.

- **UNDELIVERABLE 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 safety and avoid product damage. Customer will provide Driver sufficient opportunity to scan each item in an orderly fashion during the unloading process, 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 paper 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 mullion 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 Limited 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 the homeowner is the second 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 ten (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, and 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 detachment 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 Exofoil 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, lift, 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 defective. 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)</td>
</tr>
<tr>
<td></td>
<td>years</td>
</tr>
<tr>
<td></td>
<td>2004 Finish: ten (10) years</td>
</tr>
<tr>
<td></td>
<td>2005 Finish: twenty (20) 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 as set forth in ASTM D2244.
- Will exhibit gloss retention of a minimum of 30% of the original as measured in accordance with ASTM D523 using 60º readings.
- Will not chalk in excess of standard number 8 ratings for colors, number 6 for whites, as illustrated in the ASTM D6424 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 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 (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.
- Installation into structures that do not allow for proper water/moisture drainage, such as “Exterior Insulation & Finish Systems” (EIFS), a.k.a. “Synthetic stucco” without an effective drainage system.
- Accidents, fire, explosion, misuse, abuse, vandalism, building settling, war, terrorism, acts of third parties, defects in materials, or acts of God including but not limited to fire, flooding, earthquakes, hurricanes and gale force winds.
- Failure to follow Quaker’s care and maintenance instructions.
- Field mulling, field finishes, product modifications, or glazing not factory installed.
- Use of expanding spray foams applied around the perimeter of product during the installation process, unless applied consistent with AAMA 812-04.
- Deficiencies in wall design, project design or construction, or structural failures.
- Installation of glass, storage or handling, or exposure to excessive heat (in excess of 150°F).
- Failure to properly install flashing, exterior trims, panning, subflash, 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” must be maintained (and properly sealed) between the window/frame door and the exterior finish materials.
- Failure to properly apply caulk or sealant. For example, certain QUAKER products include a nailing flap or 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), or improper use of tapes or sealants. 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 no warranty coverage is provided for such claims arising during or after such transportation.
- 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.
- 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 within 30 days after installation) or AAMA S11-08 (if after installation) 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 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, NOR ANY THIRD PARTY, MAY CREATE OR ASSUME ANY OTHER LIABILITY, OBLIGATION, OR RESPONSIBILITY ON BEHALF OF QUAKER. ANY PRODUCT 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, IN TORT, UNDER ANY WARRANTY, IN NEGLIGENCE, OR OTHERWISE, SHALL NOT EXCEED THE RETURN TO 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 1 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 include the original purchaser’s name, address, date of purchase, retailer / dealer from which the product was purchased, and/or trade mark and/or product label or stamp. Quaker may also charge 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 by mail to: Quaker Windows & Doors, Attn: Warranty / Service Department, P.O. Box 128, Freeburg, IL 62035.

QWP 1/2022
Tailor the AdvantEdge to match your home and lifestyle.

**Colors**

Two interior vinyl colors, plus a textured option gives you the ability to easily fuse your new AdvantEdge windows and doors into their new surroundings.

- White
- Sandstone
- Textured Black
- Clear Anodized
- Satin
- Crème
- Toffee
- Holly
- Redwood
- Chestnut
- Earthtone
- Dark Bronze
- Black

Due to printing limitations, colors shown may not be accurately represented. For an actual color sample, ask your Quaker dealer.

Exterior vinyl colors are immediately available in White, Beige and Sandstone. Additionally, the AdvantEdge has twelve exterior painted vinyl colors and a high-performance textured black laminate option which allow your new windows and doors to compliment your home’s existing facade. In addition, you can request a custom exterior color for the absolute perfect look.

- White
- Beige
- Sandstone
- Resembles Clear Anodized
- Satin
- Crème
- Toffee
- Holly
- Redwood
- Chestnut
- Earthtone
- Dark Bronze
- Black

Due to printing limitations, colors shown may not be accurately represented. For an actual color sample, ask your Quaker dealer.

**Doors**

The AdvantEdge sliding patio door was designed to look good, operate easily and stand up to day-to-day rigors.

Key features include a heavy-duty rolling system, a superb operating screen and the option of blinds-between-the-glass with separate controls for tilt-and-raise capabilities.

**Window Models**

AdvantEdge windows are available in different operating and fixed styles, each with terrific attributes.

- Single Hung
- Double Hung
- Casement
- Horizontal Slider
- Picture Window

**Grids**

Add architectural flair with optional grids. Choose from:

- Maintenance-free Grids Between-the-Glass
- Distinctive Simulated Divided lites

Quaker Window Products makes every attempt to ensure the information contained in this brochure is accurate and up-to-date. However, Quaker reserves the right without notice to change or withdraw features and/or options shown due to periodic changes.
Energy Efficient Glass

AdvantEdge windows and doors have an energy-efficient glass package for every home, every city, every state. The right glass package will heighten your home’s efficiency and help you better manage the comfort of your home.

