



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Tuesday, October 22, 2013, 4:30 pm

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

Chairman Shears called the Regular Meeting to order at 4:30 p.m.

Members Present

Robert Shears, Chairman
Kristen Bergman, Secretary
David Blackburn
Jack Hodgson
Susan McKee
David Pounds
Mary Lee Townsend

Members Absent

Jim Turner, Vice-Chair

Staff Present

Amanda DeCort, Bob Edmiston, Monty McElroy

Others Present

Rod Yancy, Trisha Jones, Brent Berry

2. Approval of Minutes from September 12 and October 10, 2013

Commissioner Townsend made a motion to approve Regular Meeting Minutes from September 12. Commissioner Hodgson seconded the motion. The motion was approved unanimously.

Vote: Regular Meeting Minutes from September 12, 2013

In Favor	Opposed	Abstaining	Not Present
1. Bergman	None	None	None
2. Blackburn			
3. Hodgson			

- 4. McKee
- 5. Pounds
- 6. Shears
- 7. Townsend

Commissioner Townsend made a motion to approve Regular Meeting Minutes from October 10. Commissioner Hodgson seconded the motion. The motion was approved by majority.

Vote: Regular Meeting Minutes from October 10, 2013

In Favor	Opposed	Abstaining	Not Present
1. Bergman	None	1. Blackburn	None
2. Hodgson		2. Pounds	
3. McKee			
4. Shears			
6. 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-13-026 / 1901 S. Owasso Avenue** (North Maple Ridge)

Applicant: Rod Yancy

COA Subcommittee Review Date: None

Request: Replace deteriorated windows throughout house with new aluminum casement windows.

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

Commissioner Townsend made a motion to approve the application.

Commissioner McKee seconded the motion. Chairman Shears asked for a vote on the motion.

Vote: 1901 S. Owasso Avenue (North Maple Ridge)

In Favor	Opposed	Abstaining	Not Present
1. Bergman	None	None	None
2. Blackburn			
3. Hodgson			
4. McKee			
5. Pounds			
6. Shears			
7. Townsend			

The motion to Approve was Approved Unanimously. Guideline cited: A.4.1. and A.4.5

2. COA-13-027 / 716 N. Cheyenne Avenue (Brady Heights)

Applicant: Jason and Trisha Jones

COA Subcommittee Review Date: None

Work started prior to COA application

Request:

1. Construct versa lock concrete block retaining wall.
2. Construct concrete sidewalk from curb to connect to existing public sidewalk.

Monty McElroy presented Mr. and Mrs. Jones's Certificate of Appropriateness application to the Commission and read the applicable guidelines. Ms. Jones was present to answer questions.

Commissioners discussed the segmental retaining wall system and informed the applicant that it did not conform to the Design Guidelines. It was suggested that she research other options and return to a COA Subcommittee to work out an alternative solution on the retaining wall.

Commissioners discussed the sidewalk from the curb to the existing public sidewalk and agreed that it was acceptable.

Commissioner Townsend made a motion to deny the request for Part 1 of the application. Commissioner Blackburn seconded the motion. Chairman Shears asked for a vote on the motion.

Vote: 716 N. Cheyenne Avenue (Brady Heights) – Part 1

In Favor	Opposed	Abstaining	Not Present
1. Bergman	None	None	None
2. Blackburn			
3. Hodgson			
4. McKee			
5. Pounds			
6. Shears			
7. Townsend			

The motion to Deny Part 1 of the application was Approved Unanimously.
Guideline cited: G.1.3 and G.1.5.

Commissioner McKee made a motion to approve the request for Part 2 of the application. Commissioner Blackburn seconded the motion. Chairman Shears asked for a vote on the motion.

Vote: 716 N. Cheyenne Avenue (Brady Heights) – Part 2

In Favor	Opposed	Abstaining	Not Present
1. Bergman	None	None	None

2. Blackburn
3. Hodgson
4. McKee
5. Pounds
6. Shears
7. Townsend

The motion to Approve Part 2 of the application was Approved Unanimously.
Guideline cited: G.1.3 and G.1.5.

