



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, March 9, 2017, 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

Acting as Chairman, Commissioner Schoell called the Regular Meeting to order at 11:08 A.M.

Members Present

David Schoell
Peter Grant
Susan McKee
John Snyder
Robert Shears
Michael Birkes*

Members Absent

Mike Craddock, Chairman
Ted Reeds, Vice-Chairman
David Pounds
Mary Lee Townsend
Jim Turner

*Late

Staff Present

Jed Porter, Kristin Pack, Bob Edmiston*

Others Present

Craig Zietlow, Arlin Vancuren, Keith Dalessandro, Lauren Bogie, Myles B. Norman, Myles Norman, Chris Stephens

2. Approval of Minutes from February 28, 2017
Commissioner Grant made a motion to approve the Minutes. The motion was seconded by Commissioner Shears and approved unanimously.

Vote: Meeting Minutes, February 28, 2017

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

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

B. Actionable Items

1. **HP-17-009 / 1811 S. Yorktown Ave.** (Yorktown)

Applicant: Lauren Bogie

Historic Preservation Permit Subcommittee Review Date: None

Request:

1. Replace wood door on west façade with fiberglass door

Staff presented the application. The applicant was present and stated that she had attempted to match the existing door but finally selected a fiberglass door for its efficiency and value. Commissioner Schoell asked the applicant where she had searched, and the applicant responded that she had searched in salvage yards and on the Internet for other homeowners selling doors. Commissioner McKee asked the applicant if she had attempted to repair the door, and the applicant replied that the door's condition had discouraged any repairs, as it had suffered both deterioration at the seams and sill and the previous owner's insertion of a doorway for pets. Commissioner Grant asked the applicant if the case and molding would be disturbed, and the applicant replied that there were no plans to change the door surround—only the direction of the swing.

Commissioner Townsend made a motion to approve the application, and Commissioner Grant seconded the motion. The motion was approved unanimously. Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.3.1, A.3.3, A.3.5, A.3.6, A.3.8, A.3.9, E.1.1, E.1.2, E.1.4, E.1.4.

Vote: 1811 S. Yorktown Ave. (Yorktown)

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

2. HP-17-012 / 1024-1026 N. Denver Ave. (Brady Heights)

Applicant: Karen Kirchman

Historic Preservation Permit Subcommittee Review Date: March 2

Request:

1. Install panels on porch

The applicant, Karen Kirchman, was absent. Acting as Chairman, Commissioner Schoell moved Item 2 after Item 6 with the consent of the Commission and the audience.

3. HP-17-013 / 1347 E. 20th St. (Swan Lake)

Applicants: Arlin and Kathy Vancuren

Historic Preservation Permit Subcommittee Review Date: March 2

Requests:

1. Remove gable roof and restore original flat roof
2. Remove imitation clay tiles on roof of West Bay and replace with clay tiles
3. Remove asphalt shingles on roof of East Bay and replace with imitation clay tiles
4. Remove extension of chimney
5. Replace damaged double-pane windows with matching double-pane windows
6. Remove tiles with swastikas and replace with tiles of same dimensions

Staff presented the application, and the applicant, Arlin Vancuren, was present. The applicant stated he plans to replace the glass and sills due to deterioration. Commissioner Schoell asked the applicant if the windows were original, and the applicant stated he was not sure and added that the windows are wood-framed with a single pane of glass. Commissioner Shears noted that the front façade windows are windows with fixed sash.

Commissioner Shears made a motion to approve Items 1 – 5. The motion was seconded by Commissioner McKee and was approved unanimously. Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.2.1, A.2.2, A.2.3, A.2.4, A.4.1, A.4.2, A.4.3, A.4.5, A.4.6, A.5.2, A.5.3, A.5.4, A.5.5, A.5.6, A.5.7.

