



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Tuesday, May 26, 2015, 4:30 PM

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 Pounds called the Regular Meeting to order at 4:31 pm.

Members Present

David Pounds, Chair
Robert Shears, Vice-Chair
David Schoell, Secretary
Tom Neal
Jim Turner*
Mike Craddock*
John Snyder
EX-OF Ted Reeds
EX-OF Pam Deatherage*
*Late

Members Absent

Charles Sottong
Susan McKee

Staff Present

Jennifer Gates, Kristin Pack, Bob Edmiston

Others Present

Molly Campbell, Alicia Schultz, Po Wu Wang, Michael Skaistis, Sally Davies

2. Approval of Minutes from May 14, 2015.

Commissioner Schoell made a motion to approve the minutes. Commissioner Neal seconded the motion. The motion was approved unanimously.

Vote: Meeting Minutes May 14, 2015.

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

4. Disclosure of Conflicts of Interest
None.

B. Actionable Items

1. **COA-15-16 / 1145 E. 16th St.** (N. Maple Ridge)
Applicant: Molly Campbell
COA Subcommittee Review Date: None
Request:
 1. Replace non-original window with aluminum-clad exterior, wood interior window submitted

Staff presented the application to the Commission and the applicant, Molly Campbell, was present at the meeting. The applicant stated for the new design, she applied the Commission's suggestions and widened the exterior windows and removed the transom over the center window, and the materials changed from vinyl to aluminum-clad exterior.

Commissioner Turner made a motion to approve the request. Commissioner Turner seconded the motion. The motion was approved unanimously. Guidelines cited: A.4.1, A.4.3, A.4.5.

Vote: 1145 E. 16th St. (N. Maple Ridge)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Pounds 2. Shears 3. Schoell 4. Craddock 5. Neal 6. Snyder 7. Turner			McKee Sottong

2. **COA-15-08 / 1316 E. 19th St.** (Swan Lake)
Applicant: Alicia Schultz
COA Subcommittee Review Date: May 12, 2015
Request:
 1. Replace plywood siding on sunroom addition with wood lap siding to match original house siding

2. Replace storm windows on sunroom addition with vinyl, six-over-one, simulated divided light windows with matching wood trim to matching original wood trim.

Staff presented the application to the Commission and the applicant, Alicia Schultz, was present at the meeting. The applicant presented a sample of the vinyl window and stated the window will feature simulated divided light. Commissioner Neal presented the COA Subcommittee report and stated the existing sunroom was not a good representation of the building, and this request is an improvement. The COA Subcommittee expressed concern over matching the wood trim on the new windows to the existing trim on the building. The applicant stated she will match the trim.

Commissioner Turner made a motion to approve the request. Commissioner Schoell seconded the motion. The motion was approved unanimously. Guidelines cited: A.2.3, A.4.3, A.4.5.

Vote: 1316 E. 19th St. (Swan Lake)

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

3. COA-15-22 / 2119 E. 17th Pl. (Yorktown)

Applicant: Michael Skaistis for Robert Jackson, Jr.

COA Subcommittee Review Date: May 12, 2015

Request:

1. Construct rear addition with proposed windows featuring simulated divided light to match the existing windows, matching window trim, and smooth lap siding according to drawings submitted.

Staff presented the application to the Commission and the applicant's representative, Mike Skaistis, was present at the meeting. Mr. Skaistis stated he did not have anything further to comment and would be happy to answer questions. Commissioner Neal presented the COA Subcommittee report. The COA Subcommittee expressed concern over the attic vent, but the applicant has removed it, and requested the applicant use smooth lap siding instead of textured siding. Commissioner Turner asked the applicant why the addition's roof had a higher elevation. The applicant stated the elevation is higher on the east side due the landscape slope.

Commissioner Craddock made a motion to approve the request. Commissioner Neal seconded the motion. The motion was approved unanimously. Guidelines cited: B.1.1, B.1.2, B.1.3, B.1.4, B.3.1, B.3.2, B.3.3, B.4.1, B.4.2.

Vote: 2119 E. 17th Pl. (Yorktown)

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

4. COA-15-23 / 1017 N. Cheyenne Ave. (Brady Heights)

Applicant: Po Yu Wang

COA Subcommittee Review Date: May 19, 2015

Request:

1. Construct rear addition with Hardie Board smooth lap siding with 8 in. exposure and brick wainscot with rowlock brick course, water table using reclaimed brick then matching brick.

Staff presented the application to the Commission and the applicant, Po Wu Wang, was present at the meeting. The applicant stated he has worked on the house for a long time and ran into financial trouble. Commissioner Neal presented the COA Subcommittee report. The COA Subcommittee agreed with alternate siding, it would be more appropriate with the Secretary of the Interior's Standards for Rehabilitation, and one COA Subcommittee member suggested shingles. The structure's rear is finished with Hardie Board, and the COA Subcommittee preferred to match the exposure on the rear of the structure.

