



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES

**Tuesday, July 22, 2014, 4:30 pm**

City Hall @ One Technology Center, 175 East 2<sup>nd</sup> Street  
10th Floor North Conference Room

### A. Opening Matters

#### 1. Call to Order and Verification of Quorum

Chairman Turner called the Regular Meeting to order at 4:31 p.m.

#### **Members Present**

Jim Turner, Chair  
David Pounds, Secretary  
David Blackburn\*  
Susan McKee  
David Schoell  
Robert Shears  
Ted Reeds, Ex-Officio  
\*Late

#### **Members Absent**

Jack Hodgson, Vice-Chair  
Tom Neal  
John Snyder

#### **Staff Present**

Amanda DeCort, Bob Edmiston, Monty McElroy

#### **Others Present**

Zhuline Phillips  
Christian Phillips  
Justin Haddock  
Andrew Munyul  
Mike Murray

2. Approval of Minutes from July 10, 2014. Commissioner McKee made a motion to approve Regular Minutes from July 10. Commissioner Schoell seconded the motion. The motion was approved unanimously.

**Vote: Regular Meeting Minutes from July 10, 2014**

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. McKee 2. Pounds 3. Schoell 4. Turner	None	1. Shears	1. Blackburn

3. Disclosure of Conflicts of Interest  
No one reported a conflict of interest with the proposals on the agenda.

B. Actionable Items

1. **COA-14-22 / 1815 E 17<sup>th</sup> Place** (Yorktown)

Applicant: Justin Haddock

COA Subcommittee Review Date: None

Request:

Demolish structure

Monty McElroy presented Mr. Haddock's Certificate of Appropriateness application to the Commission and read the applicable guidelines. Mr. Haddock and Mrs. Phillips were present to answer questions.

Mr. Haddock and Mrs. Phillips pointed out some of the structural concerns issues including some of the basement walls caving inwards. They felt the structure was unsafe and felt it would be best to demolish it and build a new house that would be compatible with the historic structures in the neighborhood. Mrs. Phillips indicated the mold problem inside was bad and felt it compromised the safety of her work crew to rehab the structure. They felt it would not be cost effective to try to renovate the structure.

Applicant supplied a structural inspection report and a letter from the Tulsa County Health Department.

The applicants were asked by commissioners if they had had any mold or other types of testing performed. Mr. Haddock responded that he had not. Mrs. Phillips stated that they could have the testing done and bring it back for the next meeting.

Commissioner McKee made a motion to continue the application. Commissioner Blackburn seconded the motion. Chairman Turner asked for a vote on the motion.

**Vote: 1815 E. 17<sup>th</sup> Place** (Yorktown)

<u>In Favor</u>	<u>Opposed</u>	<u>Abstaining</u>	<u>Not Present</u>
1. Blackburn 2. McKee 3. Pounds	None	None	None

4. Schoell
5. Shears
6. Turner

The motion to continue was approved unanimously. Guidelines cited: F.1.1.1, F.1.1.2 and F.1.1.3.

**2. Ambassador Hotel / 1324 S. Main Street – Listed on National Register**

(Subject to a 2011 Deed of Preservation Easement which deeds to the City of Tulsa a perpetual easement encompassing the ...“entire exterior of the Structure, including but not limited to wall surfaces ... roofs and decorative elements...”)

Applicant: Michael Murray

Request:

Install new stairwell pressurization fans and ductwork on roof.

Monty McElroy presented Mr. Murray’s application to the Commission and read the applicable Secretary of the Interior’s Standards as well as the Guidelines produced by the National Park Service to guide the interpretation of the Standards. Mr. Murray was present to answer questions.

Mr. Murray, property manager, introduced his associate from the Ambassador Hotel, Andrew Munnyul, who is the hotel manager. Andrew explained that the Ambassador is planning to join the Marriott Autograph Collection of hotels. In order to become a part of that group, an upgrade is needed to their fire suppression system to meet the minimum Life Safety Standards required by Marriott.

Amanda DeCort added some clarification that this is a preservation easement, not a COA. She explained the Secretary of the Interior Standards apply considering changes to the property under the easement, and that the applicant needs approval from the TPC in order to move forward with their fire alarm permit, which is in the works.

There was discussion about the height of the units, how much would be visible and if they would be painted. Mr. Murray stated that the west unit would not likely be visible and the east unit would not be any higher than some existing components on the roof. He said the units would be painted beige to match other existing roof components.

Mr. Murray explained how the proposed new system would function and stated that the west unit will not likely be visible. The east unit would not be any higher than existing components on the roof. He explained the function of the units as a part of the entire system, most of which is internal.

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

**Vote: 1324 S. Main Street – Ambassador Hotel**

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

The motion to approve was approved unanimously.

C. Reports

1. Staff

No report.

2. Chair

Chairman Turner brought up the TPC motion procedure. He noted that a motion is made by a Commissioner, and then the discussion takes place. He wondered if it seemed more appropriate to have discussion of an item, then to make the motion to vote. Bob Edmiston advised that either procedure was acceptable.

3. Committees

a) Rules and Regulations

No report.

b) Outreach

Commissioner McKee mentioned that the committee is scheduled to meet next Wednesday.

D. New Business

None

E. Announcements and Future Agenda Items

None

F. Adjournment

Meeting was adjourned at 5:20 p.m. by Chairman Turner.

Note: Due to recorder malfunction, not all of meeting was taped.