



TULSA PRESERVATION COMMISSION

COA SUBCOMMITTEE MEETING
Tuesday, October 20, 2015, 4:30 PM

A. Opening Matters

Call to Order and Verification of Quorum
Disclosure of Conflicts of Interest
None.

Chairman Neal called the COA Subcommittee Meeting to order at 4:31 PM

Members Present

Tom Neal (Chairman)
David Schoell
Mike Craddock
Sally Davies**
Katelyn Parker*
Michael Park**
*Late
**Left early

Staff Present

Jed Porter, Bob Edmiston, Travis Hulse, Kristin Pack

Others Present

Zhuline Phillips, Tyler Good, Judd Webb, Sam Johnson, Jana McBride, Chad Osgood,
Sam Johnson, Ashley Webb

Commissioner Neal requested to move the McBirney Mansion Easement proposal to the end of the agenda. With no objection from the COA Subcommittee or the applicant, the McBirney Mansion Easement proposal was moved to the last item.

1521 S. Yorktown Ave. (Yorktown)

Applicant: Judd Webb for Tyler Good

Requests:

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

Discussion:

- The applicant's representative, Judd Webb, stated the house previously experienced a fire, and the plan is to gradually remove the asbestos siding and assess its condition. Mr. J. Webb asked the COA Subcommittee if the original clapboard siding was deteriorated, whether he needed to match the clapboard siding or the asbestos siding. Commissioner Neal stated they could match the original clapboard siding since it is available.
- Mr. J. Webb asked the COA Subcommittee if it was possible to remove the gable ridge vent behind the front gable. Ms. Zhuline Phillips stated the ridge vent is minimally visible since it is located behind the chimney. Commissioner Neal stated that, in his opinion, the design guidelines require maintenance of the historic appearance of the house.
- Mr. J. Webb stated they would prefer to remove the decorative iron railing, and place a substitute railing as he and Ms. Phillips have done in the past. The COA Subcommittee, the applicant, Mr. J. Webb, and Ms. Phillips discussed the various proposed railings. Commissioner Neal stated the house is modest and would have featured a modest railing. The applicant decided to use a picket railing.
- The COA Subcommittee discussed with staff replacement of the metal railing with a railing with a height of 30 inches as historically appropriate or 36 inches as the Building Code dictates. Staff stated they will ask the Building Inspector. Ms. Phillips stated they will leave the metal railing until staff advises to the railing height.
- Commissioner Neal stated, based on the floor plan provided; a window or door may have been located where the proposed closet would be located. Ms. Phillips agreed there was an opening there. The COA Subcommittee discussed using a door or window, including using a dummy window, and methods to cover the window on the inside. Ms. Phillips stated she has a historic wood window that would match the existing windows.
- Ms. Phillips stated the brick piers in front of the house are a different color than the embedded brick pier and asked the COA Subcommittee if they are opposed to painting the brick. The COA Subcommittee expressed its preference not to paint unpainted masonry.
- Ms. Phillips asked if they could remove the siding inside the front gable. Ms. Phillips stated she would like to place shake shingles inside. Staff and

Subcommittee Member Parker stated when the siding is removed; the original shingles may be underneath.

Commissioner Neal made a motion to recommend approval for the application to the Preservation Commission. Commissioner Schoell seconded the motion. The motion passed unanimously.

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

Applicant: David D'Andrea

Request:

1. Replace non-original porch rail with rail submitted

Discussion:

- The applicant was not present.
- Subcommittee Member Parker stated she believes the original posts are not 6 by 6 inches, and the posts are probably 8 by 8 inches. Subcommittee Member Parker stated the drawing does not specify what the cap will look like, and the drawing states the upper railing is simply a 2 by 4 inches board. If the application was brought before the Preservation Commission as proposed, it would not pass.
- Commissioner Neal stated the only option was to deny the request. Subcommittee Member Davies stated the COA Subcommittee can approve with the condition that the applicant update the drawing so that the proposed rail will match the existing front porch rail. Commissioner Neal stated the Preservation Commission can ask the applicant if he wishes extend his application.
- Commissioner Neal stated detailed photographs of the front porch and the side porch are needed. Subcommittee Member Davies stated they need post measurements and a close-up photograph of the post. Commissioner Schoell stated the drawing needs a greater level of detail including cap and post detail.

Subcommittee Member Parker made a motion to recommend approval for the application to the Preservation Commission with the conditions that the proposal matches the rail profile, baluster dimensions and spacing, bottom rail profile, column dimensions, and cap profile of the existing front porch with the exception of the height of the rail. Commissioner Schoell seconded the motion. The motion passed unanimously.