**Energy Basic**
- Our basic, single-coat Low-E package. Very good overall U-Value and Solar Heat Gain coverage.

**Energy 3S**
- Single-coat of Low-E that significantly upgrades Solar Heat Gain execution and still provides very good U-Values.

**Energy Plus**
- Fantastic U-Values and very good Solar Heat Gain performance courtesy of two coats of Low-E.

**Energy Max**
- Two coats of superior Low-E team up to make this glass package a top performer. Tremendous U-Values and Solar Heat Gains.

**Energy North**
- Dual Low-E specially developed to utilize natural Solar Heat Gains and meet SHGC requirements in Energy Star’s Northern Climate Zone.

**Energy TG**
- Three panes of glass combined with as many as three coats of Low-E. Top energy performance plus an extra barrier for sound deflection.

Other glass options include: Obscure (for privacy), Tempered (for safety), Neat Low Maintenance Glass and more.

Built-In Safety

AdvantEdge Double Hung, Single Hung and Sliding models contain Triple Safe Protection at the meeting rail.

1. Heavy-duty metal, cam-swivel locks. Hung models 24” and wider automatically receive two locks to grant additional confidence.
2. Integral tilt latches that are only operable from the interior.
3. A discreet, full-length interlock system that won’t allow the sash to be pushed inward.

For additional peace of mind, add optional Limited Travel Devices, designed for upper floors or areas where it’s necessary to regulate how far the window opens. Available for hung windows and casement windows.

Noise Reduction

To get the most effective sound control, the AdvantEdge is doubly-equipped. In fact, what the AdvantEdge starts with is an upgrade, or simply not available, for many other windows.

- Glass panes are 33% thicker than a large number of competitors.
- Beefier vinyl framing is 20% thicker than a great deal of other windows on the market.

The end results are remarkable. The AdvantEdge, with its standard glass package, boasts more than 10% less sound intrusion than many other window with dual-pane glass. With an upgrade in glass thickness, you can achieve as much as 15–30% better sound reduction.

Fade Resistance

The AdvantEdge Series, when teamed with one of Quaker’s energy-efficient glass packages, blocks harmful U-V rays, protecting your furniture, flooring, wall decor and window treatments from fading.

Unrivaled Screen

All operating AdvantEdge windows contain BetterVue™ screen mesh, considered to be the best overall screen available today. Compared to similar meshes on the market, BetterVue™ mesh provides:
- A nearly translucent view
- 20% more optical clarity
- 10% more insect and pest control

Peace of Mind

AdvantEdge windows and doors are backed by one of the finest warranties available today. Along with that, you get more than 70 years of proven experience and customer satisfaction. That’s a combination rarely found these days, and that should assure you of our vow to stand behind every product we manufacture. For full warranty details please contact your local Quaker dealer or go to quakerwindows.com.
Tailor the AdvantEdge to match your home and lifestyle.

Colors
Two interior vinyl colors, plus a textured option gives you the ability to easily fuse your new AdvantEdge windows and doors into their new surroundings.

Exterior vinyl colors are immediately available in White, Beige and Sandstone. Additionally, the AdvantEdge has twelve exterior painted vinyl colors and a high-performance textured black laminate option which allow your new windows and doors to compliment your home's existing facade. In addition, you can request a custom exterior color for the absolute perfect look.

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Window Models
AdvantEdge windows are available in different operating and fixed styles, each with terrific attributes.

Grids
Add architectural flair with optional grids. Choose from:
- Maintenance-free Grids Between-the-Glass
- Distinctive Simulated Divided Lites
AdvantEdge Series
3 ¼” Frame Depth
Double Hung/Single Hung

ADVANCEDGE SERIES DOUBLE HUNG/SINGLE HUNG

FEATURES
◊ Commercial Framing System
  • 3 ¼” main frame
  • 0.060” wall thickness of frame, 0.070” wall thickness of sash
◊ Enhanced Design
  • Mitered and welded corners
  • Foam wrap on main frame
◊ Glazing
  • ¾” insulated glass
◊ Hardware
  • Block and tackle balancers
◊ Screen
  • Roll form aluminum screen frame with BetterVue™ mesh with WaterShed® technology

