



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES

**Tuesday, March 28, 2017, 4:30 P.M.**

City Hall @ One Technology Center, 175 East 2<sup>nd</sup> 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 4:33 P.M.

**Members Present**

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

**Members Absent**

David Pounds  
Mary Lee Townsend  
Michael Birkes

**Staff Present**

Jed Porter, Bob Edmiston

**Others Present**

Nan Robison, Cynthia Minor, Doug Sheridan, Giles Gregory, Jeff Weaver, Zach Tietsort, Chas Higgins, Chanelle Michalopoulos

2. Approval of Minutes from March 9, 2017  
Commissioner McKee made a motion to approve the Minutes. The motion was seconded by Commissioner Reeds and approved unanimously.

**Vote: Meeting Minutes, March 9, 2017**

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

3. Disclosure of Conflicts of Interest  
No Conflicts of Interest were disclosed.

**B. Actionable Items**

**1. HP-17-007 / 1017 N. Denver Ave. (Brady Heights)**

Applicant: Giles Gregory

*Historic Preservation Permit Subcommittee Review Date: February 2*

Request:

1. Replace damaged material in kind or with HardieTrim Boards and HardiePanel Vertical Siding – Stucco

*Work started without a Historic Preservation Permit*

Staff presented the application. The applicant was present and commented that additional trim would be installed to cover the seams in the HardiePanel Vertical Siding. Commissioner Turner inquired about the dimensions of the trim, and the applicant responded that the trim would be 1x3 boards and assured Commissioner Turner that enough material would be installed to cover seams and trim the windows.

As there was no further discussion, Commissioner Turner made a motion to approve the application. The motion was seconded by Commissioner Schoell and was approved unanimously. Guidelines cited: A.2.3, A.2.4.

**Vote: 1017 N. Denver Ave. (Brady Heights)**

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

2. **HP-17-018 / 816 N. Cheyenne Ave.** (Brady Heights)

Applicant: Nan Robison

*Historic Preservation Permit Subcommittee Review Date: March 21*

Request:

1. Construct fence in street yard

*Work completed without a Historic Preservation Permit*

Staff presented the application. The applicant was present and commented that the construction of the fence was prompted by the frequent occurrence of trespass and concerns about encroachment during construction on the adjacent lot. Discussion focused on the adjustment of the height of the fence. Commissioner Grant inquired about the retention of the profile, and the applicant indicated that the upper section of the fence would be salvaged. Commissioner Grant then proposed that the height of the fence be reduced to four feet (4'-0") and 2x caps be installed. Commissioner Reeds proposed that the fence be stepped to match the shift in grade.

As there was no further discussion, Commissioner Grant made a motion to approve the application with the conditions that the fence be four feet (4'-0") in height and stepped to match the grade and that 2x caps be installed. The motion was seconded by Commissioner Schoell and approved unanimously. Guidelines cited: G.1.4, Zoning Code Section 70.070-B.4.

**Vote:** 816 N. Cheyenne Ave. (Brady Heights)

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

3. **HP-17-019 / 1401 E. 17<sup>th</sup> St.** (Swan Lake)

Applicant: John Muselmann

*Historic Preservation Permit Subcommittee Review Date: March 21*

Requests:

1. Remove rail on porch
2. Apply stucco to base of column below cap and 1x3 wood trim to column above cap
3. Apply stucco to base of porch and to south façade below siding
4. Construct planter on south and east sides of porch and cover with stucco

*Application to amend previous approval of an application by Tulsa Preservation Commission on November 10, 2016*

Staff presented the application, and the applicant was present. Discussion focused on the material for the planter. Commissioner Shears inquired about the material for the wall of the planter, and Commissioner McKee inquired about the material for its cap. The applicant indicated that material for the construction of the planter would be concrete. Commissioner Reeds inquired whether the applicant intended to extend the application of stucco below the siding as previously approved, and the applicant responded that the stucco would be applied as directed.

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.6.1, A.6.2, A.6.3, A.6.4, A.6.5, E.1.1, E.1.2, E.1.3, E.1.4, G.1.3, G.1.5.

**Vote:** 1401 E. 17<sup>th</sup> St. (Swan Lake)

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

4. **HP-17-020 / 1876 E. 17<sup>th</sup> St. (Yorktown)**

Applicant: Zach Tietsort

*Historic Preservation Permit Subcommittee Review Date: March 21*

Request:

1. Construct addition according to documents submitted

Staff presented the application, and the applicant was present. As there was no discussion, Commissioner Grant made a motion to approve the application. The motion was seconded by Commissioner Reeds 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.3.4, B.4.2.

**Vote:** 1876 E. 17<sup>th</sup> St. (Yorktown)

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

5. **HP-17-021 / 902 N. Denver Ave. (Brady Heights)**

Applicant: Katelyn Parker

*Historic Preservation Permit Subcommittee Review Date: March 21*

Requests:

1. Remove section of retaining wall
2. Construct new concrete driveway
3. Replace two porch lights

Staff presented the application, but the applicant was absent. As there was no discussion, Commissioner Grant made a motion to approve the application. The motion was seconded by Commissioner McKee and was approved unanimously. Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, G.2.1, G.2.2, G.2.3.

