



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Tuesday, October 27, 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

Chairman Pounds called the Regular Meeting to order at 4:33 PM.

Members Present

David Pounds, Chair
Robert Shears, Vice-Chair
EX-OF Ted Reeds
Susan McKee
Jim Turner
Mike Craddock
Tom Neal
*Late

Members Absent

John Snyder
EX-OF Pam Deatherage
David Schoell, Secretary
Charles Sottong

Staff Present

Travis Hulse, Kristin Pack, Roy Malcolm Porter, Jr., Bob Edmiston

Others Present

Stacey Bayles, Steven Jones, Judd Webb, Brian Adler

2. Approval of Minutes from October 8, 2015.

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

Vote: Meeting Minutes October 8, 2015.

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Pounds		McKee	Schoell
2. Shears			Snyder
3. Craddock			Sottong
4. Neal			
5. Turner			
4. Disclosure of Conflicts of Interest			
None			

B. Actionable Items

1. COA-15-49 / 1521 S. Yorktown Ave. (Yorktown)

Applicant: Judd Webb for Tyler Good

COA Subcommittee Review Date: October 20, 2015

Request:

1. Reopen original porch according to plans submitted
2. Replace non-original wood double doors with door submitted

Staff presented the application to the Commission, and the applicant's representative, Judd Webb, was present. Staff stated they and City of Tulsa Building Inspectors had discussed compliance with the code for the construction of a rail consistent with the style of the residence. Commissioner McKee stated a previous application for a shorter railing at 1604 S. Victor Ave. was approved about a year ago. Commissioner Turner stated that in the past there was an exception for historic architecture and that now the Commission has received conflicting interpretations. Staff stated that, since the rail was considered an alteration and new construction, the code required a height of thirty-six inches. Staff indicated its readiness to seek further clarification about requirements. Commissioners Neal and Craddock presented the COA Subcommittee report.

Commissioner Neal asked Mr. Webb if he is submitting different railing styles. Mr. Webb stated the drawing submitted shows a standard railing, and, since the majority of the railings in the neighborhood are decorative metal railings, he does not have any examples. Commissioner Neal stated the design shows what was presented at the COA Subcommittee Meeting on October 20, 2015. Commissioner Reeds stated by the time Mr. Webb submits his application to the Permit Office, the Commission and staff will have more information regarding railing height. The Commission discussed railing heights as stated in the International Building Code. Commissioner Neal suggested if the applicant is proposing aligning the top rail with the concrete cap, he could add a small trim piece to comply with the code

Commissioner Neal made a motion to approve the application. Commissioner Craddock seconded the motion. The motion was approved unanimously. Guideline cited: A.2.1, A.2.2, A.2.3, A.2.4, A.2.5, A.3.1, A.3.2, A.3.3, A.3.4, A.3.5, A.3.6, A.3.7, A.3.8, A.6.1, A.6.2, A.6.3, A.6.4, and A.6.5.

Vote: 1521 S. Yorktown Ave. (Yorktown)

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

2. **COA-15-47 / 1020 E. 20th St.** (N. Maple Ridge)

Applicant: David D 'Andrea

COA Subcommittee Review Date: October 1 / October 20, 2015

Request:

1. Replace non-original porch rail with rail submitted

Staff presented the application to the Commission, and the applicant was absent. Commissioner Neal presented the COA Subcommittee report.

Commissioner Craddock stated the drawings did not demonstrate what the applicant intends to construct. Commissioner Neal stated this application was frustrating due to the absence of the applicant at the October 20, 2015 COA Subcommittee Meeting and at the present meeting. Commissioner Neal stated he is not comfortable with the drawing provided. Commissioner Pounds asked staff what the application stated. Staff stated it provided the proposed measurements of the railing and stated the applicant wished to replicate the front porch railing. Commissioner Neal stated the new drawing is the same as the last drawing. Commissioner Craddock and Commissioner Neal stated the COA Subcommittee approval was conditional, since more information had been requested from the applicant.