Vote: 1347 E. 20th St. (Swan Lake)

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

4. HP-17-014 / 1819 E. 17th St. (Yorktown)

Applicant: Myles B. Norman

Historic Preservation Permit Subcommittee Review Date: March 2

Requests:

1. Replace wooden steps with concrete steps covered with tile and bulkheads covered with stucco
2. Replace wooden rail on porch with concrete rail covered with stucco
3. Install tile on deck of porch

Work started without a Historic Preservation Permit

Staff presented the application, and the applicant was present. The applicant stated that, rather than remove the tile on the steps, he would prefer to install a tile that resembles concrete. Commissioner Grant wondered whether the tile would be thin enough to fit, and the applicant replied that the tile could be thicker or thinner and that the thinner tile would prevent the steps from being higher. Commissioner Schoell asked the applicant if the tread would hook underneath the riser, and the applicant replied it would look like block. The commission discussed different widths of the steps and bulkheads and thickness of the tile and verified the dimensions of the porch with the applicant.

Commissioner Grant made a motion to approve the application with these conditions—

1. Tile on steps to be removed and replaced with Daltile Patina P522
2. Tile on base of porch to be replaced with trim
3. Bulkheads to be sixteen inches (16”) in width with three-inch (3”) cast concrete caps
4. Four-inch (4”) cast concrete caps to be installed on columns and rails
5. One-and-a-half-inch (1-1/2”) overhang on all caps.

The motion was seconded by Commissioner Birkes and was approved by majority. Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.4.1, A.6.1, A.6.2, A.6.3, A.6.4, A.6.5.

Vote: 1819 E. 17th St. (Yorktown)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Schoell	McKee		Craddock
2. Grant			Reeds
3. Birkes			Pounds
4. Shears			Turner
5. Snyder			Townsend

5. **HP-17-016 / 1131 E. 18th St. (N. Maple Ridge)**

Applicant: Keith Dalessandro

Historic Preservation Permit Subcommittee Review Date: None

Request:

1. Construct pool in street yard according to documents submitted

Staff presented the application, and the applicant was present. Commissioner Schoell inquired about the materials for the deck and was informed that concrete would be used. Commissioner Schoell noted that the shape appeared to be appropriate for the period of the residence. Commissioner Shears asked the applicant about the recently constructed patio and his intention to submit an application. The applicant agreed with Commissioner Shears that an application was needed, but his client had directed the contractor to proceed.

Commissioner Shears made a motion to approve the application. The motion was seconded by Commissioner Snyder and approved unanimously. Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, E.1.1, E.1.2, E.1.3, E.1.4.

Vote: 1131 E. 18th St. (N. Maple Ridge)

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

6. **HP-17-017 / 1767 S. St. Louis Ave. (Swan Lake)**

Applicant: Chris Stephens

Requests:

1. Demolish retaining wall and construct new retaining wall on owner's property according to documents submitted
 2. Construct pool in street yard according to documents submitted
- Application to amend previous approval of an application by Tulsa Preservation Commission on September 10, 2015

Staff presented the application, and the applicant was present. As there was no discussion, Commissioner Shears made a motion to approve the application. The motion was seconded by Commissioner Snyder and approved unanimously. Guidelines cited: G.1.1, G.1.2, G.1.3, G.1.4, G.1.5.

Vote: 1767 S. St. Louis Ave. (Swan Lake)

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

7. **HP-17-012 / 1024-1026 N. Denver Ave. (Brady Heights)**

Applicant: Karen Kirchman

Historic Preservation Permit Subcommittee Review Date: March 2

Request:

1. Install panels on porch

Staff presented the application, but the applicant was absent due to conflict with her schedule. After the report from the Historic Preservation Permit Subcommittee, the commissioners expressed agreement with its recommendation for the denial of the application.

Commissioner Shears made a motion to deny the application. The motion was seconded by Commissioner Birkes and was approved unanimously. Guidelines cited: A.6.5, E.1.2, E.1.3, E.1.4.

Vote: 1024-1026 N. Denver Ave. (Brady Heights

In Favor

1. Schoell
2. Grant
3. McKee
4. Shears
5. Snyder
6. Birkes

Opposed

Abstaining

Not Present

- Craddock
Reeds
Pounds
Turner
Townsend

C. Reports

1. Chair Report
 - a. Annual Retreat – None
2. Staff Report – None

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Adjournment

Acting as Chairman, Commissioner Schoell adjourned the Regular Meeting at 12:17P.M.