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
  • Multiple Low-E and argon glazing choices
  • Triple glazing (Energy TG)
  • Capillary tubes
  • 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
◊ Colors
  • High-performance Textured Black laminate (interior/exterior)
  • High-performance Textured Black laminate (exterior only with White vinyl interior)
  • Twelve painted exterior colors (with White or Sandstone vinyl interior)
  • Unlimited custom painted exterior colors

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>NAFS 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>0.10</td>
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<tr>
<td>Water (No Penetration) P.S.F.</td>
<td>7.52</td>
<td>5.43</td>
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<tr>
<td>U-Value (ranges based on multiple Low-E/Argon combinations)</td>
<td>0.25-0.30</td>
<td>0.25-0.30</td>
</tr>
<tr>
<td>SHGC (ranges based on multiple Low-E/Argon combinations)</td>
<td>0.14-0.50</td>
<td>0.14-0.51</td>
</tr>
<tr>
<td>Window Test Size</td>
<td>40” × 63”</td>
<td>40” × 63”</td>
</tr>
</tbody>
</table>

Our products are tested to the standards of and certified by some of the foremost organizations in the fenestration industry.
AdvantEdge Series
3 ¼” Frame Depth
Double Hung/Single Hung

Our products are tested to the standards of and certified by some of the foremost organizations in the fenestration industry.

www.QuakerResidentialWindows.com
1-800-347-0438

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ADDITIONAL INFORMATION SUBMITTED BY APPLICANT 10/11/22

WINDOW REPLACEMENT REQUEST #2

DOUGLAS PECK
657 N CHEYENNE AVE
TULSA, OK 74016

HEIGHTS – HOME BUILT 2003 (NON-HISTORIC)
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  C. Replacing and Adding New Windows................................................................................6
- Photographs................................................................................................................................7 - 26
- TPC Follow Up Questions (Rejected First Request – 9/22)........................................27
I want to replace 9 - HIGHLY INEFFICIENT single hung-windows with NEW EFFICIENT single hung-windows.

My non-historic home was built in 2003 and the window frames are aluminum. During winter months moisture will form between the panes, the resulting condensation prohibits clear visibility. Also, during these months frost will form along the bottom sill which results in standing moisture leading to mildew. This requires that I keep towels on the sills to collect moisture.

If approved, I will contract Mill Creek to do the installments. I was referred to Mill Creek by a neighbor in The Heights whose house was constructed within the last 5 years. My assumption was that as my neighbors windows were approved, the application would be forthcoming.

I take great pride in my home, property and The Heights – I simply want to prevent any possible serious damage due to the leaking, maximize my experience in my house and hopefully bring some extra curb appeal to the neighborhood.
B. Repair or Replace?

1. Are Your Windows Historic?
   - No. The non-historic home was built in 2003.

2. What is the Condition of the Windows?
   - Poor. 4 of the 9 windows are leaking allowing condensation and moisture between the panes.

3. What is the Appropriate Treatment?
   - Replacement.
C. Replacing and Adding New Windows? **Replacing – Qty. 9**

1. Window type – **Single Hung**
2. Pattern of openings and their size – Please refer to slides
3. Proportions of the frame and sash – Please refer to slides
4. Depth of window(s) – Please refer to slides
5. Configuration of window panes – Please refer to slides
6. Muntin characteristics – Please refer to slides
7. Material – **Vinal**
8. Glass (color, type, etc.) – **White**
9. Other details (arched hoods, decorative elements etc.) - **No**
DOUGLAS PECK
657 N CHEYENNE AVE
TULSA, OK 74016
HEIGHTS – HOME BUILT 2003 (NON-HISTORIC)

WINDOW REPLACEMENT REQUEST #2

MASTER SITTING
Window #1

Status: **EXISTING**
Photo: Exterior
Type: Single Hung
Condition: Poor
MASTER SITTING
Window #1

Status: **EXISTING**
Photo: Interior
Type: Single Hung
Exact Size: 36X60
Clear Opening: 30 7/8X26
Depth: 3 1/4
DOUGLAS PECK
657 N CHEYENNE AVE
TULSA, OK 74016
HEIGHTS – HOME BUILT 2003 (NON-HISTORIC)

WINDOW REPLACEMENT REQUEST #2
OCTOBER 7TH, 2022

MASTER SITTING
Window #1

Status: PROPOSED

<table>
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<tr>
<th>Line</th>
<th>Label</th>
<th>Quantity</th>
<th>UOM</th>
<th>Part Number</th>
<th>Unit</th>
<th>Extended</th>
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</thead>
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<tr>
<td>1</td>
<td>MASTER SITTING</td>
<td>1</td>
<td>EA</td>
<td>Quaker Unit</td>
<td></td>
<td>$359.39</td>
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</tbody>
</table>

** Viewed From Exterior **

Series: AdvantEdge E4 (Replacement)

