



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, April 13, 2017, 11:00 A.M.

City Hall @ One Technology Center, 175 East 2nd Street
10th Floor - South Conference Room

A. Opening Matters

1. Call to Order and Verification of Quorum

Chairman Craddock called the Regular Meeting to order at 11:02 A.M.

Members Present

Mike Craddock, Chairman
Ted Reeds, Vice-Chairman
David Schoell, Secretary
Chris Bumgarner
Peter Grant
Jim Turner

Members Absent

Michael Birkes
Susan McKee
David Pounds
Robert Shears
Mary Lee Townsend

Staff Present

Jed Porter, Bob Edmiston

Others Present

Christian Garcia, Molly Jones, Joel Collins, Scott Maddy, Keith Dalessandro,
Patrick Fox

2. Approval of Minutes from March 28, 2017

Commissioner Reeds made a motion to approve the Minutes. The motion was seconded by Commissioner Grant and approved by majority.

Vote: Meeting Minutes, March 28, 2017

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

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

B. Actionable Items

1. **HP-17-029 / 640 N. Denver Ave.** (Brady Heights)

Applicant: Molly Jones

Historic Preservation Permit Subcommittee Review Date: April 6, 2017

Requests:

1. Adjustment of setback
2. Modification of First and Second Floor Plans
3. Reduction of height of building
4. Substitution of wood shake siding for stabilized rammed earth on north and south façades
5. Removal of fixed window on south façade
6. Removal of two casement windows on north façade

Application to amend previous approval of an application by Tulsa Preservation Commission on April 26, 2016

Staff presented the application, and Commissioner Reeds presented the report of the Historic Preservation Permit Subcommittee, noting its recommendation for the approval of the application. The applicant commented that the reduction in square footage was necessary, as demolition of a section of the former Tastee Freeze would not be attempted and less area would be available for construction, therefore. Commissioner Schoell inquired about the rationale for substitution of materials, and the applicant responded that the expense of construction and the weight of the rammed earth were factors. Commissioner Turner inquired about the adjustment of the setback, and the applicant replied that The Joinery would be placed approximately two feet (2'-0") closer to the curb and added that the visual impact on the site would be minimal.

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: C.1.1, C.1.2, C.1.3, C.1.4, C.1.5, C.2.1, C.2.2, C.2.3, C.2.4, C.2.5, C.2.6, C.3.1, C.5.1, C.5.2, C.5.3.

Vote: 640 N. Denver Ave. (Brady Heights)

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

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

Applicant: Charles Higgins

Historic Preservation Permit Subcommittee Review Date: April 6, 2017

Requests:

1. Construction of single-story porch with shed roof
2. Reduction of number of columns
3. Modification of porch rail

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

Staff presented the application, and Commissioner Reeds presented the report of the Historic Preservation Permit Subcommittee, noting its recommendation for approval and complimenting the applicant on an effective presentation with the sketch of the proposal. The applicant 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. Commissioner Turner inquired about the treatment of the eaves, and the applicant responded that the edge would be trimmed to flatten the corner. Commissioner Reeds inquired about the treatment of the corners of the columns, and the applicant indicated that the columns would be constructed with butt joints. Commissioner Grant proposed that the joint be fashioned with a miter, and the applicant agreed with the proposal. Commissioner Turner noted the difficulty to fashion a miter with Hardie-Plank, and Commissioner Grant proposed concealment of the butt joint and application of paint.

Discussion then focused on the design and construction of the rail. Commissioner Schoell inquired about the dimensions of the elements. The applicant indicated that there would be a 2x8 cap and 4x4 balusters spaced four inches (4") apart. Commissioner Craddock inquired about the height of the rail, and the applicant responded that the height would not be an issue, since the distance from the surface of the deck to grade would not exceed thirty inches (30"). In response to another inquiry about dimensions, the applicant indicated that the bottom rail would be a 4x4. Several commissioners commented on the size of the elements, and Commissioner Schoell noted that a rail constructed with 4x4 balusters and a 4x4 bottom rail would lack a reveal. Commissioner Turner inquired about the distance between the columns, and, although the

applicant was uncertain about that dimension, he indicated that the porch itself was twenty-nine feet (29'-0") wide. Commissioner Turner recommended placement of supports for the rail due to the length of the span. After a discussion among the commissioners about the dimensions of the elements of the rail, Commissioner Reeds proposed that the rail be constructed with a 2x8 cap, 2x4 top rail, 2x6 bottom rail placed four inches (4") above the deck, and 2x3 balusters spaced three inches (3") apart with a three-inch (3") exposure and that the top of the cap be aligned with the bottom of the windows.

As there was no further discussion, Commissioner Schoell made a motion to approve the application with the conditions noted by Commissioner Reeds. The motion was seconded by Commissioner Reeds and was approved by majority. Guidelines cited: C.1.1, C.1.2, C.1.3, C.1.4, C.1.5, C.3.1.

