



TULSA PRESERVATION COMMISSION

REGULAR MEETING MINUTES

Tuesday, May 27, 2014, 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

Vice Chairman Hodgson called the Regular Meeting to order at 4:32 p.m.

Members Present

Jim Turner, Chairman
Jack Hodgson, Vice-Chair
David Pounds, Secretary
Tom Neal
David Schoell
Robert Shears
John Snyder
Ted Reeds, Ex-Officio

Members Absent

David Blackburn
Susan McKee

Staff Present

Amanda DeCort, Bob Edmiston, Monty McElroy

Others Present

Matt King, Walt Tempenski.

2. Approval of Minutes from May 8, 2014. Commissioner Shears made a motion to approve Regular Minutes from May 8. Commissioner Pounds seconded the motion. The motion was approved unanimously.

Vote: Regular Meeting Minutes from May 8, 2014

In Favor

1. Hodgson
2. Neal
3. Pounds

Opposed

None

Abstaining

None

Not Present

None

- 4. Schoell
- 5. Shears
- 6. Snyder
- 7. Turner

3. Disclosure of Conflicts of Interest

No one reported a conflict of interest with the proposals on the agenda. Chairman Turner arrived at this point and the meeting proceeded.

B. Actionable Items

1. **COA-14-13 / 1110 E. 20th Street** (North Maple Ridge)

Applicant: Oakleaf Designs

COA Subcommittee Review Date: May 20, 2014

Request:

Construct rear addition to house according to plans submitted.

Monty McElroy presented Oakleaf’s Certificate of Appropriateness application to the Commission and read the applicable guidelines. Mr. Tempinski, architect with Oakleaf, was present to answer questions.

Commissioner Hodgson offered comments from the COA Subcommittee Report. The Subcommittee found the application complete, felt the addition was appropriate and moved it forward with a recommendation for approval to the full Commission.

Commissioners discussed the details of the addition including matching of the siding reveal, brick foundation and window placement.

Commissioner Neal complemented the applicant on the submission and accompanying exhibits and said he felt it could be a model for others.

Commissioner Hodgson made a motion to approve the application. Commissioner Neal seconded the motion. Chairman Turner asked for a vote on the motion.

Vote: 1110 E. 20th Street (North Maple Ridge)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Hodgson	None	None	None
2. Neal			
3. Pounds			
4. Schoell			
5. Shears			
6. Snyder			
7. Turner			

The motion to approve was approved unanimously. Guidelines cited: B.1.1, B.1.2, B.1.3, B.3.1, B.3.3, and B.4.2.

2. **COA-14-14 / 2211 E. 19th Street** (Yorktown)

Applicant: Brent Burke

COA Subcommittee Review Date: May 1 and May 20, 2014

Request:

1. Replace existing porch posts and rails.
2. Remove existing sidewalk, steps and handrail leading to porch and expand driveway.
3. Remove railroad ties and construct stone retaining wall per plans.

Monty McElroy presented Mr. Burke's Certificate of Appropriateness application to the Commission and read the applicable guidelines. Mr. Burke was unable to attend. Mr. King, architect on the project, was present to answer questions.

Commissioner Hodgson offered comments from the COA Subcommittee Report. He mentioned that the application was reviewed at two subcommittee meetings. Modifications were suggested, with which the applicant complied. The Subcommittee found the application complete and moved it forward with a recommendation for approval to the full Commission.

Commissioners discussed each item of the request and asked questions of Mr. King. Commissioner Turner commented that the placement of the center porch post seemed awkward in front of the window and suggested alternatives. There was further discussion of the porch elements; however, no changes were required to be made from the design as proposed.

Commissioner Hodgson made a motion to approve the application as presented. Commissioner Neal seconded the motion. Chairman Turner asked for a vote on each item separately.

Vote: 2211 E. 19th Street (Yorktown), Item #1 Replace existing porch posts and rails.

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Hodgson	1. Turner	None	None
2. Neal			
3. Pounds			
4. Schoell			
5. Shears			
6. Snyder			

The motion to approve was approved by majority. Guidelines cited: A.2.2, A.2.4, A.6.1, A.6.3 and A.6.4

Vote: 2211 E. 19th Street (Yorktown), Item #2 Remove existing sidewalk, steps and handrail leading to porch and expand driveway.

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Hodgson	None	None	None
2. Neal			
3. Pounds			
4. Schoell			
5. Shears			
6. Snyder			
7. Turner			

The motion to approve was approved unanimously. Guidelines cited: G.2.1, G.2.2 and G.2.3.

