



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Tuesday, January 24, 2017, 4:30 P.M.

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 Craddock called the Regular Meeting to order at 4:30 P.M.

Members Present

Mike Craddock, Chairman
Ted Reeds, Vice-Chairman
David Schoell, Secretary
Peter Grant*
David Pounds
Robert Shears
Jim Turner

Members Absent

Michael Birkes
John Snyder

*Late

Staff Present

Jed Porter, Bob Edmiston

Others Present

Rebecca Johnston, Nancy Robbins, Keith Dalessandro, Katelyn Parker, Stephen Poleman, Karen Kirchman, Brent Isaacs, Jack Page

2. Approval of Minutes from December 8, 2016
Commissioner Pounds made a motion to approve the Minutes. The motion was seconded by Commissioner Schoell and approved unanimously.

Vote: Meeting Minutes, December 8, 2016

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Craddock			Birkes
2. Reeds			Grant
3. Schoell			Snyder
4. Pounds			
5. Shears			
6. Turner			

3. Disclosure of Conflicts of Interest
Commissioner Schoell commented that he was the neighbor of Mr. Page, the applicant for Historic Preservation Permit Number HP-17-005, but had no financial interest in the project.

B. Public Information Session

1. **Section 106 Review – Altamont Apartments, 12 East 12th Street**
Staff described the Section 106 Process and outlined the Scope of Work for the project at the Altamont Apartments. The project involves the rehabilitation of the apartments, including the replacement of the windows, the installation of an elevator, and the modification of some bathrooms for their compliance with the requirements of the Americans with Disabilities Act. Members of the public were invited to relay comments to the Historic Preservation Planner for the City of Tulsa.

C. Actionable Items

1. **HP-16-094 / 1024-1026 N. Denver Ave. (Brady Heights)**
Applicant: Karen Kirchman
Historic Preservation Permit Subcommittee Review Date: January 5
Request:
 1. Construct fence in street yard according to documents submitted

Staff presented the application, and the applicant was present. Commissioner Schoell inquired whether the fence was typical of fences found in the district, and Ms. Parker, the Neighborhood Representative for the Brady Heights Historic Preservation Overlay District, responded that no historic fences remained in the district. Commissioner Pounds inquired whether the lower section of the fence would be a lattice or a chain link fence and was informed that the section would resemble a lattice.

As there was no further discussion, Commissioner Reeds made a motion to approve the application. The motion was seconded by Commissioner Grant and approved unanimously. Guidelines cited: E.1.2, E.1.3, E.1.4, G.1.4; Tulsa Zoning Code Section 70.070-B.4.

Vote: 1024-1026 N. Denver Ave. (Brady Heights)

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

2. HP-16-092 / 707 N. Denver Ave. (Brady Heights)

Applicant: Michael Birkes

Historic Preservation Permit Subcommittee Review Date: January 5

Requests:

1. Construct porch on west façade of residence
2. Extend roof over second-story bay window
3. Install wall lantern on each side of front door
4. Relocate meter to side of residence

Staff presented the application, but the applicant was absent due to illness. Commissioner Reeds presented the report from the Historic Preservation Permit Subcommittee and noted that the design of the porch had been well developed. Commissioner Turner added that the columns would have new bases and that the roof on the second-story bay window would improve the drainage.

As there was no further discussion, Commissioner Turner made a motion to approve the application. The motion was seconded by Commissioner Reeds and was approved unanimously. Guidelines cited: A.5.1, A.5.2, A.5.3, A.5.4, A.6.1, A.6.2, A.6.3, A.7.1.

Vote: 707 N. Denver Ave. (Brady Heights)

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

3. **HP-17-001 / 1755 S. St. Louis Ave.** (Swan Lake)

Applicants: Stephen and Sarah Poleman

Historic Preservation Permit Subcommittee Review Date: None

Request:

1. Construct storage shed in street yard according to documents submitted

Staff presented the application, and Mr. Poleman was present. Commissioner Shears inquired whether the shed would be used only for storage, and the applicant responded that its use would be restricted to storage. Commissioner Reeds complimented the design and confirmed the location of the shed.

As there was no further discussion, Commissioner Pounds made a motion to approve the application. The motion was seconded by Commissioner Shears and 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; Tulsa Zoning Code Section 70.070-B.4.

Vote: 1755 S. St. Louis Ave. (Swan Lake)

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

4. **HP-17-002 / 1131 E. 18th St.** (N. Maple Ridge)

Applicant: Keith Dalessandro

Historic Preservation Permit Subcommittee Review Date: None

Requests:

1. Remove driveway and construct new driveway according to documents submitted
2. Repurpose gate at entry to driveway and relocate at entry to new driveway
3. Remove columns at entry to driveway and reconstruct at entry to new driveway
4. Repurpose gate at porte-cochère and relocate at new entry to lawn

Staff presented the application, and the applicant was present. Several commissioners inquired about the materials and the dimensions of the features, and the applicant indicated that the driveway would be constructed with concrete and would have a width of twelve feet (12'-0") and that the gates for the porte-cochère would be repurposed and resemble the fence around the lawn.

