



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES

**Thursday, April 28, 2015, 4:30 PM**

City Hall @ One Technology Center, 175 East 2<sup>nd</sup> Street  
10th Floor North Conference Room

### A. Opening Matters

#### 1. Call to Order and Verification of Quorum

Robert Shears acting as Chairman called the Regular Meeting to order at 4:31 pm.

#### **Members Present**

Robert Shears, Vice-Chair  
David Schoell, Secretary  
Susan McKee  
Charles Sottong  
EX-OF Pam Deatherage  
John Snyder  
Mike Craddock\*  
\*Late

#### **Members Absent**

David Pounds, Chair  
Charles Sottong  
Jim Turner  
EX-OF Ted Reeds

#### **Staff Present**

Bob Edmiston, Jennifer Gates, Kristin Pack

#### **Others Present**

Brenda Spencer, Phil Marshall, David Blackburn, Cherie Cook, Jeremy Perkins, Mike Smith

#### 2. Approval of Minutes from April 9, 2015.

Commissioner McKee made a motion to approve the request. Commissioner Schoell seconded the motion. The motion was approved unanimously.

**Vote: Meeting Minutes April 9, 2015.**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Shears			Pounds
2. Schoell			Neal
3. McKee			Craddock
4. Snyder			Turner

5. Sottong

4. Disclosure of Conflicts of Interest  
None.

B. Actionable Items

1. **Review of National Register Nomination, Sally Ann Apartments**

1309-1311-1313, 1310-1312-1314 S. Jackson Ave.

Lynda Ozan, State Historic Preservation Office

Lynda Ozan was not present due to illness. Brenda Spencer from Spencer Preservation presented the National Register Nomination for Sally Ann Apartments.

Commissioner Schoell made a motion to the property eligible for the National Register. Commissioner McKee seconded the motion. The motion was approved unanimously.

**Vote: National Register Nomination, Sally Ann Apartments**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Shears			Pounds
2. Schoell			Neal
3. McKee			Turner
4. Snyder			
5. Sottong			
6. Craddock			

2. **COA-15-14 / 2324 E. 17<sup>th</sup> St. (Yorktown)**

Applicant: Phil Marshall

*COA Subcommittee Review Date: None*

Request:

1. Construct dry-stack wall along interior alley from East 17<sup>th</sup> Street South  
*This would amend the previous December 11, 2014 TPC approval to extend a retaining wall with reclaimed stone and matching mortar.*
2. Construct 3.5 ft. fence along interior alley from East 17<sup>th</sup> Street South  
*This would amend from previous December 11, 2014 TPC approval of a 5 ft. fence.*

3. Place three light poles with two bracket attachment with the Barnard Trace name according to site plan submitted
4. Add light fixtures to retaining wall columns along East 17<sup>th</sup> Place South

Kristin presented the application to the Commission and the applicant and the applicant, Phil Marshall, was present at the meeting.

The applicant stated he would like boulders instead of retaining wall for Request 1, and he wanted to a 3.5 ft. fence due the private covenants placed on the property for Request 2. The applicant stated for Request 3 there are light poles all over Tulsa, and since Barnard Trace is a new development, he would like sign for visitors and would prefer a plaque like the Gillette Historic District's sign.

Ex-Officio Deatherage asked if it is one bracket attachment instead of two, and if it would have a logo. Applicant answered it would one attachment and no logo. Commission Schoell asked if the boulders presented in the PowerPoint presentation are the same. Applicant answered they are similar. The Commission discussed the boulders and the current retaining wall around the south side of the property.

Commissioner Schoell made a motion to deny the applicant's request. Commissioner Sottong seconded the motion. The motion was approved by majority. Guidelines cited: G.1.3, G.1.5.

**Vote: 2324 E. 17<sup>th</sup> St. (Yorktown)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Shears	Craddock		Pounds
2. Schoell			Neal
3. McKee			Turner
4. Snyder			
5. Sottong			

Commissioner Craddock made a motion to approve Request 2,3, and 4 with amendment to the bracket attachments to match Gillette Historic District bronze sign of 24 inches by 24 inches Commissioner McKee seconded the motion. The motion was approved by unanimously. Guidelines cited: G.1.3, G.1.4, G.3.1.

**Vote: 2324 E. 17<sup>th</sup> St. (Yorktown)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Shears			Pounds
2. Schoell			Neal
3. McKee			Turner
4. Snyder			
5. Sottong			

6. Craddock

3. **COA-15-11 / 1515 S. Rockford Ave.** (Swan Lake)

Applicant: Jeremy Perkins for Fundus Praedium LLC  
COA Subcommittee Review Date: April 21, 2015

Request:

1. Construct new porch railings and columns according to drawings submitted
2. Replace original, wood windows with clad exterior, wood interior windows
3. Replace non-original door with door submitted

Kristin presented the application to the Commission and the applicant and the applicant's representative, Jeremy Perkins, was present at the meeting.

The applicant's representative stated the trim and jam would stay the same, and he brought a sample. Perkins stated the windows will be replaced with the same light. Commissioner Shears asked if any window need to be replaced. Perkins stated the windows on the rear of the building and the north side of the buildings.

Commissioner Schoell made a motion to approve Request 1 and 3. Commissioner Shears seconded the motion. The motion was approved by majority. Guidelines cited: A.6.4, A.6.5, A.3.3.

