



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, June 14, 2018, 11:00 A.M.

City Hall @ One Technology Center, 175 East 2nd Street
10th Floor - North Conference Room

- A. Opening Matters
1. Call to Order and Verification of Quorum

Chairman Reeds called the Regular Meeting to order at 11:07 A.M.

Members Present

Ted Reeds, Chair
David Schoell, Vice-Chair
Peter Grant, Secretary
Chris Bumgarner
Susan McKee
Robert Shears
Mary Lee Townsend
Jim Turner

Members Absent

Holly Becker
David Pounds

Staff Present

Jed Porter, Audrey Blank, Addison Spradlin

Others Present

Eddie James, Joel Collins, Shaun Schaefer, Wynn Brinson

2. Approval of Minutes from May 22, 2018
Commissioner Townsend made a motion to approve the Minutes. The motion was seconded by Commissioner McKee and approved unanimously.

Vote: Meeting Minutes, May 22, 2018

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Reeds			Becker
2. Schoell			Pounds
3. Grant			
4. Bumgarner			
5. McKee			
6. Shears			
7. Townsend			
8. Turner			

3. Disclosure of Conflicts of Interest
No Conflicts of Interest were disclosed.

B. Actionable Items

1. **HP-18-030 / 1591 Swan Dr. (Swan Lake)**
Applicant: Eddie James
Proposals:
 1. Construction of walkway and steps in street yard
 2. Installation of fence in street yard

Staff presented its report, and Commissioner Turner presented the report on the behalf of the Historic Preservation Permit Subcommittee, noting that the proposal for the fence had been well received, that the gate would match the rail, and that, although they had already been constructed, the walkway and steps were viewed as reversible. Commissioner Schoell inquired about the material for the walkway and steps and was informed that they were constructed of native stone.

As there was no further discussion, Commissioner Townsend made a motion to approve the application. The motion was seconded by Commissioner Turner and approved unanimously.

Vote: HP-18-030 / 1591 Swan Dr. (Swan Lake)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Reeds			Becker
2. Schoell			Pounds
3. Grant			
4. Bumgarner			
5. McKee			
6. Shears			
7. Townsend			
8. Turner			

2. **HP-0010-2018 / 1232 E. 18th St.** (North Maple Ridge)

Applicant: Jody L. Collins

Proposal:

1. Increase in width of driveway

Staff presented its report, noting that native stone would be used at the entry to the driveway and that the radius would be retained. Commissioner Shears inquired whether the present slab would be extended and was informed that the slab and apron would be expanded.

As there was no further discussion, Commissioner Townsend made a motion to approve the application. The motion was seconded by Commissioner Turner and approved unanimously.

Vote: HP-0010-2018 / 1232 E. 18th St. **(North Maple Ridge)**

In Favor

1. Reeds
2. Schoell
3. Grant
4. Bumgarner
5. McKee
6. Shears
7. Townsend
8. Turner

Opposed

Abstaining

Not Present

Becker
Pounds

3. **HP-0009-2018 / 1211 E. 18th St.** (North Maple Ridge)

Applicant: Robert L. Shears, ASLA

Proposal:

1. Substitution of material for replacement of damaged wood

Staff presented its report, and the applicant noted that the historic material was 11-3/4" wide, whereas the widest available wood was only 11-1/2" wide. Commissioner Schoell commented on the technique of the construction. Commissioner Turner commented that the synthetic material would be an acceptable substitute but added that application of paint would be a challenge. Mr. Collins recommended Boral Tru as a material. Commissioner Grant inquired about the dimensions of the rafter tails and was informed that they were approximately 12-1/4" wide. Mr. Collins proposed consideration of cedar planks 14" in width, which could be trimmed to fit.

The applicant recused himself as discussion ended. Commissioner Townsend made a motion to approve the application. The motion was seconded by Commissioner Turner and approved by majority.

Vote: HP-0009-2018 / 1211 E. 18th St. (North Maple Ridge)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Reeds		Schoell	Becker
2. Grant			Pounds
3. Bumgarner			
4. McKee			
5. Shears			
6. Townsend			
7. Turner			

4. HP-18-031 / 305 E. 20th St. (North Maple Ridge)

Applicant: Keith Dalessandro

Proposal:

1. Construction of new residence

Staff presented its report, and Commissioner Turner presented the report on the behalf of the Historic Preservation Permit Subcommittee, noting that the proposal had been well received and that the applicant had responded to recommendations. Mr. Collins, the applicant's representative, commented that the height of the chimneys had been reduced and that steps to the entry had been added to the Site Plan. Commissioner Turner inquired about the finish and was informed that the masonry would be treated with a lime wash. Commissioner Turner then inquired about the material for the stringcourses and was informed that the stringcourses and the surrounds for the windows would be constructed with precast stone. Commissioner Townsend expressed concern about the height of the residence, and Commissioner Grant inquired about the height of the ridge and was informed that its height was approximately three to four feet higher than the residence to the west of the site. Commissioner Turner inquired about the alignment of the residence and was informed that the residence was eight feet in front of the other residences due to the placement of the garage. Commissioner Grant requested more specific information about the distance and was informed that the residence was located eight feet in front of the residence to the west of the site and between six and seven feet in front of the residence to the east of the site. Commissioner Turner inquired about the proximity to the Building Line and was informed that the City of Tulsa had required a shift of ten feet from the rear of the lot due to the presence of the easement for utilities. Commissioner Schoell complimented the design and commented on the design of the arch above the gate, expressing a preference for its removal. Commissioner Townsend inquired whether the alignment was satisfactory, and Commissioner Turner observed that other residences in the vicinity were closer to the street. Commissioner Townsend inquired about the location of the gate and was informed that it was located approximately thirty feet from the sidewalk. Commissioner Schoell inquired about the height of the chimneys and was informed that the

height had been adjusted to comply with the requirements of the code with regard to the slope of the roof. Commissioner Reeds inquired about the placement of the mechanical equipment and was informed that the equipment for the residence would be placed in its attic. Commissioner McKee requested confirmation about the material for the windows and was informed that the windows were aluminum-clad windows with wooden interior elements.

As there was no further discussion, Commissioner Townsend made a motion to approve the application. The motion was seconded by Commissioner Turner and approved unanimously.

Vote: HP-18-031 / 305 E. 20th St. (North Maple Ridge)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Reeds			Becker
2. Schoell			Pounds
3. Grant			
4. Bumgarner			
5. McKee			
6. Shears			
7. Townsend			
8. Turner			

5. **HP-0012-2018 / 2216 E. 20th St. (Yorktown)**

Applicant: Shaun Schaefer

Proposal:

1. Replacement of windows

Staff presented its report, noting that the windows appeared to be the original windows. The applicant commented that the windows were less efficient as a thermal barrier and stated that the objective was replacement with double-hung windows with the same configuration. After expressions of dissatisfaction with the level of documentation and concern about the accuracy of the match by the windows proposed as replacements. Commissioner Grant made a motion to continue the review of the application by the Historic Preservation Permit Subcommittee. The motion was seconded by Commissioner McKee and approved unanimously.

Vote: HP-0012-2018 / 2216 E. 20th St. (Yorktown)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Reeds			Becker
2. Schoell			Pounds
3. Grant			
4. Bumgarner			
5. McKee			
6. Shears			
7. Townsend			
8. Turner			

- C. Reports
 - 1. Chair Report
None
 - 2. Staff Report
None

- D. New Business
None

- E. Announcements and Future Agenda Items
None

- F. Public Comment
None

- G. Adjournment
Chairman Reeds adjourned the Regular Meeting at 12:32 P.M.