Exact Size: 35 3/4 X 59 1/2

Color: White,
Glass: Energy36 (Triple Silver), Argon Filled,
Hardware: White, Sash 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: 35 3/4 X 59 1/2

NOT Express
Clear Opening: 30 5/8 X 25 3/4
Clear Opening Sgl: 3 1/2
NRC: U Factor 0.395/HC0.212/VT0.51/ALS0.3CR:60
Rating: R-35

Top Glass: Cardinal LowE 36G - DSB / Clear - DSB, Strength: Annealed Glass
Bottom Glass: Cardinal LowE 36G - DSB / Clear - DSB, Strength: Annealed Glass

Overall Rating: DF-35
Total Weight 57 lbs.

10/11/2022
DOUGLAS PECK
657 N CHEYENNE AVE
TULSA, OK 74016
HEIGHTS – HOME BUILT 2003 (NON-HISTORIC)

WINDOW REPLACEMENT REQUEST #2

DINING ROOM
Window #2 & #3

Status: EXISTING
Photo: Exterior
Type: Single Hung
Condition: Poor
DOUGLAS PECK
657 N CHEYENNE AVE
TULSA, OK 74016
HEIGHTS – HOME BUILT 2003 (NON-HISTORIC)

WINDOW REPLACEMENT REQUEST #2

DINING ROOM
Window #2 & #3

Status: **EXISTING**
Photo: **Interior**
Type: **Single Hung**

DAMAGE

10/11/2022
DOUGLAS PECK
657 N CHEYENNE AVE
TULSA, OK 74016
HEIGHTS - HOME BUILT 2003 (NON-HISTORIC)

WINNOW REPLACEMENT REQUEST #2

DINING ROOM
Window #2

Status: PROPOSED

** Viewed From Exterior **

Series: AdvanceEdge E4 (Replacement)

Exact Size: 29 3/4 X 59 1/2

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: 29 3/4 X 59 1/2, NOT Exact.

Clear Opening: 24 5/8 X 25 3/4

Clear Opening Sash: 4 7/16

NRC - U-Factor: 0.25/0.22

R-value: 0.15/0.15


Overall Rating: DP-35

Total Weight: 48 lbs.

10/11/2022
KITCHEN
Window #4

Status: **EXISTING**

Photo: Exterior
Type: Single Hung
Condition: Poor
KITCHEN
Window #4

Status: EXISTING
Photo: Interior
Type: Single Hung
### WINDOW REPLACEMENT REQUEST #2

**KITCHEN**
Window #4

**Status:** PROPOSED

<table>
<thead>
<tr>
<th>3</th>
<th>KITCHEN</th>
<th>1</th>
<th>EA</th>
<th>Quaker Unit</th>
<th>$359.39</th>
<th>$359.39</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image" alt="Window Image" /> <strong>Viewed from Exterior</strong></td>
<td><img src="image" alt="Window Image" /> <strong>Viewed from Exterior</strong></td>
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</tr>
</tbody>
</table>

- **Series:** AdventEdge E4 (Replacement)
- **Exact Size:** 35 3/4 X 59 1/2
- **Color:** White
- **Glass:** EnergyStar Triple Silver, Argon Filled
- **Hardware:** White Single Hung, Lock, Night Latch
- **Screen:** Half Screen, Material: BetterVue[™], Ship Screen Separate, Install Accessory/Sill Expander w/ Foam, Depth: 3 1/4" Frame Depth

**Printed On:** 7/25/2022 12:23 PM

- **Unit:** Single Hung
- **Exact Size:** 35 3/4 X 59 1/2
- **NOT Express**
- **Clear Opening:** 30 5/8 X 25 3/4
- **Clear Opening Sqft:** 5 1/2
- **NRC:** U-Factor: 0.2935HGC: 0.22VT: 0.51AL: 0.3Cr: 60
- **Rating:** 8-35
- **Top Glass:** Cardinal LowE 366 - DS8 / Clear - DS8, **Strength:** Annealed Glass
- **Bottom Glass:** Cardinal LowE 366 - DS8 / Clear - DS8, **Strength:** Annealed Glass
- **Overall Rating:** DP-35
- **Total Weight:** 57 lbs.
DOUGLAS PECK
657 N CHEYENNE AVE
TULSA, OK 74016
HEIGHTS – HOME BUILT 2003 (NON-HISTORIC)

