



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, January 8, 2015, 11:00 AM

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

Robert Shears acted as Chairman in the absence of Chairman Pounds. He called the Regular Meeting to order at 11:05 a.m.

Members Present

Robert Shears, Vice-Chair
David Schoell, Secretary
Tom Neal
Charles Sottong
Jack Hodgson

Members Absent

David Pounds, Chair
Ted Reeds. EX-OF
Susan McKee
Jim Turner
John Snyder
Pam Deatherage, EX-OF

Staff Present

Amanda DeCort, Bob Edmiston, Kristin Pack

Others Present

Lynnwood R. Moore III, Candace McCormick, David Ferran, Brandon Brujitske, Cameron B. Collin

2. Approval of Minutes from December 11, 2014.

Vote: Meeting Minutes December 11, 2014.

In Favor

1. Shears
2. Hodgson

Opposed

Abstaining

Not Present

3. Schoell
4. Neal
5. Sottong

Commissioner Hodgson made a motion to approve the request. Commissioner Neal seconded the motion. The motion was approved unanimously.

3. Disclosure of Conflicts of Interest

No one reported a conflict of interest with the proposals on the agenda.

B. Actionable Items

1. **COA-14-41 / 1030 E. 18th Street** (N. Maple Ridge)

Applicant: Christina Kendrick

COA Subcommittee Review Date: January 6, 2015

Request:

Construct rear addition of pool house according to plans submitted

Amanda DeCort presented a summary of the property to the board and read applicable guidelines. The applicant was absent from the meeting. It was noted the addition will have pergola and not a roof. Commissioner Hodgson presented the subcommittee report and stated the applicant came twice before the COA Subcommittee and changed the design for the columns to penetrate through the roof, and the spacing, size, and scale of the balusters are to match the existing porte-cochère balusters.

Vote: 1030 E 18th St. (N. Maple Ridge)

In Favor

Opposed

Abstaining

Not Present

1. Shears
2. Hodgson
3. Schoell
4. Neal
5. Sottong

Commissioner Hodgson 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.3.1, B.3.2, B.3.3., B.4.1, B.4.2

2. **COA-14-42 / 1525 S. Yorktown Place (Gillette)**

Applicant: Candace McCormick

COA Subcommittee Review Date: January 6, 2015

Request:

- a. Construct garage addition, relocating existing garage doors from north elevation of garage to west elevation, according to plans submitted

Amanda DeCort presented a summary of the property to the board and applicant was present at the meeting. It was noted the building is a non-contributing property, and it was constructed in 1986, three years before Gillette H.D. was created.

Commissioner Schoell noted the existing window size should use the triple casement windows.

Commissioner Hodgson presented the COA Subcommittee report and noted there is not parking along the street, and the garage should not have been built facing away from the street. He noted the windows proposed are fine and to scale, and the new concrete driveway will be pushing the limit of the guideline.

Commissioner Neal proposed a condition stating the applicant use triple casement windows for opening size submitted.

Commissioner Hodgson made a motion to approve the request.

Commissioner Neal seconded the motion with condition to use triple casement windows for opening size submitted. The motion was approved unanimously. Guidelines cited: E.1.1, E.1.2, E.1.3, E.1.4, B.1.1, B.1.2, B.1.3, A.1.1, A.1.2, A.1.3, A.1.4, A.2.5, A.3.1, A.3.2, A.3.7, A.4.1, A.4.2, A.4.7, B.2.3, B.2.4, B.3.1, B.3.3, B.6.1, B.6.2, B.6.3

Vote: 1525 S. Yorktown Place (Gillette), Item A

In Favor

Opposed

Abstaining

Not Present

1. Shears
2. Hodgson
3. Schoell
4. Neal
5. Sottong

Request:

- a. Paint brick on house and garage

Commissioner Hodgson presented the COA Subcommittee report stating by painting the masonry, it would soften the property and was agreed upon by COA Subcommittee members.

Commissioner Shears asked if white-washing was an alternative presented.

Commissioner Hodgson stated the white-wash may splotch and create more attention to the house.

Commissioner Neal noted that the McGay House, a contributing property and painted brick, was just down the street and provided some ease for this property to be an exception.

Commissioner Schoell noted it was not uncommon for 1980s houses to painted.

Commissioner Hodgson made a motion to approve the request.