1603 S. Newport Ave. (N. Maple Ridge)

Applicant: Jana McBride for Orpah Harnish

Request:

1. Construct sunroom according to plans submitted

Discussion:

- The applicant's representative, Jana McBride, stated she was surprised the house is located in a historic district, and this is her second application for the Preservation Commission.
- Subcommittee Member Parker asked about the concrete wall shown in the renderings. Ms. McBride stated it is a concrete stem wall, but the homeowner wishes to paint it. Subcommittee Member Parker asked if it would be possible to match the existing stone siding. Ms. McBride stated they could use the existing wall and remove it to make a veneer.
- Commissioner Neal stated the proposal is not appropriate for a 1950s house, and it would not fit within the neighborhood. Commissioner Neal stated he was concerned with the 15 feet setback. Ms. McBride stated the lot is non-conforming for zoning. Commissioner Neal stated there is an established building line along the street, and the proposal will not conform to the existing line along the street. Commissioner Neal stated he designed the building next door prior to being a Commissioner.
- Ms. McBride stated the applicant will need something conventionally built and keeping with the ranch style. Commissioner Neal stated if the applicant chooses to construct an addition, she will need to look at houses along the same block with a site plan showing the alignment in the surrounding area. The applicant may try proposing an addition on the front façade of the house. Ms. McBride stated she would like to do a patio cover on the front façade. Subcommittee Member Davies stated there could be a porch at the proposed location, but it would need to be shallow.

Commissioner Schoell made a motion to recommend denial for the application to the Preservation Commission. Subcommittee Member Parker seconded the motion. The motion passed unanimously.

Based on the COA Subcommittee's vote, Ms. McBride, as the applicant's signed representative, requested withdrawal of the application.

1414 S. Galveston Ave. – McBirney Mansion Easement

Applicant: Chad Osgood for Wendy and Gentner Drummond

Request:

1. Construct new porte-cochère with new doors for north entry of Mud Room according to drawings submitted

Discussion:

- Commissioner Neal stated the COA Subcommittee has received a written protest of the proposal.
- The applicant's representative, Chad Osgood, stated he is open to any comments or small changes and any suggestions or ideas.
- Citizen, Sam Johnson, stated on behalf of the Riverview Neighborhood Association he would like to know about the activity currently being undertaken on the property, including landscaping, and its effect on façade integrity and street views. Citizen, Ashley Webb, stated Clause IV places a flat prohibition to new alterations, and there are new alterations on the grounds. Mr. A. Webb stated it is difficult to know if the owners have written permission from the Preservation Commission [TPC] and the Oklahoma State Historic Preservation Office [SHPO]. Commissioner Neal stated, since he has been Commissioner, the changes have been reviewed by TPC.
- Mr. A. Webb stated the new trees being planted violated the existing easement, but he commends Mr. Osgood for doing excellent work. Mr. Osgood stated he was happy to discuss the issues, and he is taking the necessary steps for due diligence, so everything submitted to TPC is submitted to SHPO. Mr. A. Webb stated he was unsure if there will be a green wall and if the City of Tulsa could mitigate if there will be one. Mr. A. Webb stated 60 trees are not authorized by the easement, and "the expressed permission" as stated in Clause I should have been written in every subsequent clause.
- Commissioner Craddock stated Mr. Osgood has been before TPC multiple times and has been open-minded to changes recommended by the COA Subcommittee. Mr. Johnson stated the new trees will completely block the view of the house and the extent of the landscaping was unknown. Staff stated they appreciated Mr. Johnson and Mr. A. Webb for expressing their concerns and the application will not be forwarded to TPC with any material changes until SHPO has been notified and has reviewed the project, and the TPC will not approve any proposal that violates the easement. Staff suggested discussing the easement at a different time and stated anyone who wishes to voice any concern may attend the Preservation Commission meeting.
- Staff asked Mr. Osgood if he has notified SHPO of his proposal. Mr. Osgood stated since this item is still being reviewed by the COA Subcommittee and the flag pole was approved by the Preservation Commission, he planned to submit them together to SHPO.

- Commissioner Neal stated he liked the lower pitched roof. Mr. Osgood stated it was a good compromise from the first and second drawings. Subcommittee Member Parker stated she had difficulty understanding the roof plan and asked if the overhang is higher than the roof. Mr. Osgood stated it will not be located above the existing roofline.
- Commissioner Schoell asked how tall the brick pilasters will be. Mr. Osgood stated, since the ground slopes, he wished to construct the brick bases to the same height. Subcommittee Member Parker recommended not extending the base to 36 inches. Commissioner Neal suggested 18 - 24 inches.

Commissioner Craddock made a motion to recommend approval of the application to the Preservation Commission with the condition the brick piers on the east elevation match the brick piers on the west elevation and align along the same plane. Commissioner Schoell seconded the motion. The motion passed unanimously.

Chairman Neal adjourned the COA Subcommittee Meeting at 6:22 PM