



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, July 9, 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

Chairman Pounds called the Regular Meeting to order at 11:02 am.

Members Present

David Pounds, Chair
David Schoell
Susan McKee
Tom Neal
EX-OF Ted Reeds
Robert Shears, Vice-Chair
Mike Craddock
Charles Sottong
Jim Turner*
*Left Early

Members Absent

EX-OF Pam Deatherage
John Snyder

Staff Present

Jennifer Gates, Bob Edmiston, Kristin Pack

Others Present

Kurt Barron, Kenneth Vives, Kenneth Paul Uttinger, Jeremy Brennan, Cara Waken, Shaun Udrea

2. Approval of Minutes from June 23, 2015.

Commissioner Craddock made a motion to approve the minutes. Commissioner Schoell seconded the motion. The motion was approved by majority.

Vote: Meeting Minutes June 23, 2015.

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

4. Disclosure of Conflicts of Interest

Commissioner McKee stated she held a conversation with applicant, Cara Waken, about taking her application to COA Subcommittee.

B. Actionable Items

1. **COA-15-31 / 1864 E. 17th St.** (Yorktown)

Applicant: Cara Waken

COA Subcommittee Review Date: July 2, 2015

Request:

1. Construct addition to the rear of the house according to plans submitted
Work started without a Certificate of Appropriateness

Staff presented the application to the Commission and the applicant, Cara Waken, was present at the meeting. Commissioner Neal presented the COA Subcommittee report. The applicant stated she believed the addition was exempt, and TPC Staff and the COA Subcommittee helped her with the process.

Commissioner Turner asked the applicant if the slope and depth of the eaves match the existing house. The applicant stated the slope matches the existing house. Commissioner Turner asked the applicant if the roof of the addition goes underneath the existing roof. The applicant stated the roof does, but it doesn't obstruct much and will not have a large attic since it is a small addition.

Commissioner Craddock made a motion to approve the application. 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.3.1, B.3.2, B.3.3, B.4.1, B.4.2.

Vote: 1864 E. 17th St. (Yorktown)

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

4. Craddock
5. McKee
6. Neal
7. Sottong
8. Turner

2. **COA-15-28 / 1008 N. Denver Ave.** (Brady Heights)

Applicant: Jeremy Brennan

COA Subcommittee Review Date: July 2, 2015

Requests:

1. Reconstruct porch according to drawing submitted (Brick pier reconstruction approved by Staff 6/30/2015)
2. Replace two non-original, wood windows with five-over-one jailhouse, wood windows with matching wood trim
3. Remove Fascia trim from the structure and replace with fascia trim based on original design

Staff presented the application to the Commission and the applicant, Jeremy Brennan, was present at the meeting. Commissioner Neal presented the COA Subcommittee report and stated the COA Subcommittee approved the plan as proposed.

Commissioner Turner asked the applicant the extent of the masonry work being completed on the property. The applicant stated the brick pier on the south remains in good shape, but the two piers by the stairs will have to be rebuilt. The Commission asked the applicant if the stairs will be rebuilt. The applicant stated the stairs remain in good shape but will be repaired.

The Commission asked if there are any photographs of the property prior to the survey photo in 2001. The applicant stated the oldest photograph in his possession shows the porch enclosed. Staff stated they could not find an earlier photograph and search building catalogs dating from the estimated time of construction. Staff stated they have worked with applicant and scraped old paint to see the age of the wood and found the box columns have a support inside. Commissioner Neal asked if the photograph the applicant has, shows the missing bracket on the north side. The applicant stated he can go back and look at the photograph. Commissioner Turner asked what the applicant planned to do to the concrete blocks on the lower steps by the sidewalk. The applicant stated he planned to remove them.

Commissioner Neal made a motion to approve the application. Commissioner McKee seconded the motion. The motion was approved unanimously. Guidelines cited: A.4.1, A.4.2, A.4.3, A.4.5., A.4.6, A.4.7. A.4.8, A.5.4, A.6.1, A.6.2, A.6.3, A.6.4.