WINDOW REPLACEMENT REQUEST #2
OCTOBER 7TH, 2022

EAST FAMILY
Window #5

Status: **EXISTING**
Photo: Exterior
Type: Single Hung
Condition: Poor

10/11/2022
WEST FAMILY
Window #5

Status: **EXISTING**
Photo: *Interior*
Type: *Single Hung*
DOUGLAS PECK
657 N CHEYENNE AVE
TULSA, OK 74016
HEIGHTS – HOME BUILT 2003 (NON-HISTORIC)

EAST FAMILY
Window #5

Status: PROPOSED

** Viewed From Exterity **

<table>
<thead>
<tr>
<th>EAST FAMILY</th>
<th>1</th>
<th>Quaker Unit</th>
<th>$359.39</th>
<th>$359.39</th>
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</thead>
<tbody>
<tr>
<td>Series: Advantage Edge (Replacement)</td>
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<tr>
<td>Exact Size: 35 3/4 X 59 1/2</td>
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</tr>
<tr>
<td>Color: White</td>
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<tr>
<td>Glass: Low-E Argon filled</td>
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</tr>
<tr>
<td>Hardware: White Sash Sweep Lock, Night Latch, Night Latch, Screen/Pre Screen/Pre Screen/Pre Screen</td>
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<tr>
<td>Shrink Screen/Pre Screen/Pre Screen/Pre Screen</td>
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<tr>
<td>Install Ach/Leader/Sill Expander w/Frame Depth: 3 1/4&quot; Frame Depth</td>
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</tbody>
</table>

Unit: Single Hung Exact Size: 35 3/4 X 59 1/2 NOT Exact.
Clear Opening: 30 5/8 X 25 3/4
Clear Opening Sup: S 3/4
NFRC - U-Factor: 0.29; SHGC: 0.22 VLT: 0.51 AL: 0.3 CR: 60
Rating: R-35
Top Glass: Cardinal LowE 366 - DS8 / Clear - DS8 / Strength: annealed Glass
Bottom Glass: Cardinal LowE 366 - DS8 / Clear - DS8 / Strength: annealed Glass
Overall Rating: DP-35
Total Weight: 57 lbs.

10/11/2022
SOUTH FAMILY
Window #6 & #7

Status: **EXISTING**
Photo: Exterior
Type: **Single Hung**
Condition: **Poor**
SOUTH FAMILY
Window #6 & #7

Status: **EXISTING**
Photo: Interior
Type: Single Hung

**WINDOW REPLACEMENT REQUEST #2**

**10/11/2022**

**DAMAGE**
WINDOW REPLACEMENT REQUEST #2

SOUTH FAMILY
Window #6 & #7

Status: PROPOSED

<table>
<thead>
<tr>
<th>5</th>
<th>SOUTH FAMILY</th>
<th>2</th>
<th>EA</th>
<th>Quaker Unit</th>
<th>$359.39</th>
<th>$718.79</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Viewed From Exterior</strong></td>
<td></td>
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<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

** Series: AdvantEdge F4 (Replacement) **

- Exact Size: 35 3/4 X 59 1/2
- Color: White
- Glass: Energy35 (Triple Silver), Argon Filled
- Hardware: White, Sash Lock, Night Latch, Night Latch
- Screen: Half Screen, Material: BetterVue (TM), Ship Screen Separate
- Install Acheiver/will Expander w/Room Depth: 3 1/4 Frame Depth

** Unit: Single Hung **

- Exact Size: 35 3/4 X 59 1/2
- Clear Opening: 30 5/8 X 59 1/2
- Clear Opening: 30 1/2
- NFRC - U-Factor: 0.39 SHGC: 0.22 VT: 0.51 AL: c0.3CR: 0.60
- Rating: R-35
- Top Glass: Cardinal LowE 366 - DS8 / Clear - DS8, Strength: Annealed Glass
- Bottom Glass: Cardinal LowE 366 - DS8 / Clear - DS8, Strength: Annealed Glass

** Overall Rating: DP-35 **

Total Weight: 57 lbs.
BEDROOMS UP
Window #8 & #9

Status: EXISTING
Photo: Exterior
Type: Single Hung
Condition: Poor
BEDROOMS UP
Window #8 & #9

Status: EXISTING
Photo: Interior
Type: Single Hung

DAMAGE
BEDROOMS UP
Window #8 & #9

Status: PROPOSED

** Window Replacement Request #2 **

<table>
<thead>
<tr>
<th>5</th>
<th>BEDROOMS UP</th>
<th>2</th>
<th>EA</th>
<th>Quaker Unit</th>
<th>$359.89</th>
<th>$718.79</th>
</tr>
</thead>
</table>