3. COA-13-028 / 2015 E. 17th Place (Yorktown)

Applicant: Brent Berry

COA Subcommittee Review Date: None

Work started prior to COA application

Request: Construct 3 ½' high picket fence in front and side yards with gates and an arbor on front side.

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

Commissioners discussed the proposal and asked Mr. Berry what the arbor would look like. Mr. Berry said it had not been decided exactly how it would be constructed. Commissioners felt the picket fence was appropriate, but advised that he bring back a drawing with dimensions to another Regular Meeting for approval.

Commissioner Townsend made a motion to approve the construction of the fence and gates excluding the arbor. Commissioner McKee seconded the motion. Chairman Shears asked for a vote on the motion.

Vote: 2015 E. 17th Place (Yorktown) – Construction of fence and gates

In Favor	Opposed	Abstaining	Not Present
1. Bergman	None	None	None

2. Blackburn
3. Hodgson
4. McKee
5. Pounds
6. Shears
7. Townsend

The motion to Approve was Approved Unanimously. Guideline cited: G.1.3. and G.1.4.

Commissioner Hodgson made a motion to table approval of the arbor until specific plans are brought forth. Commissioner McKee seconded the motion. Chairman Shears asked for a vote on the motion.

Vote: 2015 E. 17th Place (Yorktown) – Table approval of construction of arbor

In Favor	Opposed	Abstaining	Not Present
1. Bergman	None	None	None

2. Blackburn

3. Hodgson

4. McKee

5. Pounds

6. Shears

7. Townsend

The motion to Approve was Approved Unanimously. Guideline cited: G.1.3. and G.1.4.

4. Action on Buena Vista down-zoning request

Amanda DeCort gave a brief overview of the proposed down-zoning of the Buena Vista Historic District. Bob Edmiston explained that when Dwayne Wilkerson from INCOG came to the October 10, 2013 TPC Meeting, he did not come in asking that TPC do anything. Wilkerson was bringing the TPC up to date on the process. He did make the comment that the opinion of the TPC would have weight on the final decision. Commissioners agreed to provide a letter from Chairman Shears in support for the TMAPC. Attorney Edmiston advised Commissioners that it was not the prerogative of the TPC to approve, but it was the prerogative to offer an opinion and find favor.

Commissioner Hodgson made a motion to approve the downzoning request. Commissioner McKee seconded the motion. Chairman Shears asked for a vote on the motion.

Vote: Approve the downsizing request

In Favor	Opposed	Abstaining	Not Present
1. Bergman	None	None	None

2. Blackburn

3. Hodgson

4. McKee

5. Pounds

6. Shears

7. Townsend

The motion to Approve was Approved Unanimously.

C. Reports

1. Staff

Amanda DeCort reported that Tulsa Foundation for Architecture will be holding Dwell in the IDL, a downtown housing tour of seven properties on Sunday, November 10 from 1:00 to 5:00 p.m. She also reported that on October 10 Commissioner Turner was confirmed by City Council for the architect position on the Tulsa Preservation Commission.

DeCort asked Commissioners if they would rather have the Garden District NR Nomination printed or emailed to them. She mentioned that she toured the Excalibur and the Downtown YMCA in the past two weeks. The owners are seeking a developer the Excalibur who can redevelop the historic building while incorporating the Tulsa World's needs for about three floors of activity to support Tulsa World printing. She will be touring the building with a developer next week. DeCort informed Commissioners that she is going to Indianapolis next week for the National Preservation Conference.

Bob Edmiston reported that the Sinclair Building is still in litigation. The City has \$150,000 in unpaid liens against the property. He also reported that a receiver has been appointed for the McBirney Mansion and if it is sold, it will subject to TPC easement. He said he and Amanda plan to tour the property soon.

2. Chair
No report

3. Committees
a) Rules and Regulations
No report

b) Outreach
No report

D. New Business
None

E. Announcements and Future Agenda Items
No report

F. Adjournment
Meeting was adjourned at 5:32 p.m. by Chairman Shears.