



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Tuesday, May 23, 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

Acting as Chairman, Commissioner Shears called the Regular Meeting to order at 4:30 P.M.

Members Present

David Schoell, Secretary
Chris Bumgarner
Peter Grant
Susan McKee
Robert Shears
Jim Turner

Members Absent

Mike Craddock
Ted Reeds
Michael Birkes
David Pounds
Mary Lee Townsend

Staff Present

Jed Porter, Bob Edmiston

Others Present

Marty McMahan, Lesley Canfield, Aaron Sprik

2. Approval of Minutes from May 11, 2017
Commissioner Schoell made a motion to approve the Minutes. The motion was seconded by Commissioner McKee and approved unanimously.

Vote: Meeting Minutes, May 11, 2017

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

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

B. Public Information Session

1. Section 106 Review – Demolition – 3518 East Haskell Street

Staff presented a report on the proposal for demolition of the residence located at 3518 East Haskell Street. As the funds for the project would be provided by the Community Development Block Grant provided by the Department of Housing and Urban Development and as the residence lies within the Harvard Hills Historic District, which has been determined to be eligible to be listed on the National Register of Historic Places, compliance with the process for review under Section 106 of the National Historic Preservation Act of 1966 is required. Information about the proposal was provided to the public in accordance with 36 CFR § 800.6(a)(4).

C. Actionable Items

1. HP-17-044 / 2204 E. 17th St. (Yorktown)

Historic Preservation Permit Subcommittee Review Date: May 16, 2017

Applicant: Biltmore Homes, LLC

Request:

1. Construction of single-family residence according to documents submitted

Staff presented its report, and Commissioner Grant presented the report for the Historic Preservation Permit Subcommittee, noting that the applicant had responded with the revisions requested during that review. The applicant presented a sample of the window selected for installation and commented on the simulated-divided-lights and the shadow bar between the panes. Commissioner Grant inquired about the contour of the muntin and was informed that the contour was slender in profile. Commissioner Grant then expressed concern about the lack of depth in the mullion, and Commissioner Schoell expressed concern about the lack of depth in the muntin. The applicant responded that the same window had been approved for installation in a residence elsewhere in Barnard Trace.

Discussion then focused on the roof. Commissioner Turner commented on the configuration of the roof on the south and east façades, noting that it seemed peculiar, complimented the presence of the gable on the north façade, and observed that the front porch seemed artificial as it was so shallow. Commissioner McKee agreed with that assessment and proposed that the finished floor elevation be raised. Commissioner Schoell inquired about the lack of height, and the applicant replied that the issue about the height of the floor had not been raised previously. Commissioner Shears and Commissioner Schoell expressed concern about the depth of the soffit, and the applicant noted that the upper eave projected only eight inches (8"). Commissioner Shears proposed an additional review by the subcommittee, and Commissioner Schoell agreed, noting that the proposal appealed but required refinement. Commissioner Turner observed that bungalows usually have eaves which project sixteen inches (16") and cautioned that adjustment of the eaves would affect the height of the residence. Commissioner McKee inquired about the height of the residence, and the applicant indicated the height had already been reduced but noted that an additional six inches (6") could be added without disruption of the appearance. Commissioner McKee proposed a lower pitch for the roof, and the applicant responded that the pitch had been maintained after encouragement to do so. Commissioner Turner proposed an increase in the depth of the soffit, a reduction in the pitch of the roof, and an increase in the height of the finished floor elevation. In response to an inquiry about setback, the applicant indicated that the residence was within the boundary. Commissioner Turner proposed replacement of the shed roof on the north façade with two gables, the addition of a water table to the porch, and a rowlock on the masonry on the porch and on the east and west façades.

As there was no further discussion, Commissioner Grant made a motion to continue the review by the Historic Preservation Permit Subcommittee. The motion was seconded by Commissioner Turner and approved unanimously.

Vote: 2204 E. 17th St. (Yorktown)

In Favor

1. Schoell
2. Bumgarner
3. Grant
4. McKee
5. Shears
6. Turner

Opposed

Abstaining

Not Present

- Birkes
- Craddock
- Pounds
- Reeds
- Townsend

2. **HP-17-045 / 220 E. 19th St. (N. Maple Ridge)**

Applicant: Lesley Canfield

Request:

1. Replacement of front door with wooden Craftsman Style door

Staff presented its report, and the applicant was present. Commissioner Grant inquired whether the jamb would be replaced, and the applicant replied affirmatively. Commissioner Grant then inquired about the dimensions of the cases of the windows, but the applicant was uncertain about the exact dimensions. Commissioner Grant observed that installation of an entire system, rather than a door alone, was preferable. Commissioner Turner proposed that the trim should retain its present dimension.

As there was no further discussion, Commissioner Turner made a motion to approve the application with the condition that the new trim remain true to the existing trim. The motion was seconded by Commissioner McKee and approved unanimously.

Vote: 220 E. 19th St. (N. Maple Ridge)

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

3. **HP-17-046 / 1851 E. 17th St. (Yorktown)**

Applicant: Marty McMahan

Requests:

1. Reconstruction of screened-in porch
2. Repair of ceiling on porch
3. Installation of fascia on rafter tails to provide attachment for gutters

Staff presented its report. The applicant was present and commented that a new policy for insurance required improvements of the residence. As the project with the porch involved reconstruction, the applicant had assumed that a Historic Preservation Permit would not be required. Commissioner Grant inquired about the appearance of the columns, and the applicant responded that the columns had been inserted to brace the roof of the porch. Commissioner Shears then

observed that the panels for the screen were more narrow than the panels shown in the Survey Photograph. Commissioner McKee insisted that the columns at the corners be tapered, and Commissioner Turner added that the porch would not have had a screen originally. Commissioner Schoell proposed that the application be referred to the Historic Preservation Permit Subcommittee for assistance with resolution of these issues.

As there was no further discussion, Commissioner Grant made a motion to continue the review by the Historic Preservation Permit Subcommittee. The motion was seconded by Commissioner Schoell and approved unanimously.

Vote: 1851 E. 17th St. (Yorktown)

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

D. Reports

1. Chair Report
None

2. Outreach Committee Report
Commissioner Turner reported that Commissioner Schoell and he had attended the May Monthly Meeting of the Brady Heights Neighborhood Association during which the staff had offered a presentation on the role of the Tulsa Preservation Commission.

3. Staff Report
Staff presented a review of recent Staff Approvals of applications.

E. New Business

None

F. Announcements and Future Agenda Items

None

G. Adjournment

Acting as Chairman, Commissioner Shears adjourned the Regular Meeting at 5:44 P.M.