** Series: Advantage H4 (Replacement) **

** Exact Size: 28 3/4 X 59 1/2 **

** Colors/White, Glass: Efficiency (Triple Silver), Argon Filled, Hardware: White, Sash/Stop Lock, Night Latch, Night Latch, Screen: Half Screen, Material: BetterVue (TH), Screen Ship Screen Separate, Install Acc: Header/Sill Expander w/ Foam, Depth: 3 1/4" Frame Depth **

** Unit #1 Single Hung Exact Size: 28 3/4 X 59 1/2, NOT Egress **

Clear Opening: 30 5/8 X 25 3/4
Clear Opening Sqft: 5 1/2
NFRC - U-Factor: 0.399NC/0.22VTG/0.51ALG/0.3CR/0.60
Rating: R-35
Top Glass: Cardinal LowE 366 - DS8 / Clear - DS8, Strength: Annealed Glass
Bottom Glass: Cardinal LowE 366 - DS8 / Clear - DS8, Strength: Annealed Glass
Overall Rating: DP-35
Total Weight 57 lbs.
Window 1 - 9
( ea. window has the same dimensions)

Status: EXISTING
Type: Single Hung
Exact Size: 35 ¾ X 59 ½
Clear Opening: 30 5/8 X 25 ¾
Frame Depth 3 ¼

WINDOW DIMENSIONS

Window 1 – 9
( ea. window has the same dimensions)

Status: PROPOSED

Series: AdvantEdge E4 (Replacement)
Exact Size: 35 3/4 X 59 1/2

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: 1 - Single Hung
Exact Size: 35 3/4 X 59 1/2, NOT Egress,
Clear Opening: 30 5/8 X 25 3/4
Clear Opening Sqft: 5 1/2
NFRC - U-Factor: 0.29SHGC: 0.22VT: 0.51AL: ≤ 0.3CR: 60
Rating: R-35
Top Glass: Cardinal LowE 366 - DSB / Clear - DSB, Strength: Annealed Glass
Bottom Glass: Cardinal LowE 366 - DSB / Clear - DSB, Strength: Annealed Glass

Overall Rating: DP-35
Total Weight 57 lbs.

10/11/2022
1. What is the material of the Quaker AdvantEdge windows? Vinal

2. What are the dimensions of the existing sashes, compared with the proposed windows? Please refer to previous slides.

3. Are the any muntins/simulated divided lites on any of the existing windows? No. The windows mentioned in our phone call earlier I am not replacing. These windows have a decorative wood insert which rests against the inside of the windows and makes them appear leaded.
DOUGLAS PECK
657 N CHEYENNE AVE
TULSA, OK 74016
HEIGHTS – HOME BUILT 2003 (NON-HISTORIC)

CONTACT INFO
CELL: 918-760-1212
EMAIL: dmpeckjr@gmail.com

WINDOW REPLACEMENT REQUEST #2

THANK YOU!

10/11/2022
HP PERMIT NUMBER: HP-0398-2022

PROPERTY ADDRESS: 625 NORTH CHEYENNE AVENUE

DISTRICT: BRADY HEIGHTS / THE HEIGHTS

APPLICANT: JEREMY BRENNAN

REPRESENTATIVE: NONE

A. CASE ITEM FOR CONSIDERATION
   1. Replacement of square balusters with turned balusters on porch rail

B. BACKGROUND
   DATE OF CONSTRUCTION: 1910
   ZONED HISTORIC PRESERVATION: 1999
   NATIONAL REGISTER LISTING: BRADY HEIGHTS HISTORIC DISTRICT: 1980
   CONTRIBUTING STRUCTURE: YES

PREVIOUS ACTIONS:
   COA – OCTOBER 11, 2001 – TPC APPROVAL
   Installation of metal handrail on steps

   COA – SEPTEMBER 9, 2009 – TPC APPROVAL
   Restoration of original panel detailing in gable end of west elevation based on shadow lines
   Replacement of missing gable end bracket on west elevation to match existing

   COA – OCTOBER 8, 2009 – TPC APPROVAL
   Replacement of deteriorated wood ogee trim below roof drip edge with synthetic (PVC) ogee trim
   Installation of storm windows

   COA – MAY 29, 2013 – STAFF APPROVAL
   Restoration of decorative front window and original front door
   Reinstallation of original north side window where boarded
   Repair and replacement of deteriorated wood trim and front porch to match existing design, materials and dimensions

   COA-14-035 – DECEMBER 11, 2014 – TPC APPROVAL
   Paving of gravel driveway from the public sidewalk to the projecting bay with the conditions that
   the pad be plain poured concrete with width to match the existing curb cut and that the chain
   link fence gate be removed or moved

   Construction of picket fence in front yard according to site plan submitted with the fence height
   not extending more than 30 inches
Repair and replacement in-kind of the damaged elements on the exterior of the residence, including the gable, soffit, siding, trim, rails, and floor on the porch.