**Vote: 1515 S. Rockford Ave. (Swan Lake)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Shears	Craddock		Pounds
2. Schoell			Neal
3. McKee			Turner
4. Snyder			
5. Sottong			

Commissioner Schoell noted there was no enough pictorial evidence to show the windows cannot be repaired.

Commissioner Snyder made a motion to approve Request 2. Commissioner Sottong seconded the motion. The motion failed due to a tied vote. Guidelines cited: A.4.1, A.4.4, A.4.5.

**Vote: 1515 S. Rockford Ave. (Swan Lake)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Snyder	Schoell		Pounds
2. Sottong	Shears		Neal

3. Craddock

McKee

Turner

4. **COA-15-13 / 1732 S. Madison Ave.** (N. Maple Ridge)

Applicant: David Blackburn for Chuck and Diane Fessler

*COA Subcommittee Review Date: April 21, 2015*

Request:

1. Construct rear garage addition according to plans submitted
2. Extend original driveway entry width 3 feet with matching concrete and curb cut design according to plans submitted

Jennifer presented the application to the Commission and the applicant's representative, former Commissioner David Blackburn, was present at the meeting.

Applicant's representative stated for the siding on the addition and where there is fire damage, the applicants will use Hardie Board smooth lap siding. From the fire damage, the original siding is splinting and breaking. Blackburn stated for the driveway addition, the applicants will match what was in the survey photo.

Commissioner Schoell gave the COA Subcommittee report and stated the addition is barely visible from the public right of way and there was a recommendation made to the window that will not be seen. Jennifer stated most of the discussion from the COA Subcommittee was in regards to materials being used and maintaining the flare at the base of the house. Blackburn stated the applicants would like to take off the flare off the entire side of the house. Staff noted the proposal for the addition is with the flare. The Commission noted it would change the architectural detailing of the house and asked how the applicants would make the flare flat. Blackburn answered he would return the flare behind the fence and have it flat the rest of the length of the house. Commissioner Shears asked if they could offset the garage. Blackburn answered the turn for a car to go into the garage would be tight, and with an offset, they would lose a foot. Commissioner McKee asked about making the garage detached. Blackburn answered the applicants could not because of the requirement to be set back from the property line.

The Commission added a third request to remove and replace existing lower siding on north and partial east side with Hardie Board smooth lap siding to match existing profile and flare.

Commissioner Schoell made a motion to approve Request 1, 2, and 3. Commissioner Schoell seconded the motion. The motion was approved unanimously. Guidelines cited: B.1.1, B.1.2, B.1.3, B.1.4, B.4.1, B.4.2, B.3.1, B.3.2, B.3.3, B.6.2, B.6.1, B.6.3, G.2.2, G.2.3.

**Vote: 1732 S. Madison Ave. (N. Maple Ridge)**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Shears			Pounds
2. Schoell			Neal
3. Craddock			Turner
4. McKee			
5. Snyder			
6. Sottong			

**1. Zoning Code Update Preservation Commission Comments**

Staff stated they did not receive any more comments from the last meeting. After the Commission votes, the collected comments will be submitted to city staff and Kirk Bishop, the consultant, who will give a presentation on May 15, 2015. At that time, the consultant may or may not have reviewed the comments submitted by the Preservation Commission.

Commissioner McKee made a motion to approve the Zoning Code Update Preservation Commission Comments. Commissioner Craddock seconded the motion. The motion was approved unanimously.

**Vote: Zoning Code Update Preservation Commission Comments**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Shears		Snyder	Pounds
2. Schoell			Neal
3. Craddock			Turner
4. McKee			
5. Sottong			

Visitor, Cherie Cook, stated she came to show support for the people in the historic neighborhoods and stated those residents do not receive interaction from the Preservation Commission. The Commission asked what kind of ideas she had in mind. Cook stated social gatherings and was not sure. The Commission stated they could not socially do to quorum, but the Commission updated to the guidelines, it was submitted to the neighborhoods.

**6. Approve the Certified Local Government (CLG) work plan and application for July 1, 2015– June 30, 2016. Budget: \$15,000 + Match: \$10,000 = TOTAL: \$25,000**

Jennifer presented the CLG Application to the Commission and stated the grant can be used for surveys, National Register of Historic Places nominations and so forth. What the Staff received from the State Historic Preservation Office [SHPO]

is \$15,000 to use to start the budget, and the application is due on Monday, May 4, 2015. Jennifer stated the Outreach Committee met and identified items to submit to SHPO including a four-part lecture series with two recognize leaders to speak which will be free to the public. The series will also have a brochure for each topic. Another item the Outreach Committee decided

Commissioner McKee made a motion to approve the CLG work plan and application. Commissioner Craddock seconded the motion. The motion was approved unanimously.

**Vote: CLG Work Plan and Application**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Shears			Pounds
2. Schoell			Neal
3. Craddock			Turner
4. McKee			
5. Sottong			
6. Snyder			

**7. Window Policy – Window Replacement Information and Submittal Requirements**

Window policy was continued to a future TPC Meeting when time is available for a discussion and presentation on windows.

C. Reports

A. Chair Report - None

1. Committee Reports - None

B. Staff Report - None

D. New Business

None.

E. Announcement and Further Agenda Items

F. Adjournment

Robert Shears acting as Chairman adjourned the Regular Meeting at 6:33 pm.