



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Thursday, August 9, 2018, 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 Reeds called the Regular Meeting to order at 11:03 A.M.

Members Present

Ted Reeds, Chair
David Schoell, Vice-Chair
Peter Grant, Secretary
Joy Jones
Susan McKee
Mary Lee Townsend
Jim Turner

Members Absent

Holly Becker
Chris Bumgarner
Robert Shears

Staff Present

Audrey Blank, Jed Porter, Addison Spradlin

Others Present

Jake Landry, Jan and Brian Eames, Vanessa Adams-Harris, Donovan Rayon,
Steven Jones, Mallory Massey

2. Approval of Minutes – July 24, 2018

Commissioner Turner made a motion to approve the Minutes. The motion was seconded by Commissioner Townsend and approved unanimously.

Vote: Meeting Minutes, July 24, 2018

| <u>In Favor</u> | <u>Opposed</u> | <u>Abstaining</u> | <u>Not Present</u> |
|-----------------|----------------|-------------------|--------------------|
| 1. Reeds | | | Becker |
| 2. Schoell | | | Bumgarner |
| 3. Grant | | | Shears |
| 4. Jones | | | |
| 5. McKee | | | |
| 6. Townsend | | | |
| 7. Turner | | | |

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

B. Actionable Items

1. **HP-0025-2018 / 1599 Swan Dr. (Swan Lake)**

Applicant: Jake Landry

Proposal:

1. Replacement of nonhistorical window with historically appropriate window

Staff presented its report, noting that the nonhistorical window was inoperable. The applicant commented that the objective was replacement of the inoperable window with a window with true divided lights, which matched the other windows on the residence.

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

Vote: HP-0025-2018 / 1599 Swan Dr. (Swan Lake)

| <u>In Favor</u> | <u>Opposed</u> | <u>Abstaining</u> | <u>Not Present</u> |
|-----------------|----------------|-------------------|--------------------|
| 1. Reeds | | | Becker |
| 2. Schoell | | | Bumgarner |
| 3. Grant | | | Shears |
| 4. Jones | | | |
| 5. McKee | | | |
| 6. Townsend | | | |
| 7. Turner | | | |

2. **HP-0028-2018 / 1428 E. 20th St. (Swan Lake)**

Applicant: Donovan Rayon

Proposal:

1. Replacement of damaged fascia, soffit, trim, and siding with SmartSide Trim and Siding

Staff presented its report, noting the objective to match the appearance of the historic material. The applicant provided a sample of SmartSide Siding and added that the objective was the replacement of the siding with SmartSide Siding and replacement of the fascia, soffit, and trim in kind. Commissioner Reeds inquired whether any challenges with the match of the profile of the historic material had been encountered and was informed that no obstacles were anticipated. Commissioner Turner requested confirmation about the material on the front of the residence and was informed that the material was masonry and that siding was present on the other sides of the residence, as well as on the gables and the dormers. Commissioner Turner then inquired about the pattern above the entry and was informed that a quotation for its replication had been requested. Commissioner Reeds inquired about variation in the width of the historic material and was informed that, although some variation existed, no adjustment in the width of the SmartSide Siding was necessary. Commissioner Turner and the applicant speculated about the date of construction of the columns and concurred that the columns were not the original columns.

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

Vote: HP-0028-2018 / 1428 E. 20th St. (Swan Lake)

In Favor

1. Reeds
2. Schoell
3. Grant
4. Jones
5. McKee
6. Townsend
7. Turner

Opposed

Abstaining

Not Present

Becker
Bumgarner
Shears

3. **HP-0030-2018 / 1523 S. Gillette Ave. (Gillette)**

Applicant: Dan Morgan

Proposal:

1. Replacement of windows

Staff presented its report, noting that the applicant was unable to attend due to a conflict with his schedule. Commissioner Turner requested clarification about the series of Andersen Windows and was informed that 400 Series Windows had been proposed as the replacement. Commissioners Grant and Reeds commented on the degree of deterioration of the windows.

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

Vote: HP-0030-2018 / 1523 S. Gillette Ave. **(Gillette)**

| <u>In Favor</u> | <u>Opposed</u> | <u>Abstaining</u> | <u>Not Present</u> |
|-----------------|----------------|-------------------|--------------------|
| 1. Reeds | | | Becker |
| 2. Schoell | | | Bumgarner |
| 3. Grant | | | Shears |
| 4. Jones | | | |
| 5. McKee | | | |
| 6. Townsend | | | |
| 7. Turner | | | |

4. **HP-0023-2018 / 1420 E. 20th St.** (Swan Lake)

Applicant: Steven Jones

Proposal:

1. Replacement of damaged siding and trim on dormers with HardiePlank Lap Siding and HardieTrim Boards

Staff presented its report, noting the substitution of material. Commissioner Grant inquired about the treatment of the corners. The applicant responded that the corner caps would be retained, as would the present arrangement of the flashing.

