



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

THURSDAY, MAY 10, 2012, 11:00 a.m.

City Hall @ One Technology Center, 175 E. 2nd Street
10th Floor North Conference Room

THE AGENDA FOR THIS MEETING WAS POSTED AT THE OFFICE OF THE TULSA CITY CLERK, 175 EAST SECOND STREET, TULSA, OKLAHOMA, IN COMPLIANCE WITH THE OPEN MEETING ACT, ON MAY 8, 2012 AT 4:04 P.M.

A. Opening Matters

1. Call to Order and Verification of Quorum

Chairman Bergman called the Regular Meeting to order at 11:00 a.m.

Members Present

Kristen Bergman, Chairman
Robert Shears, Vice-Chair
David Blackburn*
Jack Hodgson
Matt King
Barbara Smallwood
Mary Lee Townsend*
Jim Turner

Members Absent

Susan McKee

*Arrived Late

Staff Present

Amanda DeCort, Attorney Bob Edmiston, Monty McElroy

Others Present

Bill and Pat Caylor; Jed Ballew

2. Approval of Regular Meeting Minutes of April 24, 2012

Commissioner Smallwood made a motion to approve the Regular Meeting Minutes for April 24, 2012. Commissioner King seconded.

Chairman Bergman called for a vote on the motion. The motion was approved by a majority of those present.

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman 2. Hodgson 3. McKee 4. Shears 5. Smallwood 6. Turner	None	1. King	1. Blackburn 2. Townsend

3. Disclosure of Conflicts of Interest

No one reported a conflict of interest with the proposals on the agenda.

B. Actionable Items

1. COA-12-016/ 1591 Swan Drive (Swan Lake)

Applicant: Jed Ballew

COA Subcommittee Review Date; May 3, 2012

Request:

Construct standing seam metal roof over parking area in front yard using existing brick walls as supports.

Monty McElroy presented Mr. Ballew's Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district. Mr. Ballew was present to answer questions.

Commissioner King offered comments from the COA Subcommittee Report. The Subcommittee found the application to be complete and recommended approval. The COA Subcommittee voted 5-0-0 to recommend approval.

Commissioner King made a motion to approve the application. Commissioner Townsend seconded the motion. Chairman Bergman asked for a vote on the motion.

Vote: 1591 Swan Drive

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman 2. Blackburn 3. Hodgson 4. King 5. Shears 6. Smallwood 7. Townsend 8. Turner	None	None	None

The motion was **Approved Unanimously**. Swan Lake Guidelines cited: B1.0.1; B1.0.2; B1.0.3; B1.2.1; B1.3.2.

2. COA-12-017/ 1617 S. St. Louis Avenue (Swan Lake)

Applicant: Garth W. "Bill" Caylor
COA Subcommittee Review Date; May 3, 2012

Request:

Construct a new single-family house on the lot according to plans submitted.

Monty McElroy presented Mr. Caylor's Certificate of Appropriateness application to the Commission and read the applicable guidelines for this district. Mr. Caylor was present to answer questions. The presentation included pictures provided by Mr. Caylor of homes of diverse architectural styles around the Swan Lake District.

Commissioner King offered comments and observations from the COA Subcommittee Report. It was mentioned that the project was previously reviewed two years prior, but that modifications had since been made. The Subcommittee found the application to be complete and recommended approval. The Subcommittee voted 4-1-0 to approve the submission for the COA.

The Commission then discussed the project.

There was considerable discussion regarding the guideline requirements, specifically Guideline C1.0.1 which states that design for new construction need not duplicate existing styles within the district, but draw upon common characteristics of structures for the period of time when the addition was originally platted.

Comments were made that the applicant's earlier presentation focused on the street, not the district. This review would follow the guideline language which places emphasis on the district as a whole rather than the street where the construction is planned.

The lack of fenestration on the front facade created much discussion among the Commissioners. There were no other houses shown to be in the district without front windows. They felt that without front windows, applicant's proposal stands out as inconsistent.

It was noted that the design contained a steep roof pitch and recessed entry, in keeping with Tudor style, but also contained Craftsman-style details.

There was mention that the front elevation is a very vertical design, while others along the street have more horizontal components. Differences in style, height and detail were found when compared to others on the street and in the district. The design does exhibit specific elements found in the district, but overall the design is much different.

The applicant stated that he has added several historical enhancements that were not part of the first design. He felt it was not so important to focus on the street, but on the broad diversity of the district.

Comments from Commissioners agreed that the focus should be on district and not restricted to the street.

Several Commissioners commented that they liked the house plan, but felt that the style did not fit the district. It was very different from the street and the district. The design would stand out from every other house. No other examples were found close to this design. The type of massing of the house differed dramatically from houses on the street.

Commissioners discussed the long linear walls on north and south elevations. They agreed that different roof heights do help break up some of the massing on the sides.

It was suggested that the design appears to be a modern interpretation or contemporary version of some houses in the district – different from the period when the additions were platted.

It was brought up that the 2-dimensional images presented weren't telling the whole story and that 3-dimensional images would be helpful.

Commissioner King made a motion to approve the application. Commissioner Blackburn seconded the motion. Chairman Bergman asked for a vote on the motion.

Vote: 1617 S. St. Louis Avenue

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Blackburn	1. Bergman	None	None
2. King	2. Hodgson		
3. Shears	3. Smallwood		
	4. Townsend		
	5. Turner		

The motion failed. Swan Lake Guidelines cited: C1.0.1; C1.0.2; C1.0.3; C1.1.1; C1.1.2; C1.1.3; C1.1.4; C1.2.1; C1.3.1; C1.3.2.

Commissioner Smallwood made a motion to deny the application. Commissioner Turner seconded the motion. Chairman Bergman asked for a vote on the motion.

Vote: 1617 S. St. Louis Avenue

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Bergman	1. Blackburn	None	None
2. Hodgson	2. King		
3. Smallwood	3. Shears		
4. Townsend			
5. Turner			

The motion to Deny was **Approved**. Swan Lake Guidelines cited: C1.0.1; C1.0.2; C1.0.3; C1.1.1; C1.1.2; C1.1.3; C1.1.4; C1.2.1; C1.3.1; C1.3.2.

3. Amendment to Unified Design Guidelines Final Draft.

Continuance of discussion from April 24 TPC meeting. Chairman Bergman stated that no action needed be taken.

C. Reports

1. Staff Report

Amanda DeCort talked about the Annual Statewide Preservation Conference taking place in Tahlequah, OK on June 6 – 8.

There was discussion of including COA agendas in general mail outs.

A public meeting for the Greenwood National Register nomination has been scheduled for July 31.

She noted that the Caveats for Notice of Historic Preservation Zoning have been filed.

She mentioned that the BOA recently ruled against Arnold Schmidt in his application for variances on the proposed development in the Riverview neighborhood.

Mr. Schmidt's appeal to the TPC denial of his COA still has not been put on the BOA docket for hearing.

2. Chair Report

Discussed putting together a training session for Commissioners and staff to look at COA review situations.

3. Committee Reports

a) Rules & Regulations

No Report

b) Outreach

No Report

c) Design Guidelines

No Report

D. New Business

No new business.

E. Announcements and Future Agenda Items

F. Adjournment

Chairman Bergman adjourned the meeting at 12:33 p.m.

The proceedings of the Tulsa Preservation Commission Regular Meeting of May 10, 2012 were recorded. The meeting minutes were transcribed by Monty McElroy. Minutes approved by the TPC on May 22, 2012.