Vote: 1008 N. Denver Ave. (Brady Heights)

In Favor

- 1. Pounds
- 2. Shears
- 3. Schoell
- 4. Craddock
- 5. McKee
- 6. Neal
- 7. Sottong
- 8. Turner

Opposed

Abstaining

Not Present

Snyder

3. COA-15-35 / 1718 S. Rockford Ave. (Swan Lake)

Applicant: Barron and McClary GC, Inc. for Annie Van Hanken

COA Subcommittee Review Date: None

Requests:

- 1. Reconstruct front porch according to plan submitted
- 2. Reconstruct retaining wall with dry stack hackett stone

Staff presented the application to the Commission and the applicant's representative, Kurt Barron, was present at the meeting. Staff stated the applicant came to Preservation Commission as a permit request that was stopped. Staff stated this application would normally have been presented to the COA Subcommittee, but the applicant asked to put through as quickly as possible. The applicant's representative stated the house is an infill house, and the porch and retaining wall is the first of the two phases to be completed on the house and the second phase will be siding.

Commissioner Neal stated this application would be a good candidate for the COA Subcommittee, and the application shows improvement to the existing structure. Commissioner Neal stated river rock normally is not found within the district, and brick would be an appropriate alternative. The Commission asked the applicant why the columns in the application drawing are minimally detailed and if he considered top and bottom trim. The applicant stated he planned to match the house to the north, and the drawing failed to show tapered columns and trim.

Commissioner Turner stated the application presents two new stones to the house and asked if the applicant considered using the same material for the porch and retaining wall. The applicant stated he is the general contractor and homeowner decided on the materials. Commissioner Shears asked the applicant if the proposed retaining wall is mortared or free standing. The applicant stated the wall will hold some ground but will be free standing with some mortar which will not be visible.

The Commission discussed the river rock and stated another option would be to use brick for the porch and retaining wall with the retaining wall mortared. The

applicant's representative asked if the application could be put on hold while he called the homeowner and asked if brick would be an acceptable alternative. The Commission recessed the application until after COA-15-24 was reviewed.

4. COA-15-24 / 1612 S. Trenton Ave. (Swan Lake)

Applicant: Kenneth Vives for Steve Mitchell

COA Subcommittee Review Date: June 16, 2015 / July 2, 2015

Requests:

1. Construct new single family residence according to plans submitted

Staff presented the application to the Commission and the applicant's representative, Kenneth Vives, was present at the meeting. Commissioner Neal presented the COA Subcommittee reports and stated the COA Subcommittee asked the applicant to provide consistency on the street by retaining the driveway and driveway apron and repairing both where needed. The COA Subcommittee asked the applicant to provide a window on the south elevation, and change the windows on the north elevation from fixed to one-over-one, double hung windows. Commissioner Neal stated the blank wall on the south elevation went under discussion, and the COA Subcommittee agreed to leave it blank to accommodate kitchen cabinets. The applicant added that the driveway apron was damaged during demolition and will have to be replaced with matching concrete.

Commissioner Turner asked the applicant if he planned to retain the Sycamore trees. The applicant stated he planned to save them. Commissioner Turner asked the applicant why the house was not up against the setback on the north side to allow for more of a consistent setback for a driveway along the south side. The applicant stated the eave and section of the roof would need to have a higher fire rating since it would be over the 5 ft. setback. Commissioner Reeds asked the applicant how much wider is the house compared to other houses on the same block. The applicant stated 6 ft., and the house to the north is 43 ft. wide. Commissioner Turner asked the applicant has he considered adding a water table where the siding meets the foundation. The application stated it was on the first drawings submitted to the COA Subcommittee where it was discussed. Since there was no water table on the block, the water table was removed. Commissioner Neal asked the applicant if the house to north is 43 ft. in width with the porte-cochère. The applicant stated yes.

Commissioner Schoell asked the applicant if the retaining wall will have a cap similar to the district. The applicant stated he wanted to do a stone cap but houses on the same block did not have it, and the block will be hand cast concrete rock block. Commissioner McKee asked if the window wells for the basement will match existing window wells on the same block. The applicant stated yes. Commissioner Reeds asked the applicant if he wanted the rear detached garage along the alley or did the permit office require an 8 ft. setback.

The applicant stated the original detached garage was used as an apartment and not a garage, and the 8 ft. setback will allow a rear approach.