Commissioner Shears asked if the Commission could continue the application. Commissioner Neal stated the Commission had reached the end of the period of review for the application. Commissioner Pounds indicated that the Commission could deny the application and have the applicant resubmit, or the Commission could approve the application with conditions.

Commissioner Craddock made a motion to approve the application with the condition that the proposed railing matches the profiles of the elements of the

front porch, including the profile of the trim, with rail height at 36 inches. Commissioner Neal seconded the motion. The motion was approved unanimously. Guideline cited: A.6.1, A.6.2, A.6.3, and A.6.4.

Vote: 1020 E. 20th St. (N. Maple Ridge)

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

Commissioner Neal asked if staff could inspect the railing during its construction. Commissioner Pounds asked the staff to direct the applicant to contact staff when work is being undertaken.

3. COA-15-51 / 1004 E. 17th Pl. (N. Maple Ridge)

Applicant: Brian Adler

COA Subcommittee Review Date: None

Request:

1. Replace original wood siding and trim with HardiePlank, grained lap siding
2. Remove original vinyl window shutters

Work started without a Certificate of Appropriateness

Staff presented the application to the Commission, and the applicant, Brian Adler, was present. Commissioner Neal asked the applicant what the original siding was. The applicant's contractor, Steven Jones, stated the original siding was Masonite siding and the siding did not have a moisture barrier underneath it. Commissioner Neal asked Mr. Jones how much of the siding had been replaced. Mr. Jones stated about 80-85% of the siding was replaced, except for the front façade, since he and the applicant are developing a proposal for a front porch. Mr. Jones stated the design of the front porch will be appropriate for the residence.

Commissioner Neal asked Mr. Jones if the proposed siding features a faux texture. Mr. Jones stated he has completed some projects on historic structures, and he has used smooth lap siding and grained lap siding, and grained lap siding is widely available in Oklahoma. Mr. Jones stated he always used grained lap siding on historic structure projects, because he believes the grained lap siding will last longer since the smooth lap siding peels over time. Mr. Jones told the Commission that the grain texture will not be visible from the street and that another coat of primer will be applied to have a better finished appearance.

Commissioner Neal stated an appropriate siding for the historic district would have been smooth lap siding. Commissioner Turner agreed with Commissioner Neal and stated the difference in exposure from four inches to seven inches was not an appropriate choice, since less exposure allowed the house as new construction to fit within the historic district.

Commissioner Craddock asked Mr. Jones if he knew the house was located in a Historic Preservation Overlay District and needed review by the Preservation Commission. Mr. Jones stated he was aware of the Zoning District but assumed, since the house was new construction, the project did not require review. Mr. Jones stated he used to advise the Preservation Commission. Commissioner Neal stated this violation is the same situation in which homeowners are unaware of or ignored the requirements for projects in these districts.

Commissioner Reeds asked the applicant if the pilasters and pediment around the door will be restored. Mr. Jones stated he and the applicant planned to construct a porch. Commissioner Reeds asked what kind of roof it will feature. Mr. Jones stated it will match the roof on the house, including its shingles. The porch will have a beadboard soffit and posts mounted on the last step. Staff stated the current application does not address the proposal for a porch and indicated this application was expedited due to the weather and, therefore, was not reviewed by the COA Subcommittee.

Commissioner Neal made a motion to approve the application Commissioner Pounds seconded the motion. The motion failed. Guideline cited: A.2.1, A.2.3, A.2.4, A.3.1, A.3.6, A.4.1, A.4.6, E.1.1, E.1.2, E.1.3, and E.1.4.

Vote: 1004 E. 17th Pl. (N. Maple Ridge)

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

Commissioner Pounds informed the applicant that the Commission can refer his application to the COA Subcommittee. Mr. Jones stated there are houses along S. Madison Ave. with exposures of six inches or more, and the gable height was not appropriate for four inches of exposure. Staff indicated the necessity to have a COA Subcommittee Special Meeting since the meeting on November 5 has been cancelled; two Commissioners are needed to form a quorum. Commissioner Craddock and Commissioner Neal agreed to be present on Friday, October 30, at 2:00P.M.

