



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Tuesday, August 25, 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

Acting as Chairman, Vice Chairman Shears called the Regular Meeting to order at 4:39 pm.

Members Present

Robert Shears, Vice-Chair
David Schoell
Tom Neal
Mike Craddock
Susan McKee

Members Absent

David Pounds, Chair
John Snyder
EX-OF Ted Reeds
Charles Sottong
Jim Turner
EX-OF Pam Deatherage

Staff Present

Jennifer Gates, Bob Edmiston, Kristin Pack, Travis Hulse, Roy Malcolm Porter

Others Present

Duncan Smith, James Pittes, Betty Chapman, Lee Dester, Calum Raffle, Piper Raffle, Cindy Bushnell, Kevin Cox, Chase Mohler, Chip Atkins, John Carlson, Sally Davies

2. Approval of Minutes from August 13, 2015.

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

Vote: Meeting Minutes August 13, 2015.

In Favor

- 1. Shears
- 2. Schoell
- 3. Craddock
- 4. McKee
- 5. Neal

Opposed

Abstaining

Not Present

- Pounds
- Snyder
- Sottong
- Turner

4. Disclosure of Conflicts of Interest

Commissioner Neal completed the design for COA-15-37 and will recuse himself from the application.

B. Public Information Session

1. **Section 106 process and demolition of 1116, 1120, 1124 E. Haskell St.**

Staff presented the Section 106 process and proposed demolition of 1116, 1120, 1124 E. Haskell St. The owner, Betty Chapman, stated the buildings were in bad shape, and they have not been in the original condition for several years. The owner stated the upstairs is not accessible, and the roof is missing or deteriorated in various areas of all three structures. The owner stated she does not want these buildings on the National Register of Historic Places, and the buildings are not safe. The applicant stated she routinely checks the buildings to see that they are secured and not vandalized.

Citizen, Chip Atkins, stated he is a resident of the Swan Lake Historic District, and he has seen buildings in worse shape that were repaired. City of Tulsa Working In Neighborhoods [WIN] Supervisor, Kevin Cox, stated this process began when the before mentioned buildings were identified as part of a neighborhood association outreach to identify substandard housing. Cox stated the property owner contacted WIN for voluntary demolition, and the properties were accepted for the voluntary demolition grant. Cox stated when the properties were submitted for Section 106 review, the Oklahoma State Historic Preservation Office [SHPO] determined the properties were eligible for the National Register of Historic Places.

References: 36 C.F.R. §800.16(I)(1)

2. **Section 106 process and demolition of 2401 N. Main St.**

Staff presented the proposed demolition of 2401 N. Main St. The owner, James Pittes, stated his mother is suffering from cancer, and his time and money has been obligated to her care. The owner stated he wished to pursue rehabilitation and has met with contractors about repairing the roof. The owner stated the water coming from the hill above the property has deteriorated the west elevation, and the water would need to be diverted away to prevent further damage. The owner stated the house is structurally sound on the interior although the exterior may not appear structurally sound.

Citizen, Chip Atkins, stated he opposed the demolition, and there should be other means to save the building. WIN Supervisor, Kevin Cox, stated the property owner will continue to have the opportunity to rehabilitate the property by contacting WIN and providing supporting documentation. WIN Inspector, Chase Mohler stated he has monitored this property since 2014 and has not seen any progress, and WIN has submitted a structural engineering report to Preservation Staff for each structure.

References: 36 C.F.R. §800.16(I)(1)

3. HP Zoning Map Amendment for 2700 S. Boston Ave.

Staff presented the HP Zoning Map Amendment process.

References: TPC Rules and Regulations Art. VIII Sec. 3, Art. VIII Sec. 4; Chapter 10A §1054(E), §1054(B).

C. Actionable Items

1. HP Zoning Map Amendment – 2700 S. Boston Ave.

Applicant: Sally Davies

Request:

1. HP Zoning Map Amendment to establish a HP Overlay Zoning District at 2700 S. Boston Ave., Elmwood- Hurley Mansion Historic Zoning District
2. Proposed amendment to the *Unified Design Guidelines* for the Elmwood- Hurley Mansion Historic Zoning District

Staff presented the application to the Commission and the applicant, Sally Davies, was present at the meeting. Commissioner Craddock stated he loved the history of the house. Citizen, Chip Atkins, stated he commends the Preservation Commission for considering an individual property for a Historic Preservation Overlay, and he encourages the Commission and applicant to consider addressing the exterior wall material and window shutters in the Unified Design Guidelines amendments.