Vote: 2211 E. 19th Street (Yorktown), Item #3 Remove railroad ties and construct stone retaining wall per plans.

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Hodgson	None	None	None
2. Neal			
3. Pounds			
4. Schoell			
5. Shears			
6. Snyder			
7. Turner			

The motion to approve was approved unanimously. Guidelines cited: G.1.3 and G.1.5.

3. **COA-14-15 / 1529 S. Troost Avenue** (Swan Lake)

Applicant: John Ruffing

COA Subcommittee Review Date: May 20, 2014

Request:

Relocation of house to vacant lot at 1529 S. Troost Avenue in Swan Lake.

Monty McElroy presented Mr. Ruffing's Certificate of Appropriateness application to the Commission and read the applicable guidelines. Mr. Ruffing was unable to attend. McElroy explained that we have not received designs for the porch, porte-cochere, chimney, etc., elements that have to be removed for relocation. The applicant has requested a two-part review, one for the relocation and the other for the rebuilding of the elements removed after the house is placed in its new location.

Commissioner Hodgson offered comments from the COA Subcommittee Report. He mentioned that the applicant wanted to take the relocation in two parts. The first part was to get the house moved to its new location, as he had a very short time frame in which to do so before the house would be demolished. After the successful move of the proposed house, he will come

back with details for restoring the elements needing removal in order to move the structure to its new location. The Subcommittee found the application complete for the relocation, felt the house was an appropriate style for the neighborhood and moved it forward with a recommendation for approval to the full Commission.

There was significant discussion among Commissioners about several issues. They discussed the foundation details. He would need a permit for the foundation construction and they wanted to know the height and foundation finish. The foundation would need to be in place before the house is moved.

They were concerned that it may sit in the new location for some time before it is completed, a detriment to the neighborhood. They did not want to see another run down property added to the neighborhood. Concern was expressed about the impact to the surrounding neighborhood during the move onto the lot.

There was concern about the removal and replacement of the architectural details. They felt there needed to be a time limit on restoring the structure. It was mentioned that there are current code items that the house will not comply with and will have to be addressed.

They felt the applicant needs to come back with details about setting up the house on the new location and how he plans to refurbish the property. Commissioners felt they needed more information to make a decision and needed the applicant present to answer questions.

Commissioner Hodgson made a motion to continue the application based on a need for more information. Commissioner Neal seconded the motion. Chairman Turner asked for a vote on the motion.

Vote: 1529 S. Troost Avenue (Swan Lake)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Hodgson	None	None	None
2. Neal			
3. Pounds			
4. Schoell			
5. Shears			
6. Snyder			
7. Turner			

The motion to continue was approved unanimously. Guidelines cited: D.1.1, D.1.2, D.1.3, D.1.4, D.2.1, D.2.2, D.2.3, D.2.4, D.2.5, D.3.1, D.3.2 and D.3.3.

4. 2014 CLG Grant Application

Amanda DeCort reported that she has revised the CLC Grant Application. Tulsa has received an additional \$13,500 since Norman turned over its share. That brings Tulsa's total budget up to \$28,500. The application has been redone to reflect the new amount. What has been discussed is putting all the additional money toward the Preservation Festival that is planned for Spring 2015. DeCort and Outreach Committee will be talking to people in Kentucky to look at their Restoration Weekend model. They will attempt to roll the window restoration workshop into the weekend along with speakers on various other topics such as Main Street and Route 66, with sessions for residential and commercial property owners. The outreach effort is expected to be a big two to three day event.

Commissioner Turner made a motion to approve the application. Commissioner Hodgson seconded the motion. Chairman Turner asked for a vote on the motion.

Vote: 2014 CLG Grant Application

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Hodgson 2. Neal 3. Pounds 4. Schoell 5. Snyder 6. Turner	None	None	1. Shears

The motion to approve was approved unanimously by all present.

C. Reports

1. Staff

Amanda DeCort gave an update on the upcoming Statewide Preservation Conference in Norman on June 4 – 6. She is registering all Commissioners who are able to attend. She also mentioned that a sale is pending to the Drummond family for the McBirney mansion. They plan to return it to a single-family residence.

Attorney Bob Edmiston gave an update on the Sinclair Building.

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
None

F. Adjournment
Meeting was adjourned at 5:42 p.m. by Chairman Turner.