Vote: 1164 N. Cheyenne Ave. (Brady Heights)

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

3. HP-17-032 / 1715 S. Peoria Ave. (Swan Lake)

Applicant: Patrick Fox

Request:

1. Replacement of one 4'x6' window on north façade with two 30"x6' windows
Application to amend previous approval of an application by Tulsa Preservation Commission on October 13, 2016

Staff presented the application, and the applicant was present and noted that this request was prompted by the tenant's desire to install a fireplace between two windows, rather than in front of a single window. Discussion focused on the apparent elevation of the offices. Commissioner Turner expressed his concern about the visual impact on the residences to the east of the site and noted that the finished floor elevation seemed closer to that of the offices to the north of the site. The applicant replied that any adjustment of the height of the grade would have occurred in response to field inspections, adding that he was not prepared to address this issue. Commissioner Grant inquired about the height of the ceiling and was informed that the height would be ten feet (10'-0").

As there was no further discussion, Commissioner Reeds made a motion to approve the application. The motion was seconded by Commissioner Grant and was approved unanimously. Guidelines cited: C.1.1, C.1.2, C.1.3, C.1.4, C.1.5, C.1.6.

Vote: 1715 S. Peoria Ave. (Swan Lake)

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

4. HP-17-033 / 1131 E. 18th St. (N. Maple Ridge)

Applicant: Keith Dalessandro

Request:

1. Replacement of forty windows with aluminum-clad wood windows

Staff presented the application, and the applicant was present and noted that this request was prompted by his client's desire to have fully operable windows and a comfortable residence. Mr. Maddy indicated that the interior profile of the original window could be matched. Commissioner Craddock inquired about the appearance of the replacement of the leaded-glass window and was informed that the appearance would be identical except for an additional pane of glass. Commissioner Turner inquired whether the details of the upper section of the frame could be replicated and was informed that the details could be matched. Commissioner Schoell noted allowances for replacement in the Unified Design Guidelines but observed that the windows appeared to have cylinder glass, whose appearance would be difficult to match, and that some conditions can be easily addressed with repairs. The applicant inquired about the replacement of cords and was informed about the procedure for replacement by Commissioner Grant. After the recommendation for installation of storm windows to improve efficiency, the applicant and Mr. Collins inquired about the availability of photographs. Commissioner Schoell offered to provide photographs of windows. Commissioner Grant then proposed that a window be restored and presented to the client as an example of preservation. Mr. Collins replied that the client would probably not be receptive.

Discussion then focused on interpretation of the guidelines and their allowance for replacement of windows. Commissioner Turner noted that the guidelines permit replacement of windows and expressed his displeasure with storm windows. Mr. Collins observed that, whereas replacement windows maintain a sense of depth, storm windows distort the perception of depth. Commissioner Schoell noted that the first line of defense was never intended to be a wooden window without a storm window and contended that some residences in the district displayed wooden storm windows. Mr. Collins noted that the Tulsa Preservation Commission has approved installation of vinyl windows in new construction. Commissioner Craddock requested clarity about the applicant's

objective—specifically whether the applicant sought approval of the proposal or whether the applicant sought permission to approach Pella Windows to review replacement of the windows. Mr. Maddy indicated that drawings were available. Commissioner Bumgarner requested clarification about the guidelines, and Commissioner Turner replied that the guidelines recommended preservation whenever possible and a match as closely as possible whenever replacement was pursued. In response to his inquiry about a match of the muntins on the original windows, Mr. Maddy indicated that a 7/8” muntin would be available. In response to an inquiry by Commissioner Reeds, Mr. Maddy indicated that he would have to inquire whether a window with a true divided light could be produced. Staff quoted Section 70.070-F of the Zoning Code, which directs the commission to rely on the guidelines in its evaluation of proposals and to strike a balance between the purpose of the regulations and the desires of the owner.

As there was no further discussion, Commissioner Reeds made a motion to approve the application with the condition that the replacement have a true divided light and match the existing profiles exactly. The motion was seconded by Commissioner Turner and was approved by majority. Guidelines cited: A.1.1, A.1.2, A.1.3, A.1.4, A.4.1, A.4.2, A.4.3, A.4.4, A.4.5, A.4.6, E.1.1, E.1.2, E.1.3, E.1.4,

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

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

5. Review and Approval of Application for Funds from Certified Local Governments Program

Staff presented the proposal for the application, noting that the award would be less than the amount in the current Fiscal Year. Among the activities to be sponsored would be the Commissioner Assistance and Mentoring Program during the 30th Annual Statewide Preservation Conference in Tulsa. Commissioner Schoell inquired about the content of the sessions and was informed that the content could be fashioned to suit the client’s objectives. Commissioner Reeds inquired whether the Subgrant Agreement could be modified and was informed that the agreement could be amended.

As there was no further discussion, Commissioner Grant made a motion to approve the application. The motion was seconded by Commissioner Turner and was approved unanimously.

Vote: Approval of Application for Funds from Certified Local Governments Program

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

C. Reports

1. Chair Report
None
2. Staff Report
None

D. New Business

None

E. Announcements and Future Agenda Items

Staff announced that the nomination of the Church Studio to the National Register of Historic Places would be reviewed during the Regular Meeting of the Tulsa Preservation Commission on April 25. The Regular Meeting of the Historic Preservation Permit Subcommittee on April 18 has been cancelled, as no applications have been submitted for its review.

F. Adjournment

Chairman Craddock adjourned the Regular Meeting at 12:48 P.M.