**Vote:** 902 N. Denver Ave. (Brady Heights)

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

6. **HP-17-022 / 1024 E. 19<sup>th</sup> St. (N. Maple Ridge)**

Applicant: Oklahoma Natural Gas

Request:

1. Install new meter near northwest corner of residence and conceal with vegetation

*Work completed without a Historic Preservation Permit*

Staff presented the application, but the applicant was absent. As there was no discussion, Commissioner Turner 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, B.7.2.

**Vote:** 1024 E. 19<sup>th</sup> St. (N. Maple Ridge)

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

7. **HP-17-024 / 1343 E. 20<sup>th</sup> St.** (Swan Lake)

Applicant: Cynthia Minor

Request:

1. Replace composite material on roof with tile

Staff presented the application, and the applicant was present. Discussion focused on the selection of material. Commissioner Schoell inquired whether the tile selected for installation matched the tile elsewhere on the roof. The applicant responded that a match had not been considered, and Commissioners Reeds, Schoell, and Grant encouraged restoration of the original appearance.

As there was no further discussion, Commissioner Grant made a motion to approve the application with the condition that the tile to be installed match the existing tile. The motion was seconded by Commissioner Schoell and approved unanimously. Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.5.1, A.5.2, A.5.3, A.5.4, A.5.5, A.5.6, A.5.7.

**Vote:** 1343 E. 20<sup>th</sup> St. (Swan Lake)

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

8. **HP-17-025 / 2219 E. 20<sup>th</sup> St.** (Yorktown)

Applicants: George and Chanelle Michalopoulos

Requests:

1. Remove median
2. Replace driveway with new concrete driveway widened to include median

Staff presented the application. The applicant was present and noted that the poor condition of the driveway and proposed the installation of a border with concrete stamped to create a pattern. Several commissioners objected to the selection of this material, and Commissioners Turner and Schoell objected to the removal of the median. Discussion focused on development of a solution. Commissioner Turner proposed that the median be retained from a distance between ten and twelve feet from the curb to the front of the residence and encouraged the submission of an application by the neighbors to ensure that issues about identification of the boundary had been addressed. Commissioner Schoell proposed the retention of the median from the base of the steps to the front of the residence.

As there was no further discussion, Commissioner Turner made a motion to approve the application with the condition that the median be retained from the step closest to the curb to the front of the residence. The motion was seconded by Commissioner Schoell and approved unanimously. Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, G.2.1, G.2.2, G.2.3.

**Vote:** 2219 E. 20<sup>th</sup> St. (Yorktown)

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

9. **HP-17-026 / 225 E. 20<sup>th</sup> St. (N. Maple Ridge)**

Applicant: Doug Sheridan

Requests:

1. Replace columns on porch with ten-inch (10") wide columns
2. Enclose porch with screen and construct rail
3. Install fiber-cement siding which matches existing siding
4. Remove retaining wall and change grade of yard

*Work started without a Historic Preservation Permit*

Staff presented the application, and the applicant was present. After several inquiries to confirm selection of materials and dimensions, Commissioner Turner made a motion to approve the application. The motion was seconded by Commissioner Reeds and was approved unanimously.

**Vote:** 225 E. 20<sup>th</sup> St. (N. Maple Ridge)

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

10. **HP-17-027 / 1164 N. Cheyenne Ave.** (Brady Heights)

Applicant: Charles Higgins

Request:

1. Construct single-story porch with shed roof

*Application to amend previous approval of an application by Tulsa Preservation Commission on November 10, 2016*

Staff presented the application. The applicant was present and commented that, as neither his wife nor he liked the original version of the porch after its construction, the porch with the shed roof had been constructed. Chairman Craddock reminded the applicant that the original proposal had already been approved by the Tulsa Preservation Commission and inquired whether other versions of the porch had been considered during development of the original proposal. The applicant indicated that other designs had been considered. Chairman Craddock noted that the applicant should be direct about his intentions and recommended that the proposal be relayed to the Historic Preservation Permit Subcommittee for its review. The applicant agreed to submit additional documentation for that review.

C. Review and Discussion of Work at 1705 S. Madison Ave. (HP-17-008)

Staff reported that progress on reconstruction of the roof over the entry to the Basement had continued and that Mr. Corvin had offered assurance about its completion. After discussion of the challenges with the compliance with requirements, the staff was directed to investigate preparation of a Certificate of Completion to be filed with the Tulsa County Clerk and the feasibility of an amendment to the Zoning Ordinance.

D. Reports

1. Chair Report  
None
2. Staff Report  
None

E. New Business

None

F. Announcements and Future Agenda Items

None

G. Adjournment

Chairman Craddock adjourned the Regular Meeting at 6:40 P.M.