Commissioner Neal seconded the motion. The motion was approved by the majority. Guidelines cited: E.1.1, E.1.2, E.1.3, E.1.4, B.1.1, B.1.2, B.1.3, A.1.1, A.1.2, A.1.3, A.1.4, A.2.5, A.3.1, A.3.2, A.3.7, A.4.1, A.4.2, A.4.7, B.2.3, B.2.4, B.3.1, B.3.3, B.6.1, B.6.2, B.6.3

Vote: 1525 S. Yorktown Place (Gillette), Item B

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Hodgson	1. Shears		
2. Schoell			
3. Neal			
4. Sottong			

3. COA-14-44 / 1545 S. Yorktown Avenue (Gillette)

Applicant: David Ferran for John L. Kratzert

COA Subcommittee Review Date: None

Request: Replace original windows with Fibrex windows

Amanda DeCort presented a summary of the property to the board and applicant was present at the meeting.

The applicant brought a sample of window proposal and stated that the windows will look exactly like the original windows. The applicant stated the Fibrex material is composed of molded wood and PVC material to appear as a wood window. The applicant stated he can replicate the prairie style muntins pattern.

Commissioner Neal asked if the parts of the window will still be the proportion.

Applicant (Ferran) stated it will look identical.

Commission Shears asked if the original windows could be restored.

Sales representative for the applicant stated the windows on the property are painted shut and the bathroom window will not shut. Applicant believes it could cost more to repair the windows than replace them, and he noted the wood is rotting in the original windows.

Commission Schoell noted that a properly weather stripped window with a traditional wood storm window can be thermal efficient.

Applicant stated the interior glass of this product will feel the same as room temperature whether it is cold or hot outside.

Commissioner Neal asked if the homeowners could use aluminum storm windows.

The Board requested more information and documentation on the original windows in order to substantiate that the windows are beyond repair - including a survey of the windows indicating which issues are present where, and photographs showing decay or demonstrating issues. Commissioner Neal suggested an architect or window restorer should evaluate the windows.

The applicant requested a continuation of the application to the next meeting so that he may provide additional information.

Commissioner Neal made a motion to accept the applicant's request and continue the application to the next meeting. Commissioner Sottong seconded the motion. The motion was approved unanimously. Guidelines cited: A.4.1, A.4.4, A.4.5

Vote: 2131 E. 17th Place (Yorktown)

In Favor

Opposed

Abstaining

Not Present

1. Shears
2. Hodgson
3. Schoell
4. Neal
5. Sottong

6. COA-14-40 / 2131 E. 17th Place (Yorktown)

Applicant: Amy Fehl

COA Subcommittee Review Date: October 21, 2014

Request:

Replace original windows with vinyl windows

Amanda DeCort presented a summary of the property to the board and applicant was absent from the meeting.

Based upon the change requested by the applicant from the original application, and only a portion of the original application to be considered, the board requested the applicant's attendance and clarification at the next meeting.

Commissioner Neal made a motion to continue the application to the next meeting with conditions. Commissioner Schoell seconded the motion. The motion was approved unanimously. Guidelines cited: A.4.1, A.4.4, A.4.5

Vote: 2131 E. 17th Place (Yorktown)

In Favor

Opposed

Abstaining

Not Present

1. Shears
2. Hodgson
3. Schoell
4. Neal
5. Sottong

C. Reports

- A. Chair Report
- B. Staff Report
 - a. Staff COAs

Amanda presented the Staff Approval of the rehabilitation project at 210 W. Latimer Street in the Brady Heights H.D. The applicant, Justin Pickard, received a staff approval to reconstruct and/or repair brick storefront, storefront windows, and transom windows, including missing brick wall on west storefront, according to plans submitted. The applicant received staff approval to rehabilitate existing door and replicate it to replace missing west side door. Pickard has been approved by the National Park Service to receive Federal Rehabilitation Tax Credits.

- b. Committees

Nothing to report.

- c. Retreat Date

Since the zoning code update is not released, the retreat date is continued until next TPC meeting on Tuesday, January 27, 2015.

d. Sinclair Building

Bob Edminston presented the update for the Sinclair building. The owner will not pay for the structural assessments to the building in the amount of \$185,000, and he does provide a defense and never repealed the summary judgment. The schedule auction date was set for October 21, however, the owner declared bankrupt on October 20. On November 5, he declared the Sinclair Building is his homestead. On January 6, Judge Chapelle ruled he cannot declare the Sinclair Building as a homestead due to zoning. The new auction date for the Sinclair Building is January 13, 2015 at 10:00 am.

C. Committee Reports

None

D. New Business

None

E. Announcements and Further Agenda Items

None

F. Adjournment

Meeting adjourned at 12:13 pm by Chairman Shears.