



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, July 13, 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

Chairman Craddock called the Regular Meeting to order at 11:05 A.M.

Members Present

Mike Craddock, Chair
Ted Reeds, Vice-Chair
Chris Bumgarner*
Peter Grant
Susan McKee
Mary Lee Townsend*
David Pounds
Jim Turner

Members Absent

Michael Birkes
David Schoell
Robert Shears

*Late

Staff Present

Jed Porter, Addison Spradlin, Audrey Blank

Others Present

Kevin Pauli, Nina and Jim Miller, Aaron Sprik

2. Approval of Minutes from June 27, 2017

Commissioner Grant made a motion to approve the Minutes. The motion was seconded by Commissioner Pounds and approved unanimously.

Vote: Meeting Minutes, June 27, 2017

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

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

B. Actionable Items

1. HP-17-044 / 2204 E. 17th St. (Yorktown)

Historic Preservation Permit Subcommittee Review Date: July 6, 2017

Applicant: Biltmore Homes, LLC

Request:

1. Construction of single-family residence according to documents submitted

Staff presented its report, and Commissioner Grant presented the report on behalf of the Historic Preservation Permit Subcommittee, noting that the applicant had responded to the requests for revisions. The applicant commented that the pitch of the roof at the front and rear had been reduced to 12/8 and that the height of the windows had been reduced to six feet (6'-0"). Commissioner Turner inquired about the view from the east and west and proposed that the ridge of the roof above the kitchen be extended and a gable added. In response to an inquiry about the treatment of the masonry, the applicant noted that the first story would be covered with brick.

As there was no further discussion, Commissioner Turner made a motion to approve the application with the condition that the ridge of the roof on the west side extend to the rear wall and a gable be added. The motion was seconded by Commissioner Reeds and approved unanimously.

Vote: 2204 E. 17th St. (Yorktown)

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

2. HP-17-068 / 1827 E. 17th Pl. (Yorktown)

Applicant: Kevin Pauli

Request:

1. Reconstruction of retaining wall and installation of new capstone

Staff presented its report, and the applicant commented that the purpose of the installation of the capstone was the protection of the wall. In response to several inquiries by Commissioner Turner, the applicant indicated that the stone on the site would be used to reconstruct the wall, that native stone which matched that stone would be employed as needed, and that the height of the wall would only be as high as necessary to install the capstone. Commissioner McKee expressed concern about the placement of the capstone behind the bulkhead.

As there was no further discussion, Commissioner Reeds made a motion to approve the application with the condition that the capstone would not be extended behind the bulkhead. The motion was seconded by Commissioner Pounds and approved unanimously.

Vote: 1827 E. 17th Pl. (Yorktown)

In Favor

1. Craddock
2. Reeds
3. Bumgarner
4. Grant
5. McKee
6. Pounds
7. Townsend
8. Turner

Opposed

Abstaining

Not Present

- Birkes
Schoell
Shears

3. HP-17-069 / 1720 S. Newport Ave. (N. Maple Ridge)

Applicants: Nina and Jim Miller

Request:

1. Construction of balustrade on second-story balcony

Staff presented its report, and the applicants commented that the project had been prompted by the necessity to repair the source of a leak. After presenting a photograph of the previous appearance of their residence, the applicants observed that the former balcony seemed too elaborate and that the present proposal seemed to fit the style of the residence better. Commissioner Turner expressed concern about the proportions and proposed 6x6 posts and larger balusters. The applicants responded that the columns were 10x10 posts but agreed that 8x8 posts would be acceptable. Several commissioners commented on the necessity for specificity in proposals, and Commissioner Turner referred to the balustrade on the residence located at 1115 East 16th Street as a model for

this project, adding that a vertical brace would be needed under the panels. Commissioner Bumgarner inquired about the installation of the deck and was informed that a membrane had been installed over a new structural system.

As there was no further discussion, Commissioner Turner made a motion to approve the application with the conditions that the panels match those on the balustrade on the residence located at 1115 East 16th Street and that the posts be no more than eight inches (0'-8") on each side. The motion was seconded by Commissioner Reeds and approved unanimously.

Vote: 1720 S. Newport Ave. (N. Maple Ridge)

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

C. Reports

1. Chair Report
None
2. Staff Report

Staff presented a report on the progress of the project at 1823 East 17th Place, noting that the project as executed differed from the project as approved. Staff was directed to contact the applicants and inform them about the requirement to adhere to the conditions of the Approved Proposal.

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Adjournment

Chairman Craddock adjourned the Regular Meeting at 12:04 P.M.