Discussion focused on the design of the new gateway. Commissioner Shears inquired whether enough brick would be available for the columns and wall, and the applicant indicated that new brick would supplement the brick salvaged from the site. Commissioner Turner inquired about the location of the new brick, and Commissioner Shears proposed that the new brick could be laid at the point the orientation of the wall shifts towards the residence. Commissioner Schoell requested a section of the retaining wall, and Commissioner Shears noted that the transition between the wall and grade could pose a challenge. Commissioner Turner proposed that the wall could be constructed with concrete masonry units with a veneer of masonry. Additional documentation about the design of the wall and driveway was requested by Commissioner Shears. Commissioner Schoell recommended that the Proposed Site Plan be revised to address only the activities outlined in the application and inquired whether the applicant would agree to the continuation of the review of the application at the forthcoming Regular Meeting. The applicant agreed to the continuation of the review.

Commissioner Schoell made a motion to continue the review of the application. The motion was seconded by Commissioner Pounds and approved unanimously.

Vote: 1131 E. 18th St. (N. Maple Ridge)

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

5. HP-17-003 / 2123 E. 18th St. (Yorktown)

Applicant: Rebecca Johnston

Historic Preservation Permit Subcommittee Review Date: None

Request:

1. Replace second-story windows on south façade

Staff presented the application, and the applicant was present. Commissioner Turner inquired whether the glass in the transoms would be aligned with the glass in the windows, and the applicant responded that the panes would be aligned. Discussion focused on the construction of the transoms. The applicant indicated that the panes would be clear glass and that each transom would have two panels, adding that the existing transoms would serve as templates.

As there was no further discussion, Commissioner Reeds made a motion to approve the application. The motion was seconded by Commissioner Schoell and was approved unanimously. Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.4.1, A.4.4, A.4.5, A.4.6.

Vote: 2123 E. 18th St. (Yorktown)

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

6. HP-17-004 / 1612 S. Trenton Ave. (Swan Lake)

Applicant: Kenneth Vives

Historic Preservation Permit Subcommittee Review Date: None

Requests:

1. Adjust height of columns on front porch to match height of columns on back porch
2. Increase width of front door from thirty-six inches (36") to forty-two inches (42")

Application to amend application previously approved by Tulsa Preservation Commission on July 9, 2015

Staff presented the application, and the applicant was present but declined to comment. As there was no discussion, Commissioner Schoell made a motion to approve the application. The motion was seconded by Commissioner Reeds and was approved unanimously. Guidelines cited: C.1.1, C.1.2, C.1.3, C.1.4, C.1.5.

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

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

7. HP-17-005 / 1711 S. Detroit Ave. (N. Maple Ridge)

Applicant: Jack Page

Historic Preservation Permit Subcommittee Review Date: None

Requests:

1. Relocate two windows from the north façade to the east (rear) façade
2. Adjust the position of the window near the northeastern corner of the north façade

Staff presented the application, and the applicant was present. Commissioner Schoell complimented the applicant on the application, and the applicant noted his familiarity with the procedure. Commissioner Turner inquired about the material to be used to patch the façade after relocation of the windows, and the applicant responded that the material would be salvaged from the east façade.

As there was no further discussion, Commissioner Schoell made a motion to approve the application. The motion was seconded by Commissioner Reeds and was approved unanimously. Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.4.1, A.4.2, E.1.1, E.1.2, E.1.3, E.1.4.

Vote: 1711 S. Detroit Ave. (N. Maple Ridge)

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

D. Reports

1. Chair Report
 - a. Appointments
Chairman Craddock appointed commissioners to serve on committees.
Service will continue through December 2017.

Historic Preservation Permit Subcommittee

Reeds*
Birkes
Grant
Townsend
Schoell**
Shears**
Turner**

Outreach Committee

Turner*
McKee
Pounds
Schoell
Snyder

Rules and Regulations

Pounds*
Craddock
Shears
Townsend

*Chair
**Alternate Member

2. Staff Report

a. Approvals

Staff reported that only a single application for a Historic Preservation Permit had been approved—a permit for repair and replacement in kind of damaged stucco on a residence in the Swan Lake Historic Preservation Overlay District.

b. Violations

Staff reported on the unresolved violation of the Zoning Code at the residence located at 204 East Nineteenth Street. Consultation with colleagues indicated that further pursuit of enforcement would not be worthwhile. Recent activity at the residence located at 1705 South Madison Avenue was investigated, and the contractor promised to submit an application.

D. New Business

None

E. Announcements and Future Agenda Items

Discussion of contact with the Tulsa County Assessor's Office to identify sales in the Historic Preservation Overlay Districts was proposed as a future item.

F. Adjournment

Chairman Craddock adjourned the Regular Meeting at 6:09 P.M.