



# TULSA PRESERVATION COMMISSION

## REGULAR MEETING MINUTES

**Tuesday, August 14, 2014, 11:00 am**

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 11:02 a.m.

#### **Members Present**

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

#### **Members Absent**

Jack Hodgson, Vice-Chair

#### **Staff Present**

Amanda DeCort, Bob Edmiston, Monty McElroy

#### **Others Present**

Justin Haddock  
Zhuline Phillips  
Chip Atkins

2. Approval of Minutes from July 10, 2014. Minutes were not yet available for review.

#### 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.

Commissioner Turner summarized the applicant's new materials submitted, the mold and lead paint reports. Commissioners also had copies of previous reports submitted, the structural and Tulsa County Health Department reports.

Chairman Turner recognized Mr. Atkins, who stated that he has saved about eight houses from demolition, and that he felt this house was salvageable. He stated that mold can be remediated and lead based paint was not an issue. He said if we continue to allow demolition to happen in the city, we are not going to have any historic neighborhoods left. He said from his experience saving other structures, this one can be saved.

Commissioners discussed the mold and lead base paint reports. The majority felt the mold situation could be remediated. They acknowledged the structural issues but felt the house could be rehabilitated and saved.

Commissioner McKee said that she sent the reports to a friend who is an expert in her field and the head of biology at Tulsa University. The expert noted that the report shows high levels of mold, but that she did not see any toxic species of mold present.

Commissioner Blackburn stated that it looks like it could be rehabbed, but would easily cost one and a half times as much as building a new structure. He said if the mold can't be remediated, it would have to be disclosed and would be very difficult to resell.

Commissioner Reeds asked applicants if they feel that the cost to rehab the structure and add an addition outweighs the cost to demolish the structure and build a new house. He said that everything he has read in the reports can be remediated quite easily. The applicant said the foundation is shot, there's nothing there, no solid base. Reeds said he professionally disagreed with that.

Commissioner Neal said that he had mixed feelings about this. He feels the mold issue could be addressed, but is not sure the basement would be that easy to fix.

Commissioner Turner said that the Commission has high requirements that must be met for approval of demolition. If approval is not given, demolition is delayed for 60 days. He said the job of the Commission is to protect as much as possible through the use of the guidelines. The house was found to be contributing to the neighborhood during the survey process.

Commissioner McKee made a motion to **deny** the application. Commissioner Neal 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. McKee	1. Blackburn	None	None
2. Pounds	2. Neal		
3. Schoell	3. Turner		
4. Shears			
5. Snyder			

The motion to **deny** was approved by majority. Guidelines cited: F.1.1.1, F.1.1.2 and F.1.1.3.

**C. Reports**

1. Staff

Amanda DeCort announced that Pam Deatherage will be joining the TPC as an Ex-Officio member from the Arts Commission. She also announced that Elizabeth Watson will be in town next week to conduct the Greenwood workshop.

2. Chair

Chairman Turner had no report.

3. Committees

a) Rules and Regulations

No report.

b) Outreach

Commissioner McKee mentioned the next meeting of the Outreach Committee will be held next week. April 17 – 18 has been selected for the festival. The professional track will include realtor classes, tour of neighborhoods, historic tax credits, etc. The homeowner track will include classes on what to do with your old house and a whole list of classes among other possibilities which are still being considered.

**D. New Business**

None

E. Announcements and Future Agenda Items  
None

F. Adjournment  
Meeting was adjourned at 11:40 a.m. by Chairman Turner.