The Commission discussed the potential review of the property since the house is visible from two streets. Staff clarified some items in the rear and side yard will not be reviewed in the future per our Ordinance. The house is reviewed as it is seen from the public right of way and adjoining streets. Commissioner Neal asked staff if the garage is exempt. Staff stated the garage is exempt as stated in Title 42 Chapter 10A §1053 since it is in the rear of the property. The “front yard” for purposes of this house will be the side facing Riverside Drive. Commissioner McKee asked Staff how will additions and new construction affect this property. Staff clarified new additions refer to Section B of the Unified Design Guidelines and only Sections A, B, and G will apply to this site. Commissioner Craddock asked Staff if the Commission may propose new amendments to the Unified

Design Guidelines concurrent with this application. Staff stated the amendments proposed are only for this application, and new amendments need to proceed through the proper notification process. Mr. Atkins asked Staff if the garage were later attached to the primary structure, would it be reviewed. Staff replied yes.

Commissioner Neal made a motion to approve the application. Commissioner Craddock seconded the motion. The motion was approved unanimously. References: Chapter 10A §1054 (B). Guidelines: A.4.5, A.5.3, B.2.4, G.1.5.

Vote: HP Zoning Map Amendment – 2700 S. Boston Ave.

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

2. COA-15-36 / 1748 S. Yorktown Ave. (Yorktown)

Applicant: Calum Raffle

COA Subcommittee Review Date: None

Requests:

1. Replace non-original door with Craftsman door submitted
Work completed without a Certificate of Appropriateness

Staff presented the application to the Commission and the applicant, Calum Raffle, was present. The applicant's wife, Piper Raffle, stated when they were notified by Preservation Staff of their violation, they did not understand what a Historic Preservation Overlay District entailed. P. Raffle stated she completed extensive research to pick an appropriate door that would match the character of other houses on the same street. P. Raffle stated she did not believe the door was original since it featured a pressed flower design in the glass panes.

Commissioner Neal stated he believed the door was original, but the glass was replaced in the 1980s. Commissioner Neal stated since the door was already replaced, it placed pressure on the Commission to approve which sets a bad precedent for future applications. Commissioner Neal stated that at the July 28, 2015 meeting, the Commission discussed whether there should be a penalty.

Citizen, Chip Atkins, stated when he purchased one of his properties, the realtor did not give any information about the Historic Preservation Overlay. P. Raffle stated she and her husband installed the door in January or February 2015, received the HP postcard reminder in May, and received their violation letter in June. The applicant stated she did not want to violate any rules and worked hard to find an appropriate door. Staff stated they are currently contacting each neighborhood to schedule an education class about Historic Preservation Zoning.

Commissioner Schoell stated he did not believe the door was appropriate for this house style but appreciate the research involved in selecting a door. He further requested from the applicant suggestions for the Commission to use to spread the word about the HP Overlay requirements. P. Raffle stated a welcome packet with information about Historic Preservation Overlays and the process would be helpful.

Commissioner Neal made a motion to approve the application. Commissioner Shears seconded the motion. The motion was approved by majority. Guidelines cited: A.3.1, A.3.2, A.3.3, A.3.8, A.3.4, A.3.5.

Vote: 1748 S. Yorktown Ave. **(Yorktown)**

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

3. **COA-15-37 / 1724 S. Madison Ave.** (N. Maple Ridge)

Applicant: Brent and Cindy Bushnell

COA Subcommittee Review Date: August 6, 2015

Requests:

1. Construct porch addition according to drawings submitted
2. Construct brick retaining wall according to site plan submitted
3. Replace non-original doors with door submitted.
4. Place traditional style awnings on the second story, east elevation (façade) windows

Commissioner Neal recused himself from the application due to a conflict of interest. With Commissioner Neal's recusal, the quorum was lost, and the application was not presented.