Commissioner Turner asked if the contractor left without completing the work. The applicant stated he did half the job then left without finishing. The Commission noted the wood would be recessed slightly. The Commission asked if the request is for an 8 in. exposure or a 7 in exposure. The applicant replied 8 in. exposure.

Commissioner Turner made a motion to approve the applicant's request. Commissioner Neal seconded the motion. The motion was approved unanimously. Guidelines cited: B.1.1, B.1.2, B.1.3, B.1.4, B.3.1, B.3.2, B.3.3.

Vote: 1017 N. Cheyenne Ave. (Brady Heights)

In Favor

1. Pounds
2. Shears
3. Schoell
4. Craddock
5. Neal
6. Snyder
7. Turner

Opposed

Abstaining

Not Present

McKee
Sottong

5. COA-15-19 / 2144 E. 17th St. (Yorktown)

Applicant: Lindsay Development LLC

COA Subcommittee Review Date: None

Request:

1. Review status of application for demolition filed by Lindsay Development LLC with approval of the owner, and determine need to request 60 day extension of the stay period as provided in Title 42 Chapter 10A Section 1055.D.3.
2. Motion to Reconsider May 14, 2015 vote denying COA-15-19, Application filed by Lindsay Development LLC for demolition of 2144 East 17th. The applicant has requested that he be permitted to withdraw the application rather than have the record reflect the PC's formal denial of same.

Chairman Pounds announced that the applicant for COA-15-19 contracted staff after the Preservation Commission meeting held May 14, 2015 requesting the withdrawal of his application for a demolition permit. He was advised by the staff since the Preservation Commission had formally denied the application that another vote would be required by the Preservation Commission to formally permit the withdrawal of the application. Staff read the May 15, 2015 e-mail received from the applicant in which the request to withdraw his application was submitted.

Commissioner Craddock made a motion to reconsider May 14, 2015 vote which denied the application and have the record reflect the withdrawal of the application as requested by the applicant. Commissioner Neal seconded the motion. The motion passed unanimously.

Vote: 2144 E. 17th St. (Yorktown)

In Favor

1. Pounds
2. Shears
3. Schoell

Opposed

Abstaining

Not Present

McKee
Sottong

4. Craddock
5. Neal
6. Snyder
7. Turner

Commissioner Neal made a motion to rescind the Commission’s May 14, 2015 vote which denied COA-15-19 filed by Lindsey Development LLC and instead, have the record show the applicant’s withdrawal of the application. Commissioner Craddock seconded the motion. The motion was approved unanimously.

Vote: 2144 E. 17th St. (Yorktown)

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

6. Discussion of private covenants and their relation to Historic Preservation Zoning.

Staff reviewed with the Commission its unique role as delegated by the ordinance and reinforced by tradition and experience.

Private covenants, contracts, and agreements are important tools utilized by well-meaning property owners to bind present and future owners to use restrictions and limitations imposed on the property.

Historic Preservation [HP] Zoning is truly unique in theory and application. Although, HP Zoning is considered an “overlay” district, the qualities present and unique to the historic setting are to be preserved.

The covenants and private agreements otherwise applicable must yield to the Unified Design Guidelines adopted by the City Council to be administered in an HP District.

Applicable law provides that the Commission in its review of COA applications shall utilize the Unified Design Guidelines to measure the appropriateness or inappropriateness of the proposal and shall to the highest extent possible “strive to affect a fair balance between the purposes and intent of this chapter and the desire and need of the property owner”.

If the Commission is called to exercise its authority under Chapter 10A in competition with another perhaps equally relevant zoning element, such as a PUD, the code directs that this Commission shall utilize the Unified Design Guidelines to measure the appropriateness or inappropriateness of the proposed.

C. Reports

A. Chair Report

Chairman Pounds reminded the Commission the Passive Floor Restoration Workshop is this upcoming weekend. Staff stated if one or two Commissioners would like to participate, they are welcomed to come.

Chairman Pounds stated the Oklahoma State Preservation Conference is June 3-5 in Bartlesville, Oklahoma.

B. Committee Reports

Rule and Regulations- None

Outreach – None

COA Subcommittee – No COA Subcommittee next week due to the Oklahoma State Preservation Conference.

C. Staff Report

No Staff Approvals.

Staff state the Window Replacement Guide will be added to the next regular meeting agenda. There is a webinar related to window repair and replacement, and will send more information regarding the webinar later in the week.

D. New Business

E. Announcement and Further Agenda Items

F. Adjournment

Chairman Pounds adjourned the Regular Meeting at 5:37 pm.