Repair and replacement in-kind of structural elements on porch
Replacement in-kind of porch floor with 1 X 4 tongue-and-groove boards
Replacement in-kind of trim around joists and under deck boards on porch
Repair and replacement in-kind of damaged elements on porch rail

C. ISSUES AND CONSIDERATIONS

1. Replacement of square balusters with turned balusters on porch rail
   i. On October 6, 2022, staff issued an historic preservation permit for the repair and replacement in-kind of damaged elements on the porch. The applicant has also proposed the replacement of several square balusters with turned balusters to match the rest of the rail, which requires approval by the preservation commission.

   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.6 Porches
A.6.1 Retain and preserve the original historic porch and its character-defining architectural features through repair.
A.6.2 Do not remove character-defining architectural features of your porch, including, but not limited to, ceiling, floor, piers, columns, railings, handrails, steps, bulkheads,
skirt/stem wall, and decorative details, such as crown molding, trim, eave brackets, and exposed rafter tails.

A.6.3 If replacement of deteriorated porch elements is necessary, use materials that maintain the character of the structure and the size, shape, pattern, texture, dimensions, and directional orientation of the original historic features.

A.6.4 To return the home to its original historic appearance, use physical or pictorial evidence. If no evidence exists, select porch features which are consistent with the architectural style of your home. Return enclosed porches to original historic open design (which can be staff approved).

A.6.5 If adding a railing or other porch elements where none exists, select porch elements (columns, railing design, trim, etc.) which are consistent with the architectural style of your home.
TULSA PRESERVATION COMMISSION

STAFF REPORT
Thursday, October 13, 2022
HP-0388-2022

HP PERMIT NUMBER: HP-0388-2022

PROPERTY ADDRESS: 1110 NORTH CHEYENNE AVENUE

DISTRICT: BRADY HEIGHTS / THE HEIGHTS

APPLICANT: GILES GREGORY

REPRESENTATIVE: NONE

A. CASE ITEMS FOR CONSIDERATION
   1. Replacement of columns on porch
   2. Replacement of rail on porch
   3. Replacement of floor on porch
   4. Application of veneer to foundation of porch
   5. Replacement of light fixture on porch

Altered proposal completed without an historic preservation permit

B. BACKGROUND
   DATE OF CONSTRUCTION: 1917
   ZONED HISTORIC PRESERVATION: 1999
   NATIONAL REGISTER LISTING: BRADY HEIGHTS HISTORIC DISTRICT: 1980
   CONTRIBUTING STRUCTURE: YES

   PREVIOUS ACTIONS:
   HP-0161-2020 – FEBRUARY 24, 2020 – STAFF APPROVAL
   Repair and replacement in-kind of damaged elements on porch
   HP-0346-2022 – FEBRUARY 22, 2022 – STAFF APPROVAL
   Repair and replacement in-kind of damaged elements on porch

   Extension of Period of Performance for Historic Preservation Permit Number HP-0161-2020

C. ISSUES AND CONSIDERATIONS
   1. Replacement of columns on porch
   2. Replacement of rail on porch
   3. Replacement of floor on porch
   4. Application of veneer to foundation of porch
   5. Replacement of light fixture on porch

   i. In February 2020, staff of the Tulsa Preservation Commission issued an historic
      preservation permit for the repair and replacement in-kind of damaged elements on the
      porch. During a recent inspection, alterations of the approved proposal were observed. As
      constructed, several elements do not match the features present at the time the permit
      was approved. A letter of notification was sent to the owner, who responded with an
      application form and documentation. Proposed is the replacement of several features on
      the porch. First, the columns, which were previously constructed entirely from wood, have
      been replaced. The new columns have been shortened and placed atop piers constructed
      from split-faced concrete block. A new rail, which is taller than the previous rail, has been
      constructed. The previous floor, which according to the applicant was constructed from
2 X 4 planks with a one-quarter of an inch (0'-1/4") gap between each, has been replaced with pine tongue-and-groove boards. The new boards run perpendicularly to the residence, as the previous boards did. The entire porch foundation was replaced due to structural concerns, and split-faced block was selected for the perimeter of the foundation. Finally, the ceiling fan that previously hung from the ceiling of the porch has been replaced with a black pendant light fixture in the same location. Along with the application form, the applicant provided a project description and justification along with photos of the residence before and after the work was completed, which are included with the staff report.

During the review of the application on September 1, 2022, the Historic Preservation Permit Subcommittee recommended approval of the application with the conditions that:

- the top of column be capped with a 2 x 2 trim as illustrated in the attached drawing
- a detail drawing of the column with dimensions be submitted
- the rail be rebuilt to shorten it to at or below the pilaster cap and
- the balusters not be placed in front of the top and bottom rail.