For discussion purposes, only, Commissioner Schoell presented the COA Subcommittee report.

The amended application and comments from the applicant established that all recommendations made by the COA Subcommittee have been satisfied. Since the Preservation Commission has no quorum and will not assemble again before the expiration of the 30 day window, the ordinance provides that the application as amended, will be approved by default. The Preservation Commission records should therefore report approval of the amended application pursuant to Title 42 TRO Section 1055(E).

4. **COA-15-38 / 2220 E. 20th St.** (Yorktown)

Applicant: Lee Dester

COA Subcommittee Review Date: None

Requests:

1. Replace original wood window sashes with aluminum clad/wood simulated divided lite (SDL) window sashes as submitted

Staff presented the application to the Commission and the applicant, Lee Dester, was present. The applicant stated that in his opinion, no one would know the difference between original window sashes and the proposed new window sashes. The applicant stated he has attempted to keep the original view and historic appearance of the house which included restoring the porch by importing matching brick and mortar. The applicant stated the lead glass windows in the attics and the doors will not be removed or altered. The applicant stated the house is located near Saint John’s Hospital, and since guests hear sirens from the ambulances and the street noise, they do not enjoy staying there.

Citizen, Chip Atkins, stated that the applicant is mistaken that the new window sashes will match the existing window sashes, and that it will be difficult for new window sashes to fit inside the window since the house naturally settles. Commissioner Neal stated the photographs presented show the windows are repairable, and most houses experience heat loss from the walls and roof. Commissioner Neal stated the applicant could add storm windows to help create a sound buffer. The applicant asked the Commission if wood window sashes would be acceptable. Commissioner Neal stated the windows still can be repaired and a good craftsman can repair them. Some discussion was directed at the availability of artisan to assist with such window repairs.

Commissioner McKee made a motion to deny the application. Commissioner Schoell seconded the motion. The motion was approved unanimously. Guidelines cited: A.4.1, A.4.4, A.4.5.

Vote: 2220 E. 20th St. (Yorktown)

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

5. **COA-15-39 / 1343 E. 18th St. (Swan Lake)**
 Applicant: John Carlson for Moura Robertson
 COA Subcommittee Review Date: August 18, 2015

Requests:

1. Replace non-original siding with western red cedar shingles

Staff presented the application to the Commission and the applicant, John Carlson, was present. Commissioner Neal presented the COA Subcommittee report which recommended approval to the Preservation Commission.

Commissioner Neal made a motion to approve the application. Commissioner Craddock seconded the motion. The motion was approved unanimously. Guidelines cited: A.2.1, A.2.2, A.2.3, A.2.4, E.1.1, E.1.2, E.1.3, E.1.4.

Vote: 1343 E. 18th St. (Swan Lake)

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

D. Reports

- A. Chair Report
None

Committee Reports

Outreach Committee met and discussed the upcoming education series, themes, and topics including realtor education and neighborhood education. Staff has submitted a draft to the Oklahoma State Historic Preservation Office, and they have responded with comments.

B. Staff Report

Staff stated there were no Staff Approvals since the last regular meeting, and the Sinclair Building is pending scheduled sale September 15, 2015.

Staff stated the Commission's letter to the Tulsa Metropolitan Area Planning Commission [TMAPC] and City Council regarding the Zoning Code Update draft was submitted. Staff stated at the next regular meeting, Commissioners will be identified to represent the Preservation Commission during Zoning Code Update meetings.

E. New Business

Commissioner Neal asked Staff if a neighborhood association is interested in being included in the National Register of Historic Places or being incorporated into a Historic Preservation Zoning Overlay, could Staff discuss or present these topics. Staff stated they can present or discuss these topics if the neighborhood contacts them.

F. Announcement and Further Agenda Items

Commission Shears requested that a future meeting include an agenda item which will allow for discussion of the “new” zoning code under consideration and amendments to the Unified Design Guidelines needed to accommodate applications for HP Zoning for single parcels rather than neighborhoods.

G. Adjournment

Acting as Chairman, Vice Chairman Shears adjourned the Regular Meeting at 6:31 pm.