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

Vote: HP-0023-2018 / 1420 E. 20th St. **(Swan Lake)**

| <u>In Favor</u> | <u>Opposed</u> | <u>Abstaining</u> | <u>Not Present</u> |
|-----------------|----------------|-------------------|--------------------|
| 1. Reeds | | | Becker |
| 2. Schoell | | | Bumgarner |
| 3. Grant | | | Shears |
| 4. Jones | | | |
| 5. McKee | | | |
| 6. Townsend | | | |
| 7. Turner | | | |

5. **HP-0029-2018 / 1706 S. Rockford Ave.** (Swan Lake)

Applicant: Steven Jones

Proposal:

1. Replacement of damaged wooden and vinyl siding with HardiePlank Lap Siding

Staff presented its report, noting the substitution of material. The applicant commented that the Scope of Work resembled that for the previous project, except for the difference in the dimensions of the siding. The siding would four inches (0'-4") in height, which would add one-eighth inch (0'-1/8") to the profile. Commissioner

Reeds inquired about the presence of a bevel on the siding and was informed that a bevel existed and that the dimension could be adjusted. Commissioner Reeds then inquired whether the difference of one-eighth inch (0'-1/8") posed a problem, and no objections were raised. Commissioner Schoell inquired about a taper on the profile of the historic material, and the applicant responded that the HardiePlank Lap Siding had been specifically ordered to match the profile. Commissioner Grant inquired about the treatment of the corners and was informed that 2x material would be used to address that condition. Commissioner Turner observed that contemporary material had a radius and encouraged the applicant to trim the corners to sharpen the profile. The applicant agreed to do so.

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

Vote: HP-0029-2018 / 1706 S. Rockford Ave. (**Swan Lake**)

| <u>In Favor</u> | <u>Opposed</u> | <u>Abstaining</u> | <u>Not Present</u> |
|-----------------|----------------|-------------------|--------------------|
| 1. Reeds | | | Becker |
| 2. Schoell | | | Bumgarner |
| 3. Grant | | | Shears |
| 4. Jones | | | |
| 5. McKee | | | |
| 6. Townsend | | | |
| 7. Turner | | | |

6. **HP-0021-2018 / 1115 N. Cheyenne Ave.** (Brady Heights)
Historic Preservation Permit Subcommittee Review Dates: July 17, 2018, July 27, 2018

Applicant: Mallory I. Massey

Proposals:

1. Replacement of windows
2. Replacement of columns
3. Construction of rail for steps
4. Installation of brackets under eaves
5. Installation of lattice under porch
6. Installation of lamp on wall of porch
7. Installation of lamp on ceiling of porch
8. Removal of chimney
9. Removal of window on south facade
10. Adjustment of projection of eaves on porch

Work completed without an Historic Preservation Permit

Staff presented its report, and Commissioner Turner presented the report on behalf of the Historic Preservation Permit Subcommittee. During the review of the items, the presence of the rail for compliance with a requirement for insurance was noted, the lack of evidence of additional brackets was observed, and the adjustment of the eaves

was confirmed by comparison of appearances in photographs before and after the completion of the project. However, the applicant could not remember any adjustment during the repair of the roof. Commissioner Schoell requested clarification about the type of window and was informed that the windows were double-hung. Commissioner Schoell noted that the windows should have been wooden windows with simulated divided lights. Commissioner Turner commented that the three-over-one configuration was better than the previous one-over-one configuration.

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

Vote: HP-0021-2018 / 1115 N. Cheyenne Ave. **(Brady Heights)**

| <u>In Favor</u> | <u>Opposed</u> | <u>Abstaining</u> | <u>Not Present</u> |
|-----------------|----------------|-------------------|--------------------|
| 1. Reeds | Schoell | | Becker |
| 2. Grant | McKee | | Bumgarner |
| 3. Jones | | | Shears |
| 4. Townsend | | | |
| 5. Turner | | | |

C. Reports

1. Chair Report

Chairman Reeds reported on the discussion with representatives of the Tulsa Public Schools. The discussion focused on the requirement for a Historic Preservation Permit for projects which involve the alteration of the appearance of a piece of architecture. The representatives seemed responsive to the requirement and had agreed to contact the Tulsa Preservation Commission about future projects.

2. Staff Report

Staff reported on the status of the investigation of a violation and presented images of work in progress. Reports on work in progress will be presented at the next Regular Meeting as well.

D. New Business

None

E. Announcements and Future Agenda Items

Commissioner Turner announced the Tunnel Tour to be offered by the Tulsa Foundation for Architecture. Commissioners Reeds and Turner will serve as guides.

F. Public Comment

None

G. Adjournment

Chairman Reeds adjourned the Regular Meeting at 12:07 P.M.