The applicant considered the recommendations made by the subcommittee and have found the addition of caps around the columns and reduction of the height to be infeasible. They have proposed the addition of 1 X 4 boards on the face of the rails to give an appearance that the balusters are placed behind the top and bottom rails. The new justification and description of the proposals are included with the staff report.

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.6 Porches
A.6.1 Retain and preserve the original historic porch and its character-defining architectural features through repair.
A.6.2 Do not remove character-defining architectural features of your porch, including, but not limited to, ceiling, floor, piers, columns, railings, handrails, steps, bulkheads, skirt/stem wall, and decorative details, such as crown molding, trim, eave brackets, and exposed rafter tails.
A.6.3 If replacement of deteriorated porch elements is necessary, use materials that maintain the character of the structure and the size, shape, pattern, texture, dimensions, and directional orientation of the original historic features.
A.6.4 To return the home to its original historic appearance, use physical or pictorial evidence. If no evidence exists, select porch features which are consistent with the architectural style of your home. Return enclosed porches to original historic open design (which can be staff approved).
A.6.5 If adding a railing or other porch elements where none exists, select porch elements (columns, railing design, trim, etc.) which are consistent with the architectural style of your home.
1110 North Cheyenne Ave – before Work commenced

1110 North Cheyenne Avenue – porch before Work commenced
1110 North Cheyenne Avenue – porch rail and floor before Work commenced

1110 North Cheyenne Avenue – porch rail, floor and foundation before Work commenced
EXHIBIT A

Front porch of subject unit was beyond its useful life causing structural integrity issues. Original porch was constructed with columns set on top of decking, rotted decking resulted in the columns sinking through the porch. Every attempt was made to replace all materials like-in-kind; however, supply chain issues and limited availability necessitated several compromises. Applicants used the only split-faced block that was available at the time, market demand was so high that additional blocks had to be sourced and delivered from Oklahoma City. The previous decking used was an incorrect application of standard 2x4 deck boards with 1/4" gaps. The Applicants spared no expense and replaced the decking with high quality, yellow pine, tongue and groove flooring to ensure the area was properly sealed from the elements. The ceiling fan was replaced with a porch light due to the fan not being historically accurate. The front porch columns were the result of a miscommunication between non-English speaking contractors and home owners who could not be physically present to advise onsite. Any repairs deviating from like-in-kind replacements were the result of previously inferior craftsmanship and/or antiquated generally accepted construction practices/applications and current code requirements; these replacements were discussed with the previous Historic Preservation Officer of the Tulsa Planning Office.

END OF EXHIBIT A
Recommendation of trim on cap provided by HP Permit Subcommittee on 9/1/22

- Cut existing trim back
- New 2x2 trim around column
- Move existing trim down
Hi Felicity,

The Managers of Miles-Everett, LLC would like to thank the Historic Preservation Permit Subcommittee for their reviews and recommendations. After careful consideration of these recommendations, we have discovered a few challenges and request direction from the Preservation Commission regarding remedy of the proposed conditions.

Recommendation of approval of Item 1 (columns) with the conditions that the top of column to be capped with a 2 x 2 trim as illustrated in the attached drawing and that a detail drawing of the column with dimensions be submitted.

Applicants communicated to Contractors a like in kind replacement of the columns as per the original HP permit, unfortunately due to a miscommunication the stone masonry portion was built higher than directed. However, the finished design of the reconstructed columns meets the intent of the original like in kind replacement permit. See attached before & after photo.

Recommendation of approval of Item 2 (rail) with the conditions that the rail be rebuilt to shorten it to at or below the pilaster cap and that the balusters not be placed in front of the top and bottom rail. We will need a drawing with dimensions of this as well.

The top handrail is attached to the existing wood component of the column and the stone masonry column was built around the bottom; moving or reconstructing either presents multiple challenges. If the top rail were to be moved down, replacement siding would be required; this style, size, color, etc. were unavailable during reconstruction. Reconfiguring the bottom railing presents a challenge because the method of attachment was incorporated through the stone masonry. The bottom rail is a 2x4 installed vertically, to satisfy the board’s recommendation, the bottom board would have to be moved to achieve the requested design. Applicants request the addition of a 1x4 face board mounted on the face of balusters, underneath the top rail, and on the face of the balusters on bottom rail, so balusters are not visible in front of top and bottom rail. See attached handrail photo.

Recommendation of approval of Items 3-5 (porch floor, foundation, and light)

N/A

Thank you,

Cody Loepp
Giles Gregory