4. Tulsa Preservation Commission and COA Subcommittee 2016 schedule

Staff presented the 2016 Preservation Commission and COA Subcommittee schedule. Staff stated the schedule presented does not conflict with any holidays. Staff stated the only conflict on the schedule was June 2, 2016, since that date occurred during Oklahoma's Statewide Historic Preservation Conference.

Commissioner Neal made a motion to approve the Tulsa Preservation Commission and COA Subcommittee 2016 schedule. Commissioner Craddock seconded the motion. The motion was passed unanimously.

Vote: Tulsa Preservation Commission and COA Subcommittee 2016 schedule

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
7. Pounds			Schoell
8. Shears			Snyder
9. Craddock			Sottong
10. McKee			
11. Neal			
12. Turner			

5. Report on the status of the transformers and pedestals on Barnard Trace

Staff presented the notes from the meeting with the engineer for the Barnard Trace Development, Dave Sanders, on Monday, October 19, 2015, at which staff and Chairman Pounds were present. Staff stated that, during the meeting, Mr. Sanders provided a description of the process for the assignments of easements for utilities. After the accommodation of dimensions required for each utility, the only available location for the transformers and pedestals was the front yard, apparently to the developers' dismay. Neither the Preservation Commission nor its staff was involved in that process, and staff has raised the issue with INCOG to have more participation in the future. Staff stated no COA is required for the placement of the transformers and pedestals.

Commissioner Neal asked Staff if every house will have transformers. Commissioner Pounds stated there is a transformer or pedestal about every three lots, and some of the transformers are in highly visible locations. Staff stated the presence of some transformers and pedestals can be mitigated through landscaping. Staff indicated that the Preservation Commission should advise Property Owners in Historic Preservation Districts about their role in decisions for placement of equipment, as American Electric Power proceeds with relocation of services in neighborhoods.

Commissioner McKee stated the Unified Design Guidelines have a guideline for utilities. Commissioner Neal stated the Yorktown Historic District originally featured overhead wires. Commissioner Pounds stated all neighborhoods are

being transferred to underground electric service. The Commission discussed the locations of the transformers and pedestals on Barnard Trace. Commissioner Turner asked if the Commission can work with builders and homeowners. Commissioner McKee suggested a conference with Public Service Company of Oklahoma (PSO) and the relay of information from the Commission to owners about their role in the placement of utilities. Commissioner Turner referred to Guideline C.5.1. Commissioner Pounds stated PSO cannot put the transformers and pedestals in the rear of the yard because of the dimensions of the easement. Commissioner Turner asked the Commission by which code or rules that determination was made.

C. Reports

A. Chair Report

None.

Committee Reports

None.

B. Staff Report

Staff presented the staff approvals since the last regular meeting. Staff stated they have not heard about Commissioner Appointments and that they hope to have more information at the next regular meeting. Staff reminded the Commission the COA Subcommittee Meeting for November 5, 2015, has been cancelled.

Staff provided a report on the proposed porte-cochère at McBirney Mansion. Staff stated this report would not present an actionable item but would provide information only. The proposal, which has been reviewed and approved by the COA Subcommittee after several revisions, features a porte-cochère attached to the façade of the mansion and new doors for the north entry of the Mud Room. The applicant, Mr. Osgood, who is the owners' contractor, has been encouraged to relay the proposal with full documentation, as well as the documentation about the approved flag pole, to the Oklahoma State Historic Preservation Office (SHPO). As of the current meeting, SHPO has not received any documentation, and they have notified the owners about the lack of information.

D. New Business

None.

E. Announcements and Future Agenda Items

None.

F. Adjournment

Chairman Pounds adjourned the Regular Meeting at 5:53 PM.