The Commission discussed adding a 2 in. cap to the retaining wall. The Commission agreed to keep the foundation wall and retaining wall natural. The applicant stated the rock faces on the other houses are painted, and if the company he purchases the rock face from is bought out then he will have to use chiseled block. The Commission agreed the retaining wall should have a 2 in. cap to match the porch caps and an acceptable alternative to unfinished rock would be brick to match the house for the foundation wall and retaining wall, and the retaining wall will still use a 2 in. cap if brick is used.

Commissioner Neal made a motion to approve the application with the condition that the retaining wall feature 2 inch cap and smooth to match pilaster caps and brick as an alternative in lieu of natural rusticated block for the retaining wall and foundation wall. Commissioner Schoell seconded the motion. The motion was approved unanimously. Guidelines cited: C.1.1, C.1.2, C.1.3, C.1.4, C.1.5, C.2.1, C.2.2, C.2.3, C.2.4, C.2.6, C.3.1, C.4.1, C.4.2, C.4.3, C.5.1, C.5.2, C.5.3, G.2.1, G.2.2, G.2.3.

Vote: 1612 S. Trenton Ave. (Swan Lake)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Pounds 2. Shears 3. Schoell 4. Craddock 5. McKee 6. Neal 7. Sottong 8. Turner			Snyder

5. Revisited: COA-15-35 / 1718 S. Rockford Ave. (Swan Lake)

Applicant: Barron and McClary GC, Inc. for Annie Van Hanken

COA Subcommittee Review Date: None

Requests:

1. Reconstruct front porch according to plan submitted
2. Reconstruct retaining wall with dry stack hackett stone

The applicant's representative stated the applicant does not want to use brick and would like to use the river rock, and the applicant is willing to use river rock for both the porch and the retaining wall and not use the Hackett stone. The Commission agreed that river rock may be used in Tulsa, but it is not found within Swan Lake Historic District. The applicant stated he can bring a sample of the river rock. The Commission suggested using Oklahoma stone or present different alternatives of stone to use for the porch and retaining wall. The

applicant's representative asked if Hackett stone would be appropriate for the retaining wall and porch, and if the applicant decided to change the stone could the application come back to the Preservation Commission. The Commission directed if the application was approved for Hackett stone and decided later to use a different material, the applicant would need to submit a new application.

Commissioner Neal made a motion to approve the application with conditions to change river rock to Hackett stone with blue stone cap for the retaining wall and tapered columns with trim to match the neighboring house to the north.

Commissioner Schoell seconded the motion. The motion was approved unanimously. Guidelines cited: E.1.1, E.1.2, E.1.3, E.1.4, A.6.1, A.6.2, A.6.3, A.6.4, A.6.5, G.1.3, G.1.5.

Vote: 1618 S. Rockford Ave. (Swan Lake)

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

6. Windows- Window Repair and Replacement Guide

Staff stated if any Commissioners missed the any presentations, staff can schedule to meet and go through the presentation. Staff summarized the last meeting, and asked the Commissioners to look through the Window Replacement Guide and provide comments before the next Regular Meeting on Tuesday, July 28, 2015. Staff will need all comments by Wednesday, July 22, 2015.

C. Reports

A. Chair Report

COA Subcommittee- Commissioner Neal stated he will not be present on the COA Subcommittee meeting on August 6, 2015 and asked Commissioner Schoell to chair the meeting.

B. Staff Report

Staff stated only one staff approval from the last meeting for 1008 N. Denver Ave. to reconstruct the brick piers on the porch.

Staff stated all agenda, staff reports, and minutes can be viewed on the Tulsa Preservation Commission website. Staff asked if a link does not work, please

inform them so it can be fixed. The standard e-mail address, info@tulsapreservationcommission.org, no longer works, and staff is looking for an alternative.

The position of Historic Preservation Planner has not been filled and currently there is one new applicant for the position.

TPC Staff have received the CLG Grant contract for the Oklahoma State Historic Preservation Office for \$20,750 to fund the program. Staff will schedule a meeting with the Outreach Committee soon to start planning.

D. New Business

None.

E. Announcement and Further Agenda Items

Window Replacement Guide.

F. Adjournment

Chairman Pounds adjourned the Regular Meeting at 12:34 pm.